



City of Grand Prairie

City Hall
300 W. Main Street
Grand Prairie, Texas

Minutes - Final

City Council

Tuesday, November 3, 2020

5:00 PM

City Hall - City Council Chambers

Call to Order

Mayor Jensen called the meeting to order at 5:00 p.m.

- Present** 8 - Mayor Ron Jensen
Mayor Pro Tem Jorja Clemson
Council Member Jeff Copeland
Council Member Mike Del Bosque
Council Member Greg Giessner
Council Member Cole Humphreys
Council Member John Lopez
Council Member Jeff Wooldridge
- Absent** 1 - Deputy Mayor Pro Tem Jim Swafford

Staff Presentations

- 1 COVID Update - Presented by Steve Dye, Deputy City Manager/Chief Operating Officer

Steve Dye, Deputy City Manager/Chief Operating Officer, updated Council on COVID. He said current numbers had passed the April surge. Testing by the city ended today but there may be state-sponsored vendors who will provide testing in the city at no charge to the city. He said the Positive Rate was down during the last week. Mr. Dye then updated Council on the Emergency Assistance Program which is administered through Grand Prairie United Charities. He said \$185,000 remains to be distributed through the holidays. Council Member Copeland asked that fund distribution be limited to \$50,000 a month.

Presented

- 2 Community Revitalization Update - Presented by Andrew Fortune, Assistant to the City Manager

Andrew Fortune, Assistant to the City Manager, updated Council on the Building Blocks Program. Mr. Fortune showed before and after exterior improvements. He said 77 homes were improved with \$698,798.76 in improvements and \$96,016 disbursed. Mr. Fortune said staff would be requesting an additional \$250,000 to continue the program. Rita Heep, Downtown Revitalization, noted that lights had been added to the city hall plaza to enhance the downtown area along with pole signs. She said the celebration for Dia de los Muertos was held on November 1 and was very well attended. Mr. Fortune showed pictures of murals that had recently been finished.

Mr. Fortune updated Council on the World Class Audit Program designed to encourage businesses to undergo a self-evaluation. The program provides incentives of 10% of

improvements up to \$48,000. Mr. Fortune and Ms. Heep showed some examples of recently completed improvements at Southern Maid Donuts, Theo's Restaurant and the Grand Prairie Credit Union. Future projects are planned with Vargas Western Wear and Joy Luck. Deputy Mayor Pro Tem Clemson asked about the Trading Post. Mr. Fortune said their application had been received.

Presented

3

Legislative Update - Presented by Andrew Fortune, Assistant to the City Manager

Mr. Fortune said the 87th Legislative Session would focus on the budget. There will be a new Speaker of the House and a special session will be called for redistricting. Mr. Fortune said Council had received the proposed legislative agenda for the city and would welcome further input from the Council. Council is expected to consider approval of the city's legislative agenda at the November 17 meeting.

Presented

Agenda Review

Mayor Pro Tem Clemson asked Council if they had any questions on the Consent Agenda Items 4-35. There were no questions. Council Member Copeland noted that there was no recommendation from the Planning and Zoning Commission on Item 39 (Case AV201101). Mayor Jensen stated that Alcohol Variances do not go to the Planning and Zoning Commission. Council Member Giessner stated that the Finance and Government Committee had reviewed 20 items on the Consent Agenda and recommended approval. Mayor Jensen said that staff recommended denial of Item 36 (SU190703A - Tru by Hilton).

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., to discuss Section 551.071 "Consultation with Attorney - Alcohol Regulations; Benavides Complaint"; Section 551.072 "Deliberation Regarding Real Property"; Section 551.074 "Personnel Matters - City Manager Contract"; and Section 551.087 "Deliberations Regarding Economic Development Negotiations." Mayor Jensen adjourned the closed session at 6:30 p.m.

Recess Meeting

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

6:30 PM Reconvene Meeting

Mayor Jensen reconvened the meeting at 6:35 p.m.

Andrew Fortune, Assistant to the City Manager, gave the invocation. The Pledge of Allegiance to the US Flag and to the Texas Flag were led by Council Member Greg Giessner.

