



City of Grand Prairie

City Hall
317 College Street
Grand Prairie, Texas

Minutes - Final

City Council

Tuesday, June 20, 2017

4:30 PM

City Hall - Briefing Room
317 College Street

Call to Order

Mayor Pro Tem Wooldridge called the meeting to order at 4:30 p.m.

- Present** 7 - 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 Jim Swafford
- Absent** 2 - Mayor Ron Jensen
Council Member Tony Shotwell

Staff Presentations

Steve Norwood, Planning Director, introduced David Jones, the new Chief Planner who replaces Jim Hinderaker.

City Manager Tom Hart stated there would be a press release coming out tomorrow announcing Steve Dye as a finalist for the Dallas Police Chief position. Chief Dye stated he had been in Grand Prairie for six years and had not applied for other positions in other cities and he felt he had done a great job of succession planning. Chief Dye said he has been encouraged to apply for the Dallas job and a consultant recruited him. He thanked Council and Mr. Hart for their support. Mr. Hart remarked that Andrew Fortune's father would be who the Dallas Police Chief would be reporting to.

Council Member Clemson introduced Molly Chambers, a participant in the Youth and Public Service Program.

Mayor Pro Tem Wooldridge stated that Council Member Shotwell will be out for several weeks after surgery.

1

Live, Life, Epic Campaign - Presented by Michael Hays, General Manager
Epic Waters

Michael Hays, General Manager, Epic Waters, introduced new team members: Lauren Colvin; Director of Corporate Sales and Eric Arthur; Director of Group Sales; and Mark Kapiloff, Director of Food and Beverage.

Chelsey Lamar updated Council on the Campaign of Live Life Epic. She said the campaign will take entries for someone who makes an impact in the community in an Epic way to win annual passes. She showed a video with Mayor Jensen and Council Member Clemson inviting people to submit a nomination for the campaign. Council

Member Copeland said staff had done a tremendous job on Facebook; if you "Like" the page, you receive all their posts. Council Member Clemson pointed out that "Next Door" is also a great way to get the word out.

Presented

2

Library Curriculum Development - Presented by Amy Sprinkles, Library and Marketing Director, and Jennifer Lusk

Amy Sprinkles, Marketing/Communications/Library Director, introduced Jennifer Lusk and Caitlin Milligan.

Ms. Milligan explained some of the educational programs that are taking place this summer. She said all of the programs are being held in response to educational needs in the community.

Ms. Lusk went over curriculum for early childhood education. She gave the background on a child's social growth. Ms. Lusk said the goal for early childhood programming is to make participants Kindergarten ready and there are several programs held on a weekly basis to meet this goal. In planning the early childhood program, the physical/social/emotional development and various disciplines are taken into consideration. Ms. Lusk added that the library's collection of books is integrated into the curriculum.

Presented

Agenda Review

Deputy Mayor Pro Tem Copeland asked if there were any questions on Consent Agenda items 3-14. He noted that Items 15-17 on the Public Hearing Consent Agenda were to be tabled and could be tabled in one motion.

Executive Session

Mayor Pro Tem Wooldridge convened a closed session at 5:07 p.m. pursuant to Chapter 551, Subchapter D of the Government Code, V.T.C.A., to discuss Section 551.072 "Deliberation Regarding Real Property" and Section 551.087 "Deliberations Regarding Economic Development Negotiations." Mayor Pro Tem Wooldridge adjourned the closed session at 5:53 p.m.

Recess Meeting

Mayor Pro Tem Wooldridge recessed the meeting at 5:54 p.m.

6:30 PM Council Chambers

Mayor Pro Tem Wooldridge reconvened the meeting at 6:30 p.m.

The Invocation was given by Emil Balliet, Police Department Chaplain. The Pledge of Allegiance to the US Flag and to the Texas Flag were led by Council Member Giessner.

Consent Agenda

Deputy Mayor Pro Tem Copeland moved, seconded by Council Member Clemson to approve Items 3 through 14 on the Consent Agenda. The motion carried unanimously.

- 3** Minutes of the May 30, 2017 Special Meeting and the June 6, 2017 Meeting

Approved on the Consent Agenda

- 4** Authorize the City Manager to enter into an Interlocal Agreement with the Trinity River Authority to develop and implement a Watershed Protection Plan for Joe Pool Lake not to exceed \$20,000 per year for three years

Approved on the Consent Agenda

- 5** Authorize the City Manager to enter into a contract to purchase furniture for \$52,209.89 for the Shotwell Library expansion and remodel from Lone Star Furnishings for shelving and end panels, using their BuyBoard Contract #503-16

Approved on the Consent Agenda

- 6** Revised Airport Rules and Regulations, T-Hangar Lease Agreement, and Open Covered Hangar Lease Agreement

Approved on the Consent Agenda

- 7** Landfill Gas Control and Collection System Pre-NSPS Maintenance and Repair, Award a contract with Weaver Consultants for Design, Survey, Record Drawings and Permit Modification in the amount of \$104,700