Consent Agenda

- 4** Minutes of the October 13, 2020, City Council Meeting
Approved on the Consent Agenda
- 5** August 21, 2020 Budget Workshop Minutes
Approved on the Consent Agenda
- 6** Price Agreement for OEM preventative maintenance, repairs, parts and equipment rental service, on heavy duty equipment from Holt Cat through a national interlocal agreement with BuyBoard at an estimated annual cost of \$400,000.00. This agreement will be for one year with the option to renew for two additional one-year periods totaling \$1,200,000.00 if all extensions are exercised. Authorize the City Manager to execute the renewal options so long as sufficient funding is appropriated by the City Council to satisfy the City's obligation during the renewal terms.
Approved on the Consent Agenda
- 7** Price agreement with FabCo, LLC., as the primary vendor, at an estimated annual cost of \$81,855 and a secondary with Craddock Lumber Company at an estimated annual cost of \$100,141 for concrete supplies. These agreements will be for one year with the option to renew for four additional one year periods totaling \$409,275 and \$500,705, respectively, if all extensions are exercised, and authorize City Manager to execute the renewal options with aggregate price fluctuations of the lesser of up to \$50,000 or 25% of the original maximum price so long as sufficient funding is appropriated by the City Council to satisfy the City's obligation during the renewal term(s)
Approved on the Consent Agenda
- 8** Price Agreement for radar equipment on Police vehicles from Applied Concepts, Inc., through a national Interlocal Agreement with H-GAC at an estimated annual cost of \$130,000 for one year with the option to renew for one additional one-year period totaling \$260,000 if all extensions are exercised and authorize the City Manager to execute the renewal options with the same contract terms as long as sufficient funding is appropriated by the City Council to satisfy the City's obligation during the renewal terms
Approved on the Consent Agenda
- 9** Price Agreement for NEOGOV HR Software utilizing Onboard, Insight,

Governmentjobs.com and Candidate Text Messaging from SHI Government Solutions, Inc. through a national interlocal agreement with DIR at an estimated annual amount of \$28,799.00 beginning November 2020, with 5% annual increase for one year with the option to renew for four additional one-year periods totaling approximately \$159,132.67 if all extensions are exercised. Authorize the City Manager to execute the renewal options under the same terms, so long as sufficient funding is appropriated by the City Council to satisfy the City's obligation during the renewal terms.

Approved on the Consent Agenda

- 10 Price agreement for overhead door & automatic gate maintenance, repairs and new installations from Door Tech of Texas (up to \$187,339 annually) for one year with the option to renew for four additional one year periods totaling \$936,695 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

- 11 Price agreement for annual purchase(s) new model year Police Pursuit Tahoes from Freedom Chevrolet (up to \$2,131,550 annually) for one year with the option to renew for two additional one year periods totaling \$6,394,650 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 Price Agreement for city-wide occupational health, injury, drug & alcohol testing services from Occupational Health Centers of the Southwest, P.A. dba Concentra Medical Centers for a three-year contract effective January 1, 2021 to December 31, 2021 in an estimated annual amount up to \$120,000, totaling \$360,000 over the three-year period. This agreement provides guaranteed pricing for two additional one-year renewal periods (years four and five) for an estimated annual amount up to \$120,750 beginning January 1, 2024 and up to \$121,500 if such extensions are exercised, totaling an estimated five-year contract value of \$602,250 if all extensions are exercised. 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

- 13 Renew a Price Agreement for Tarrant County brush and wood management from

Republic Services dba Arlington Landfill (up to \$50,000 annually) for one year with the option to renew for three additional one-year periods totaling \$250,000 amount if all extensions are exercised and authorize the City Manager to execute the renewal options with aggregate price fluctuations of the lesser of up to \$50,000 or 25% of the original maximum price so long as sufficient funding is appropriated by the City Council to satisfy the City's obligation during the renewal terms

Approved on the Consent Agenda

- 14 Integration between Verizon Networkfleet GPS and AssetWorks FleetFocus (fleet management information software) in the amount of \$106,923.28, through a national interlocal agreement with Sourcewell, contract #022217-AWI

Approved on the Consent Agenda

- 15 Contract with The Perfect Light for Holiday Decorations in the amount of \$67,352.22 in Peninsula PID (Council Districts 4 and 6)