Approved on the Consent Agenda

- 8** Amendment to Interlocal Agreement with North Central Texas Trauma Regional Advisory Council (NCTTRAC) for a Mobile Emergency Response Communications Trailer to be provided at no cost by NCTTRAC, provided that the City pay for the cost of maintenance and insurance

Approved on the Consent Agenda

- 9** Engineering services amendment/Change Order No. 4 with Halff Associates, Inc. to provide engineering drainage plan review services for a maximum contract amount of \$340,000

Approved on the Consent Agenda

- 10** Change Order/Amendment No. 3 adding \$26,750 to the Birkhoff, Hendricks and Carter contract for the Water Utilities Facility Improvements Project
- Approved on the Consent Agenda**
- 11** Ordinance transferring and appropriating \$50,000 from the Unobligated Fund Balance in the Water Capital Projects Fund and a professional engineering contract for on-call support for Water System Modeling and Water System Planning with Freese & Nichols; initial contract to terminate December 31, 2018 with option to renew for four additional one-year terms
- Adopted**
- Enactment No: ORD 10276-2017
- 12** Ordinance amending the FY 2016/2017 Capital Improvement Projects Budget; ratify an emergency repair contract to an emergency purchase to North Texas Contracting, Inc., for the repair of a water main break on NE 5th St at Beltline Road (behind the Public Works/Water Utilities building) in the amount of \$179,287, plus a 5% contingency of \$8,964.35, for a total of \$188,251.35 for the repair
- Adopted**
- Enactment No: ORD 10277-2017
- 13** Ordinance amending the FY 2016/2017 Capital Improvement Projects Budget; and Change Order/Amendment No. 3 for the engineering contract with Espey Consultants Inc. DBA RPS for general support services related to the City's wastewater system master plan and operations in the amount of \$105,675
- Adopted**
- Enactment No: ORD 10278-2017
- 14** Ordinance amending the FY2016/2017 Parks Capital Projects Budget; and a contract with Playworks, Inc, Inc. in the amount of \$36,527.95 for Fish Creek Forest PlayGround Improvement and approve a 5% contingency in the amount of \$1,827
- Adopted**
- Enactment No: ORD 10279-2017

Public Hearing Consent Agenda

Deputy Mayor Pro Tem Copeland moved, seconded by Council Member Del Bosque, to table Items 15 through 17 on the Public Hearing Consent Agenda. The motion carried unanimously.

- 15** S170607 - Site Plan - Retail at Bush & Pioneer Centre (City Council District 2). A request to approve a Site Plan authorizing the construction of two

buildings for retail and restaurant uses. The 3.796-acre property is zoned Planned Development-351 (PD-351) District, within the SH 161 Overlay District, and addressed as 1215 W. Pioneer Parkway. The agent is Kevin Wier, Spiars Engineering, Inc. and the owner is Robert Dorazil, Bush Pioneer Property LP c/o UCD Development. (On June 5, 2017, the Planning and Zoning Commission tabled this case by a vote of 7-0).

Tabled

16

SU170602/S170602 - Specific Use Permit/Site Plan - Restaurant at Bush and Pioneer Centre (City Council District 2). A request to approve a Specific Use Permit and Site Plan authorizing the construction and operation of a restaurant with a drive-through. The 1.164-acre property is zoned Planned Development-351 (PD-351) District, within the SH 161 Overlay District, and addressed as 1220 Arkansas Lane. The agent is Kevin Wier, Spiars Engineering, Inc. and the owner is Robert Dorazil, Bush Pioneer Property LP c/o UCD Development. (On June 5, 2017, the Planning and Zoning Commission tabled this case by a vote of 7-0).

Tabled

17

Z170603 - Zoning Change - 3304 Corn Valley Rd (City Council District 2). Approval of a Zoning Change from General Retail (GR) district to Single Family-Attached Residential District to create two lots out of one lot for single family detached residences. The 0.539 acre vacant property is currently zoned General Retail. The property is located at the intersection of Corn Valley Rd. and Racquet Club Dr. The owner is Jose Sarinana and the surveyor is Luke Keeton, Keeton Surveying Co. (On July 10, 2017, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).

Tabled

Public Hearing on Zoning Applications

18

RA170601 - Right of Way Abandonment-2000 East Main Street-Dolabi Family Ltd., National Circle - A request to abandon the 30-foot wide street right-of-way on National Circle to construct a new 2-story building for auto parts sales along with a new employee parking lot.

Assistant City Manager Bill Crolley reviewed Case RA170601 and stated the road is being put in in conjunction with the building, The applicant wishes to expand the building, so the road will be made a private street and a drive aisle for businesses in that development.

Deputy Mayor Pro Tem Copeland moved, seconded by Council Member Giessner, to close the public hearing and approve Case RA170601. The motion carried unanimously.

Ayes: 7 - 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

Enactment No: ORD 10280-2017

19

Z170604/CP170601 - Zoning Change/Concept Plan - ECOM Northern Tract (City Council District 4). A request to rezone 19.60 acres from Planned Development-77 (PD-77) District to a Planned Development for single family detached uses. The subject property is located on the northwest corner of S. Forum Drive and S. Great Southwest Parkway. The agent is Brett Mann, BGE, Inc. and the owner is Dan Luby, ECOM Real Estate Mgmt. (On June 5, 2017, the Planning and Zoning Commission recommended approval of this request by a vote of 7-0).

Mr. Crolley reviewed Case Z170604, for 19.6 acres and 92 lots. He said the homes would be a front-entry product with three different house sizes and 80% of the homes would be over 2,000 sq. ft. Mr. Crolley stated in lieu of meeting the requirements for garage alternatives in Resolution 3924, the applicant proposed seven alternatives including offsets, recessed from facade, decorative and architectural elements, front setback reduction for side-entry garages, and prohibition of carports.

Deputy Mayor Pro Tem Copeland stated there were issues on the access on the south side from Great Southwest Parkway. Mr. Crolley said access was moved further west on Forum. Deputy Mayor Pro Tem Copeland asked about the southern ingress on the north side. Mr. Crolley said that would be right turn only. Council Member Fregoe asked if the plan would follow the layout of the development on the south side. Mr. Crolley said it would. There will be a playground and a mandatory HOA and it is in the PID and will match screening on the existing development. Council Member Fregoe asked about addresses on the south side. Mr. Crolley said there would be no addresses on Forum; there would be all internal street addresses. (if she wants to)

Deputy Mayor Pro Tem Copeland asked if the fence on the west side would remain. Mr. Crolley said there would be a wrought iron fence with landscaping which would be adjacent to the existing wood fences. Mayor Pro Tem Wooldridge stated that in the existing PID some of the kiosk mailboxes need repair. He asked if it could be included in the PID budget to keep these maintained. Mr. Crolley stated this could possibly be included in the PID bylaws. City Attorney Don Postell said most mailboxes are privately owned, and the PID only maintains public property. Council Member Fregoe asked about the fence and tree lines on the north and south side. Mr. Crolley stated on the south side there is a road that straddles the fence line so a buffer was created. Council Member Fregoe asked about the price of these homes. Dan Luby, owner of the property, stated the homes would sell between the \$200,000's to \$260,000.

Council Member Fregoe moved, seconded by Deputy Mayor Pro Tem Copeland, to close the public hearing and approve Case Z170604/CP170601 as recommended by the Planning and Zoning Commission. The motion carried unanimously.

Ayes: 7 - 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

Enactment No: ORD 10281-2017

20

SU170601/S170601 - Specific Use Permit/Site Plan - Whataburger at Bush and Pioneer Centre (City Council District 2). A request to approve a Specific Use Permit and Site Plan authorizing the construction and operation of a restaurant with a drive-through. The 1.32-acre property is zoned Planned Development-351 (PD-351) District, located within the SH 161 Overlay District, and addressed as 2630 S Highway 161. The agent is Steven Granado, Jacobs and the owner is Robert Dorazil, Bush Pioneer Property LP c/o UCD Development. (On June 5, 2017, the Planning and Zoning Commission recommended approval of this request by a vote of 7-0).

Mr. Crolley reviewed Case SU170601/S170601 for a 3500 sq. ft. Whataburger with access to SH161. Mr. Crolley said the case met all parking and landscaping requirements. He said the applicant had asked for an exception for 18" projecting cornice and staff has no problem with this exception. Mr. Crolley said the Planning and Zoning Commission and the Development Review Committee recommended approval. Mayor Pro Tem Wooldridge commented that the existing Walmart and fast food restaurants put out a lot of trash. He asked if there was a way to require them to have a trash can at the drive-thru. Mr. Crolley said the only requirement is a dumpster. He said many drive-thrus have a trash can at the window, but there is no requirement. Mr. Crolley said with the exception of providing a projecting cornice, the proposed building elevations are in substantial compliance with Appendix F. The applicant provides a cornice that does not project. Mr. Crolley said staff did not object to the applicant's request for an exception.

Council Member Swafford moved, seconded by Council Member Giessner, to close the public hearing and approve Case SU170601/S170601. The motion carried unanimously.

Ayes: 7 - 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

Enactment No: ORD 10282-2017

21

S170604 - Site Plan - Oakdale Spec Warehouse (City Council District 1). A request to approve a Site Plan authorizing the construction and operation of a 400,000 sq. ft. office/warehouse building. The 24.06-acre property is zoned Planned Development-39 (PD-39) District, with (SUP-638) and lies within the SH 161 Overlay District, and addressed as 507 W. Oakdale Road. The agent is Robert Huthnance Jr., PLR Development and the owner is Cris Burgum, SAIA LTL Freight. (On June 5, 2017, the Planning and Zoning Commission recommended approval of this request by a vote of 7-0).

Mr. Crolley reviewed Case S170604, for a spec warehouse on 14.66 acres in the 161 Overlay District. The applicants plans a 400,000 office showroom with a 100% masonry facade. The case meets Overlay standards and landscaping requirements. Mr. Crolley said the Planning and Zoning Commission and the Development Review Committee recommended approval with the condition that the floodplain permit be issued as well as the Phase II Environmental Study by the Environmental Services Department.