Approved on the Consent Agenda

- 16 Purchase of one (1) new Ram 1500 regular cab 4x4 pickup for \$29,082, one (1) new Ram 1500 regular cab 4x2 pickup for \$23,312, two (2) new Ram 1500 quad cab 4x2 pickup for \$26,338 each, two (2) new Ram 1500 quad cab 4x4 pickup for \$31,941 each, four (4) new Ram 2500 regular cab 4x2 pickup for \$29,835, each, one (1) new Ram 2500 regular cab 4x2 pickup with utility body for \$37,179.48, one (1) new Ram 2500 regular cab 4x4 pickup with utility body and crane for \$48,108.09, and two (2) new Ram 2500 regular cab 4x4 pickup with utility body for \$40,057.19, each from Grapevine Dodge Chrysler Jeep, respectively for a combined total of \$453,693.95 through a national interlocal agreement with BuyBoard

Approved on the Consent Agenda

- 17 Change Order/Amendment No. 5 with Hill & Wilkinson General Contractors for City Hall Municipal Campus Phase Two construction work in the amount of \$98,214.32 for plumbing work, landscaping additions, COVID-19 costs, added painting scope, repair of existing conditions, removal of the temporary construction yard and adjustments based on code requirements.

Approved on the Consent Agenda

- 18 Change Order/Amendment No. 1 in the net negative amount of (\$62,528.25) with Excel Trenching for 30"/36" Robinson Road Waterline

Approved on the Consent Agenda

- 19 Access agreement with North Texas Tollway Authority (NTTA) for access across City-owned property located at 2001 Dogwood Court and 1901 Egyptian Way for

investigation and surveying of the retaining wall located along SH 161 and Egyptian Way

Approved on the Consent Agenda

- 20 Purchase of catered meals offered by various Parks, Arts and Recreation venues from Eddlemons (up to \$113,000 annually) for one year with the option to renew for four additional one-year periods totaling approximately \$565,000 if all extensions are exercised; authorize the City Manager to execute the renewal options with the same contract terms 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

- 21 Award a contract for the installation of an above-ground fuel tank and remodel at the Loyd Park fueling station to Stovall Commercial Contractors, LLC in the amount of \$130,168.64 through a national interlocal agreement with BuyBoard

Approved on the Consent Agenda

- 22 License for Fairway Park Homeowners Association to allow for construction of perimeter wall and keystone retaining walls to encroach on the right-of-way of Avenue K for license fee of \$500 and term of ten years; Liability insurance is required

Approved on the Consent Agenda

- 23 Professional Services Contract Amendment with Merritt Development Group for hotel/retail planning and development services City-wide; Ratification of prior expenditures of \$45,346, and approval of additional funds of \$50,000, with overall contract total of \$143,346

Approved on the Consent Agenda

- 24 Purchase of Panasonic "Toughbook" rugged mobile laptops and docking stations for the Police Department from GTS Technology Solutions (GTS) in the amount of \$169,151 through a State Interlocal Agreement with the Department of Information Resources (DIR).

Approved on the Consent Agenda

- 25 Ordinance amending the FY 2020/2021 Red Light Safety Fund in the amount of \$550,635 for: the purchase 100 electronic ticket writers in the amount of \$337,875 from Tyler Technologies through their national Interlocal Purchasing Agreement with Sourcewell; the purchase of a traffic accident investigation laser scanner in the amount of \$131,103 and traffic accident laser scanner accessories in the amount of \$5,897 from Geomatic Resources, through an Interlocal Agreement with DIR; the replacement of speed detection LIDAR devices in the amount of \$26,000; the

purchase of commercial vehicle weight scales and transport boxes, in the amount of 49,760; authorize the City Manager to execute the renewal options with aggregate price fluctuations of the lesser of up to \$50,000 or 25% of the original maximum price so long as sufficient funding is appropriated by the City Council to satisfy the City's obligation during the renewal terms

Adopted

Enactment No: ORD 10923-2020

- 26 Ordinance authorizing the abandonment and vacation of certain portions of a water easement and a sanitary sewer easement located in the City of Irving between Texas Plaza Drive and State Highway No. 183 and being part of a 21.703 acre tract owned by Grand Braniff, LLC, for \$250

Adopted

Enactment No: ORD 10924-2020

- 27 Ordinance authorizing the abandonment of an un-needed sanitary sewer easement containing 0.268 acre located at 870 SH 161 to Natitex, Ltd., a Texas limited partnership, for \$250

Adopted

Enactment No: ORD 10925-2020

- 28 Ordinance authorizing the abandonment of an un-needed 10-foot utility easement located at 401 SW 14th Street to the property owners, Juan M. Granados and Alejandra R. Granados