Brian Satagas, 3803 Parkwood Blvd., Ste. 800, Frisco, representing the applicant, stated he was present to answer questions.

Council Member Clemson moved, seconded by Council Member Fregoe, to close the public hearing and approve Case S170604 with the conditions presented by staff. The motion carried unanimously.

Ayes: 7 - 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

22

Z170601 - Zoning Change - 2601 W Jefferson Street (City Council District 1). A request to approve a Zoning Change from Commercial Office (CO) District to General Retail (GR) District. The 0.43-acre property is located on the southwest corner of W. Jefferson Street and S. Great Southwest Parkway, within Central Business District No. 1 (CBD-1), and addressed as 2601 W. Jefferson Street. The owner is Carina Tran. (On June 5, 2017, the Planning and Zoning Commission recommended approval of this request by a vote of 7-0).

Mr. Crolley reviewed Case Z170601, stated that current zoning was for CO-Commercial Office and it is restrictive. He said this is a vacant building and the owner wants General Retail to provide more opportunities for uses. The Planning and Zoning Commission and the Development Review Committee recommended approval.

Mayor Pro Tem Wooldridge stated the last tenant was a bar and asked if it could it go back to that use. Mr. Crolley replied that it could not. Council Member Clemson stated that Commercial Office zoning is not used much and asked if it was still useful. Mr. Crolley stated that zoning is not used any more.

Council Member Clemson moved, seconded by Council Member Fregoe, to close the public hearing and approve Case Z170601 as approved by the Planning and Zoning Commission. The motion carried unanimously.

Ayes: 7 - 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

Enactment No: ORD 10283-2017

23

S170603 - Site Plan - Gas Station & Convenience Store at 2501 S Belt Line Rd (City Council District 3). A request to approve a Site Plan for a convenience store with gasoline sales generally located on one non-residential lot. The 0.88957-acre tract is zoned General Retail (GR) and located at the address 2501 S. Beltline Rd. The applicant is Shiraz Jivani. (On June 5, 2017, the Planning and Zoning Commission recommended approval of this request by a vote of 7-0).

Mr. Crolley reviewed Case S170603 stated this was an existing Shell store and gas station. He said it is not in an overlay district and the applicant wants to renovate the building to make it a more modern convenience store. He said the applicant plans to move the building back and change the configuration. Mr. Crolley said the Planning and Zoning Commission and the Development Review Committee recommended

approval.

Council Member Swafford asked what would happen to the old car wash. Mr. Crolley said it would be torn down. Council Member Del Bosque asked how many fuel pumps there would be. Mr. Crolley replied there would be five bays with one pump on each side. Mr. Del Bosque asked if this would be comparable to a QT and Race Trac. Mr. Crolley said it would be a smaller building and the store would be smaller than a QT and Race Trac. Mr. Del Bosque said this site needs a renovation and a cleanup is occurring in this area by the city.

Mayor Pro Tem Wooldridge asked if the applicant had met current landscape requirements. Mr. Crolley stated that it does. Deputy Mayor Pro Tem Copeland asked if they were re-doing the underground tanks. Mr. Crolley replied he would need to verify that and he thought they would be replacing the tanks. Deputy Mayor Pro Tem Copeland asked if it was a city or federal law that would require replacement of the tanks. Mr. Crolley said he was not sure if there is a TCEQ requirement, but with the amount of money spent on this renovation, it would be prudent to replace them. Deputy Mayor Pro Tem Copeland said he just wanted to make sure they are in compliance. Mr. Crolley said the TCEQ would do an inspection in either case.

Council Member Del Bosque moved, seconded by Council Member Clemson, to close the public hearing and approve Case S170603. The motion carried unanimously.

Ayes: 7 - 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

24

S170605 - Site Plan - Harmony School of Innovation (City Council District 2). Approval of a Planned Development Site Plan to a Planned Development (PD) district to allow a school. The 12.78 acre property is currently zoned Planned Development-17 (PD-17). The property is located at the intersection of Fish Creek Rd. and S. Belt Line Rd. The agent is David Etzold, the applicant is Joyce Stanton, DiSciullo-Terry, Stanton & Associates, and the owner is James Morgan, Danny Reeves, and Tommy Winn. (On June 5, 2017, the Planning and Zoning Commission recommended approval of this request by a vote of 5-2).

Mr. Crolley reviewed Case S170605, a Site Plan for Harmony School on 12.78 acres. He said the school would be located on 7.7 acres of the site. Mr. Crolley showed the proposed Site Plan with access from Fish Creek and Beltline. He said the applicant meets parking requirements. He said stacking and queueing would all be on site, not on a public street. He said the north and south street will be a road that connects Fish Creek and extends south of the property and will connect eventually to the I-20 service road. The school will house Pre-K through 5th grade. Parking is on the west side of the property. The applicant has met landscaping requirements and building materials requirements. Mr. Crolley said most traffic will come off Beltline and travel west on Fish Creek and will exit on the driveway to the west. Hours of operation will be Monday through Thursday from 8:00 a.m. to 3:30 p.m. and Fridays from 8:00 a.m. to 4:00 p.m. The school is scheduled to open in 2018. The engineer will work on the design of Fish Creek to make sure it can handle school traffic. It is scheduled to get designed by the end of year to begin construction in January 2018. Mr. Crolley showed the circulation plan from Beltline to Fish Creek.

Council Member Del Bosque asked when the service road work would start. Mr.

Crolley it is expected to start construction by October 2017 and it is a three- to four-year project. Mr. Del Bosque asked if they would delay the new road going to school. Mr. Crolley said that road would be put in at the school opening. In the future when the service road is in and the connection is made, staff would look at other traffic plans. He said Fish Creek will be four lanes in front of the school and going west it would be two or three lanes depending on the design.

Deputy Mayor Pro Tem Copeland said the school is buying property all the way to Beltline and asked what is proposed for those lots on the site plan. Mr. Crolley said that is future development but there are no current plans. Deputy Mayor Pro Tem Copeland said with the expansion of Fish Creek and the addition of the Charter School Road does that obligate the city to build the road all the way to the south. Mr. Crolley said the city plan is to continue that road, but the school will build the piece in front of their school. Council Member Giessner said it was recommended that Harmony meet with staff on signal modification. He asked if that was for Fish Creek and Beltline. Walter Shumac, Transportation Director, said staff would work with them on signal modification. Council Member Giessner noted that there would be an off duty police officer working traffic. He asked where that officer would be stationed. Mr. Crolley said there would need to be two officers. Deputy Mayor Pro Tem Copeland asked if there was anything we can do to stipulate it must be a Grand Prairie police officer. Mr. Crolley said there had been discussion with the police department but he did not have a definite answer. He said there had been discussion regarding training for any officers doing traffic control and under the police department control. Deputy Mayor Pro Tem Copeland said typically when they choose not to hire Grand Prairie police it is a cost saving decision. He asked if Council could require a Grand Prairie police officer. City Attorney Don Postell said he did not have a definitive answer, but thought not. Mayor Pro Tem Wooldridge said they usually want to be good neighbors so the city could ask.

David Etzold, 310 North Mesh, #824, El Paso, agent for Harmony, stated that this was a better site than the previously proposed site. He said the property is a bi-product of many months of work. The on site queueing is to address congestion of streets at peak hours. Mr. Etzold said he thought they would hire Grand Prairie police officers. Charter School Road on the southern part is expected to be built before completion of the I-20 access road. He said the remaining commercial lots would be presented as commercial opportunities for small padsites.

Mayor Pro Tem Wooldridge asked what the zoning on the property was. Mr. Crolley replied that PD17 is a special complex PD that allows most things, but the site plan would come before Council and there may be an SUP also.

Erik Jensen, 3990 West Cliff Road, grandson of Jon Krabbenschmidt, said he was speaking in support of the Charter School. He said they have 42 acres and are looking to accelerate the construction of the circulation road for their adjacent lot. He said the developer for the charter school had gone beyond what is required. The circulation road will open up the commercial component of this property.

Vickie Germer, 1040 Kaylie Street, said she was concerned with the timing of this project because the other end will be apartments being built at the same time in addition to very extensive improvements to Fish Creek. She said there is only one entrance on Kaylie Street from Fish Creek. Ms. Germer requested to have the building of the school or apartments delayed until fish Creek improvements are completed.

Mr. Crolley said staff is working with the engineer that would allow the road to be completed by August 1, 2018 a few weeks before school is scheduled to open.

Dwight Germer, 1040 Kaylie Street, said he was a local architect and had done many big projects so he was not against development, but in this case the school has past history. The school on Camp Wisdom is incomplete on the second floor because they did not have the student body to fill it so they turned it into a terrace which is an eyesore. He said the city should have building officials follow through until completion. Mr. Germer said with regard to the access road, the amount of flow from Beltline onto Fish Creek will be a mess. He said there is no access road when something happens to traffic on I-20. Mr. Germer said Charter School Road needs to be in place because that will take pressure off Fish Creek Road during construction. He recommended looking at delaying this project until after the Fish Creek improvements are complete and after the access road to I-20 is complete.

Brandon Weber, 3949 Sword Dancer, said he came home on Friday on Fish Creek and it took 20 minutes to get down the road from Dechman. He said traffic will be a nightmare without the infrastructure in place. Traffic has to cross over turning traffic to back out onto Beltline. He said drivers will go down Holly Hill which is unsafe for children in the area. He said there could be an entrance and egress both off Charter School Road.

Deputy Mayor Pro Tem Copeland said Charter School Road would serve the purpose of an internal road. Mr. Crolley said staff looked at the traffic plan and they would be exiting further west and will have to be an officer at both locations on Beltline. Holly Hill is a concern because people may cut through if something happens on I-20. If that is happening now, we need to look at this. He said there is heavy movement going east on Fish Creek to access Beltline. Deputy Mayor Pro Tem Copeland asked if there was enough traffic to put a stop signal. Walter Shumac, Transportation Director, said there is room enough but must make sure of the traffic timing.