Adopted

Enactment No: ORD 10926-2020

- 29 Ordinance amending the FY 20/21 Capital Improvement Project Budget; Change Order/Amendment No. 8 in the net amount of \$10,900 with Axis Contracting, Inc. for Intersection Improvements at three locations (Lone Star Parkway/S. Belt Line Road, Great Southwest Parkway/Lake Ridge Parkway, and Jefferson Street/ South Carrier Parkway intersections)

Adopted

Enactment No: ORD 10927-2020

- 30 Ordinance authorizing the abandonment and vacation of certain portions of a water easement and a sanitary sewer easement located in the City of Irving between the southwest corner of Texas Plaza Drive and Loop 12 and being part of a 21.703 acre tract owned by Jefferson Texas Plaza (Phase 2) LLC, for \$250

Adopted

Enactment No: ORD 10928-2020

- 31** Resolution declaring expectation expenditures with proceeds of future debt in the amount of \$159,545 for Change Order/Amendment No. 3 with Pacheco Koch Consulting Engineers, Inc. for Phase 2 of SW 5th Street for parking and roadway design

Adopted

Enactment No: RES 5120-2020

- 32** Resolution authorizing the sale of right of way located at 2906 West Oakdale Road to the abutting property owner, Chokas Properties, LLC, a Texas Limited Liability Company, pursuant to Texas Local Government Code, Section 272.001(b)(1).

Adopted

Enactment No: RES 5121-2020

- 33** Resolution granting a Chapter 380 Incentive Agreement with LGSW Capital Investment LLC for Asia Times Square renovation and expansion for a cash grant of \$100,000 and an option for an additional \$50,000 upon commencement of construction of a new free standing building

Adopted

Enactment No: RES 5122-2020

- 34** Resolution authorizing the City Manager to apply for funding to the Tarrant County 9-1-1 District Public Safety Answering Point (PSAP) Assistance Program, in the amount of \$77,992 to purchase 9-1-1 related equipment, software, training and other allowable expenses.

Adopted

Enactment No: RES 5123-2020

- 35** Resolution authorizing the Treasury and Debt Manager to execute a general release with Elavon Inc in the amount of \$54,200.30 regarding credit card transaction processing

Adopted

Enactment No: RES 5124-2020

Public Hearing on Zoning Applications

- 36** SU190703A - Specific Use Permit Amendment - tru by Hilton (City Council District 4). Amendment of a Specific Use Permit granted for a hotel use to a Specific Use Permit for a hotel use classified as a Midscale/Upper-Midscale Hotel. Lot 1, Block A, Hyatt Place Addition, City of Grand Prairie, Tarrant County,

Texas, zoned PD-29, within the IH-20 Corridor Overlay District, and addressed as 2494 W Interstate 20. (On October 12, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 6-0).

Savannah Ware, Chief City Planner, reviewed Case SU190703A. She said an SUP had been granted for a hotel use in 2019. This amendment is for a midscale/upper-midscale hotel. She said the UDC classifies hotels based on chain scale ratings. There are limits on concentration of hotels of no more than four mid-scale/uppermidscale hotels within one mile and there are four within one mile of this request. The original SUP was for a Hyatt Place which is an Upscale/Upper-Upscale hotel. The applicant requested a variance of the concentration of midscale/upper midscale hotels within one mile. Ms. Ware said the Planning and Zoning Commission recommended approval by a vote of 6-0.

Mayor Jensen stated if the applicant came in with a request for an economy/independent hotel with a maximum of three within a mile and there are only two existing, they would not need a variance. Council Member Lopez asked Ms. Ware about the night rate. Ms. Ware said she did not know.

Arpan Patel, applicant, said the night rate would be \$80-\$120/night and luxury hotels would be \$100 plus. He said Tru is a new concept geared toward the millennial business traveler. Council Member Wooldridge asked Mr. Patel why he switched to this concept. Mr. Patel said the upscale hotels did not survive during COVID.

Discussion took place on the differences between what was approved in 2019 versus what was being proposed and the effects of COVID on the hotel industry. Ms. Ware stated that if Council denied this request a Hyatt Place could still be built if it was built according to the previously approved site plan. She stated that the site plan for this request had not yet been reviewed by staff pending Council approval of this zoning request.

Council Member Lopez moved, seconded by Council Member Del Bosque, to close the public hearing and deny Case SU190703A. The motion carried unanimously.