Council Member Del Bosque said it is paramount to take the time to listen to constituents. He asked if there were any studies as far as holding off on construction of the school for Fish Creek to be finished. Mr. Crolley said the service road is a 3-4 year project. Also, there is a schedule for the design of Fish Creek that shows it can be completed by August 1, 2018 in conjunction with school opening. Council Member Del Bosque said there are three schools in Mira Lagos, and asked if anyone looked at how the traffic flow is there. Mr. Crolley said Broad Street in Mansfield was formerly two lanes when that road opened and when the school started construction, Mansfield decided to add lanes. Day Miar serves all three schools and they are in Mansfield.

Melissa Weber, 3949 Sword Dancer Way, asked Council not to approve construction of this school until the road is complete.

Council Member Swafford said he had met with homeowners last week and there were some solutions to some of the problems. He said he asked the community to come tonight to hear their concerns.

Randy Rayford, 1008 Kaylie, said he was opposed because there was not a set plan to handle traffic. He said Fish Creek is busy and with the addition of this development, construction traffic and the apartment complex it would be too congested. He asked Council to approve Harmony contingent upon the street, utilities and drainage before issuing a CO. He said there was queueing for 200 cars – 400-600 kids. Even with an expanded road, he was not sure it would be able to handle the traffic load. He was concerned with a 90 degree turn with all that traffic coming through. He added there was nothing in writing to set the completion of the road.

Anita Tannenbaum, Country Club Park, asked if zoning had to be approved before the site plan is approved. Mr. Crolley stated this was not a zoning case because it is allowed in the current zoning.

Council Member Swafford said Kaylie Street is a concern because there is only one way in and one way out. He said where Fish Creek Road runs into Dechman there is a 90 degree turn with no stop sign. Mr. Swafford said it was important that Fish Creek be completed before the school opens. He pointed out that street projects are subject to delays because of weather or other things. He said he had met with the City Attorney and found that the UDC has a provision that provides criteria for approval of site plans and one factor is adequacy of street to handle the proposed use. He said he intended to include that in the motion. Mr. Swafford said he had a meeting with Harmony and had addressed that with them and they are not happy with that.

Deputy Mayor Pro Tem Copeland thanked residents for coming to the meeting. He said he moved near Great Southwest Parkway and Forum because there was no traffic, so our vision was not good. He thanked the residents for voicing concerns over traffic and not the school. Deputy Mayor Pro Tem Copeland requested part of the motion stipulate that if legally able to require all off duty Grand Prairie police officers. Mr. Crolley said in a discussion with the applicant, it is their intent that part of site plan approval would be construction of Charter School Road is to be completed from Fish Creek to their property line by the first of August and Council may want that as part of the motion.

Not wishing to speak, but recording support: Gloria Ayeni, 1808 Urapan Plaza, Dallas; Yesim Ertuna, 6968 Clark Ridge, #208, Dallas; Adam Ertuna, 6968 Claridge Drive #1208, Dallas; Earl/Ann Hoang (no address); Brenda Briggs, 1816 Cancun Drive, Mansfield; Paula Worthington, 1920 Robinson; Biley Oren, 7944 Glenwood, Dallas; Christine Grudecki, 2837 Ingram; Abiodun Ogundiran, 4708 Sea Hawk; Olu Fasakin, 1833 Lakeview Drive, DeSoto; David Bingham, 6044 Gateway East #901, El Paso; Abisola Fasakin, 1833 Lakeview, DeSoto; Efrain Rivera, 1407 Jesse Ram Self Blvd, Cedar Hill; Rachel Ibarra, 8120 W. Camp Wisdom; Ashley Hahn, 1210 Norman Circle, Arlington; Peter Fitzwilliams, 3164 Longbow Drive; Corrin Vanetti, 8120 Camp Wisdom, Dallas; Trudy Lewis, 1021 Vickery Drive, DeSoto; Elizabeth Outnikoku, 1749 Nina Drive; Ramon Sustaita, 2133 Avenue A; Karissa Sashington, 8740 Cedar Thicket Drive; Joyce Stanton, 908 W. Main Street, Arlington; Paula Andega, 3235 Pamplona; Susy Saldivar, 3734 Green Hollow Drive; Lynda Friedenstein, 8120 Camp Wisdom; Fernando Ibarra, 7450 Emory, Dallas; Jami Whittman, 322 Blueberry Lane, Patricia Criner-Miller, 606 SW 17th Street; Winnie Nuhonia (no address); Isanya Andega, 3235 Pamplona; Ashley Rodriguez, 342 Spring Branch Lane, Kennedale; Aydogan Alton, 6729 Morningcrest Court, Arlington; Toiuiola Ogundiran, 4708 Sea Haw; Lincoln Dean, 1063 Kaylie Street;

Not wishing to speak but record opposition: Erica Upham, 1045 Kaylie Street; Edna Gilchrist, 1033 Kaylie Street; Lauren Brown, 1219 Bold Forbes; Susan Baldwin, 1038 Kaylie; Angela Palmer-Vaughn, 1021 Kaylie Street; Brice Rodrigues, 1046 Kaylie Street; and Anita Tannenbaum, Country Club Park.