Ayes: 8 - Mayor Ron Jensen; Mayor Pro Tem Jorja Clemson; Council Member Jeff Copeland; Council Member Mike Del Bosque; Council Member Greg Giessner; Council Member Cole Humphreys; Council Member John Lopez and Council Member Jeff Wooldridge

37

Z201001/CP201001 - Zoning Change/Concept Plan - Warehouse at N Hwy 161 & Deja Lane (City Council District 5). Zoning Change and Concept Plan for an industrial development with a 130,000 sq. ft. warehouse. A 9.278-acre tract of land in the P.H. Ford Survey, Abstract No. 1711, and the Joseph C. Reed Survey, Abstract No. 1729, City of Grand Prairie, Dallas County, Texas, zoned PD-196 and LI, within the SH-161 Corridor Overlay District, and addressed as 1101 N Hwy 161. (On October 12, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 6-0).

Ms. Ware reviewed Case Z201001/CP201001 for a 130,000 sq. ft. office/warehouse with access off SH161. She said there were no variances requested. The Planning and Zoning Commission recommended approval by a vote of 6-0 and staff recommended approval.

Council Member Humphreys asked Ms. Ware if this property was this publicly marketed. Ms. Ware said she had seen For Sale signs on the property.

Council Member Lopez asked about the height of the proposed building. Ms. Ware said staff would review building elevations with the site plan.

Hamilton Peck, 2507 Croft Creek, stated he was present to answer questions. Council Member Humphreys said he was not in support of a warehouse on this site because it is across from an upscale apartment complex. Mr. Peck said there were too many apartments nearby and there is also an existing warehouse nearby. Council Member Humphreys said he and Mayor Pro Tem Clemson receive many complaints about trucks using January Lane. Mr. Peck said trucks would not use January Lane.

Mr. Peck referred to the Alamo Draft House and said all of them had been closed temporarily because of COVID but since his was not yet built it would be scheduled to open in early 2022 and he was still pursuing it.

Council Member Humphreys moved, seconded by Mayor Pro Tem Clemson, to approve Case Z201001/CP201001 to be built as presented and meeting the requirements of Appendix X. The motion carried unanimously.

Ayes: 8 - Mayor Ron Jensen; Mayor Pro Tem Jorja Clemson; Council Member Jeff Copeland; Council Member Mike Del Bosque; Council Member Greg Giessner; Council Member Cole Humphreys; Council Member John Lopez and Council Member Jeff Wooldridge

Enactment No: ORD 10929-2020

38

SU200801/S200801 - Specific Use Permit/Site Plan - Race Trac - Roy Orr & Trinity (City Council District 1). Specific Use Permit and Site Plan for a Truck Stop with Gas Sales on 4.188 acres. The subject property is zoned Light Industrial (LI) District and is located within State Highway-161 (SH-161) Overlay Corridor District. Situated in the J. Reed Survey, Abstract 1183, Grand Prairie, Dallas County, the 4.188-acre property is generally located at the southeast corner of Trinity Boulevard and Roy Orr Boulevard, specifically addressed at 3109 & 3113 Roy Orr Blvd. (On October 12, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 6-0).

Ms. Ware reviewed Case SU200801/S200801, an SUP and site plan for a truck stop and gas sales within the 161 Corridor Overlay District. Ms. Ware said there would be two fueling canopies, one for regular vehicles and one for trucks. Access would be off Trinity and Roy Orr. Ms. Ware went over the proposed site plan for an 8,100 sq. foot store, a fuel canopy with seven pump islands for cars, a fuel canopy with five pump islands for heavy trucks, 29 parking spaces, and 11 truck parking spaces. The facility would operate 24 hours a day. Ms. Ware said the case meets density and dimensional requirements as well as landscape and Appendix F requirements.

Ms. Ware said staff was unable to support this request because of the existing concentration of similar uses in the area and the adjacent residential development. The Planning and Zoning Commission recommended approval with six conditions:

1. Truck idling shall not exceed 15 minutes
2. The applicant shall post "no-idling" signs on site
3. Overnight truck parking shall be prohibited

4. The applicant shall post "no overnight parking" signs on site
5. Truck parking in areas other than designated truck parking spaces and truck fueling stations is prohibited.
6. The applicant shall dedicate any necessary easements for the regional trail at the time of final platting.