Council Member Swafford moved, seconded by Council Member Fregoe, to close the public hearing and approve Case S170605 with the caveat that the Charter School Road and Fish Creek Road improvements are to be completed prior to issuing a Certificate of Occupancy and, if found to be legal, require that only Grand Prairie off duty police officers be hired for traffic safety. The motion carried unanimously.

Ayes: 7 - 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

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S170606 - Site Plan - Prairie Gate Community (City Council District 2). A request to approve a site plan to develop a 264-unit apartment complex one tract on 14.665 acres. The 14.665-acre property is generally located on the southeast corner of Dechman Drive and Fish Creek Drive. The property is zoned Planned Development 19 (PD-19) District allowing for apartment uses, and within Interstate 20 (I-20) Overlay Corridor District. The applicant is Chase Debaun, AeroFirma Corp. and the owner is Reginald Crump, Bedford Enterprises. (On June 5, 2017, the Planning and Zoning Commission recommended approval of this request by a vote of 6-0).

Mr. Crolley reviewed Case S170606 for a multi-family complex with 264 units on 14.66 acres. Mr. Crolley said the main access would be off Dechman with emergency access off Fish Creek. The proposed elevations are 100% masonry. Mr. Crolley stated that the landscape plan meets the I-20 Overlay requirements. The planned opening of the complex is estimated to be January 2019. He said the applicant requested an exception to the required percentage of attached garages. The applicant also requested a 5:12 roof pitch rather than the required 6:12 roof pitch.

Council Member Swafford pointed out on the intersection of Fish Creek and Dechman, depending on what is put in at that 90 degree turn, it could possibly need additional right-of-way. Mr. Crolley said some options would require coming in and requiring right-of-way at the Dechman corner to clip the corner and staff would be working to get that resolved fairly quickly. Council Member Swafford said a round-about had been discussed which would require additional right-of-way.

Council Member Giessner asked where the main entrance off Dechman would be located. Mr. Crolley pointed out the main entrance at the office and pool. He said if additional right-of-way was needed, the garage at that corner could be tweaked. Council Member Giessner asked if the emergency access would have Opticom. Mr. Crolley said it would have whatever is required by the fire department. Council Member Giessner asked if there would be access to this development once the service road is complete. Mr. Crolley replied there would not.

Council Member Del Bosque asked what the average square footage of the apartment would be. Mr. Crolley said less than 10% would be 3-bedroom; 60% would be 1-bedroom; and 25% would be 2-bedroom. Council Member Del Bosque asked if the facade would be just brick and stone. Mr. Crolley replied that was correct. Council Member Del Bosque asked what kind of landscaping is in the plan. Mr. Crolley said it would mainly be trees with some bushes. Mr. Del Bosque asked if palm trees were on the UDC approved list of trees. Mr. Crolley said he did not know but most trees are based on caliper size. Mr. Del Bosque said staff should look at including palm trees.

Rodney DeBaun, 516 Estate Drive, said this is a full market property with units of 800 to 1450 sq. ft. and rentals averaging \$1.42/ft. He said he liked the palm tree idea since there would be a large waterfall by the pool. He said he would work with staff on the corner of Dechman. Mr. DeBaun said there would be only one entrance in and out; this helps with security. There will also be an emergency exit only for police

and fire. He said there is almost 30' of perimeter to try to save some of the existing native trees. He said construction would begin in January 2018 and would like to be finished by December 2018. Mayor Pro Tem Wooldridge asked if the apartments would be 2 or 3 story. Mr. DeBaun said there are some three-story. Deputy Mayor Pro Tem Copeland asked if any police officers would be living there. Mr. DeBaun said they would provide 2-3 units for Grand Prairie police officers.

Chase DeBaun, 2920 American Sparrow, Midlothian, spoke in support of the project.

Randy Rayford, 1008 Kaylie, said he was concerned with construction traffic, construction of the school and apartments and trying to develop the road and utilities all at the same time. He said there are also school busses and residents in this area. Mr. Rayford said he would like the city to consider construction traffic and how they enter and exit these sites. He said he also had a concern with drainage on the apartment site and water coming downhill to Kaylie and the runoff as a result of getting rid of a large number of trees. With 264 units, that is putting a lot of traffic on Fish Creek. He said he hoped the traffic studies would be made public. Mr. Rayford asked as part of approval that the Council tie the certificate of occupancy with completion of apartments and completion of utilities. He asked that the landscape requirement be increased to 50% over minimum on Dechman and Fish Creek to screen it from Kaylie.

Dwight Germer, 1040 Kaylie, said he was also concerned about drainage because that is a lot of hard surface area and he did not see any retainage ponds. He said there was a lot of under surface water on Kaylie Street and a lot of foundations have had to be repaired. He said there should be a guard rail on the end of Fish Creek because it is up very high. Mr. Germer said there is no swaling to go to the drains and there have been failures along the retaining wall. He asked what type of road surface is being planned. He said patched pavement does not work. He pointed out that construction traffic may use Westchester Drive and it is in bad shape already. Mr. Germer said the site plan for the school does not show expansion of the road.

Council Member Del Bosque asked if there is a contingency plan for drainage. Mr. Crolley said Fish Creek will be concrete from Beltline to the I-20 overpass. He said this is a site plan in early phase of the development process. The next phase will be to get in the civil engineering plans which have to be designed for drainage, connection to water and sewer, etc. and is part of plan approval by staff. Mr. DeBaun said the first thing when looking at property he looks to see how drainage issues can be solved. He pointed to the map near the adjacency to Kaylie and said none of this water goes to Kaylie. He said 60% goes to I-20 and most of the rest goes to the northwest. Mr. Germer said he would like to see grading plans when they are available.

Melissa Weber, 3949 Sword Dancer, said traffic on the 90 degree curve and the narrow bridge over I-20 will create backups at the apartment ingress and egress.

Brandon Weber, 3949 Sword Dancer, pointed out that the entrance and exit are so close to 90 degree curve and where the frontage road will go through and will cause many problems. He said these apartments are supposed to be upscale and there will be 2 cars per apartment so there would be 200-400 cars going through there plus the school traffic. He said if you want to attract upper class millennials, you need to have a walkable grocery store on this side of I-20.

Vickie Germer, 1040 Kaylie, said they have a lot of electrical outages in this area and she was not sure if construction will affect this. She asked why all of these projects needed to be done at the same time.

Deputy Mayor Pro Tem Copeland speaking to the residents said when staff says they do not know what is going to happen to that 90 degree curve and that they have been looking for a round-about, it means they have been looking at options and that corner situation will be resolved.

Council Member Swafford thanked the neighborhood for their input. He said he was glad to see a currently zoned multi-family have this type of upscale development where the rental rate is as high as there is in Grand Prairie.

Not wishing to speak but record opposition: Edna Gilchrist, 1033 Kaylie Street; Susan Baldwin, 1038 Kaylie Street; Brice Rodrigues, 1046 Kaylie Street; and Anita Tannenbaum, Country Club Park.

Council Member Swafford moved, seconded by Council Member Clemson, to close the public hearing and approve Case S170606 with the caveat that the Fish Creek improvements must be completed prior to the issuance of a Certificate of Occupancy. The motion carried unanimously.

Ayes: 7 - 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

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TA170501 - Text Amendment - Amending Article 11: Performance Standards, Section 12 - Requirements for On-Premise Sale and Consumption of Alcoholic Beverages - 11.12.1 Standards Alcoholic beverages, as defined in the Alcoholic Beverage Code of the State of Texas, may be sold or for on premise consumption in restaurants facilities, certain facilities owned by the City of Grand Prairie or hotels, motels, and theaters only in accordance with the following standards. On premise consumption of alcoholic beverages shall be: J. Allowed as an incidental use within a theater, except there shall be no bar holding area allowed. (On June 5, 2017, the Planning and Zoning Commission recommended approval of this request by a vote of 7-0).

Mr. Crolley reviewed Case TA170501, a Performance Standards amendment for the on-premise sale and consumption of alcoholic beverages. He said the amendment would add theaters to be the same as hotels but with no bar holding requirement. He said the Planning and Zoning Commission and the Development Review Committee recommended approval.

Deputy Mayor Pro Tem Copeland asked if the UDC takes care of EPIC waters. Mr. Crolley replied all city venues are specifically named, and Epic Waters will be before it opens.

Council Member Fregoe asked what a bar holding area is. Mr. Crolley said this is a sit down service restaurant and with a walk up service. He said there are specific requirements for a sit down restaurant; so for a walk up there is no requirements for a holding area.

Council Member Swafford moved, seconded by Deputy Mayor Pro Tem Copeland, to close the public hearing and approve Case TA170501. The motion carried unanimously.

Ayes: 7 - 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

Enactment No: ORD 10284-2017

Items for Individual Consideration

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Board and Commission Appointments

Council Member Clemson moved, seconded by Council Member Del Bosque, to approve the appointments of Judy Kanaujiya to the Housing and Community Improvement Commission with a term to expire July 31, 2018; and Janie Mendez-Adhikari to the Planning and Zoning Commission with a term to expire July 31, 2018. The motion carried unanimously.

Ayes: 7 - 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

Citizen Comments

Joyce Stanton, 908 W. Main, Arlington, engineer on Harmony School, staff stated had been very professional and helpful and she appreciated the way the meeting was conducted.

Adjournment

Mayor Pro Tem Wooldridge adjourned the meeting at 9:05 p.m.

The foregoing minutes were approved at the July 18, 2017 meeting.

Catherine E. DiMaggio
City Secretary