Council Member Giessner asked how trucks idling (#1 above) would be enforced. Ms. Ware said the applicant has a plan for enforcement. Council Member Wooldridge said letters of recommendation came from an area to the south.

Allen Bell, 200 Galleria Parkway, Atlanta, GA 30339, representing Race Trac, showed some examples of interiors that would be similar to the proposed facility. He said the owner of the property also owns property north of Trinity and there would be a deed restriction on that property for no gas sales. Mr. Bell showed the site plan with 14 fueling positions and four diesel fueling locations. There will be 11 truck parking spaces. Mr. Bell said there were no requested variances for the site or landscaping. He added they were proposing a truck scale. Mr. Bell said they designed the site to protect the fire lane from trucks. He said to the east there is an Oncor easement and there will be an vegetative screening. Trucks would fill up and pull closer to the store which would make it further away from residential locations with regard to idling. He then showed elevations and said they were providing additional glazing and stone and roof articulation.

Brad Williams, 2728 N. Harwood Street, Suite 500, Dallas, TX 75201, stated he was the land use attorney for Race Trac. He said the property is zoned LI and a truck stop is allowed by right, but the SUP is required because it is in the Overlay District but it is right in the center of industrial development. Mr. Williams said most adjacent residents are in support. A TIA was signed off by staff; there would be 10 new trucks in the AM peak hour and 50 new passenger vehicles. This site is at the intersection at two truck routes and demand for fuel in this area is not being met with sufficient supply at Mr. Fuel. Mr. Williams said Rac Trac got support from the owner of the mobile home park and got 43 signatures of support and also a letter of support from the HOA at Parkview Townhomes. He said Race Trac agreed to the conditions set forth by the Planning and Zoning Commission. He said the concentration of similar industrial uses is a natural result of existing LI zoning.

Council Member Copeland suggested having a diesel only lane at the regular pumps. He asked about the plan for those 11 truck parking spaces with regard to overnight parking and how idling would be enforced. Mr. Bell replied that signs would be posted and associates would monitor. Council Member Copeland asked what the corporate policy was for enforcement of the idling. Mr. Bell said the associates could contact police or code enforcement. Council Member Copeland said he would have a higher comfort level if he knew what the corporate policy was for enforcement of overnight parking and idling. Mr. Bell said associates would monitor, but if problem arose they would call police. He added that the restriction on idling only applies within 300' of residential. Ms. Ware said there was to be no truck idling within 300' of residential. Mr. Bell said the truck canopy is 300' from the nearest residential and signs will be posted for No Overnight Parking. Council Member Copeland said he would like to see that the corporate policy on idling and overnight parking enforcement be included as a stipulation for the certificate of occupancy.

Council Member Clemson asked for clarification of the six conditions added by the Planning and Zoning Commission. Ms. Ware went over the conditions. Council Member Humphreys asked if they have repeat violations, the SUP can be turned down

so what happens to the business. Ms. Ware said the SUP would be for a truck stop which is different from gas sales. Council Member Lopez asked Ms. Ware if Council had to stipulate that showers are not allowed. Ms. Ware said Council could add that to the motion.

Council Member Copeland asked who would get the ticket for overnight parking. Steve Dye, Deputy City Manager/Chief Operating Officer, said the manager or employee on duty that it is in violation of the SUP, not state law. Council Member Giessner asked if they have repeated violations could we call them back to review the SUP. Ms. Ware replied that Council could. Discussion took place on the 11 parking spaces and a consensus was reached to limit parking to two hours.

Mayor Pro Tem Clemson moved, seconded by Council Member Humphreys, to close the public hearing and approve Case SU200801/S200801, with conditions, including a 2 -hour parking limit; no showers and no Certificate of Occupancy until receiving corporate policy on how they will enforce conditions and dedicate any necessary easement for the regional trail. The motion carried unanimously.

Ayes: 8 - Mayor Ron Jensen; Mayor Pro Tem Jorja Clemson; Council Member Jeff Copeland; Council Member Mike Del Bosque; Council Member Greg Giessner; Council Member Cole Humphreys; Council Member John Lopez and Council Member Jeff Wooldridge

Enactment No: ORD 10930-2020

Planning and Zoning Items for Individual Consideration

39

AV201101 - Alcohol Variance - 311 East Main Street (City Council District 5). A request for an alcohol variance by Jerry Herring, for alcohol sales within 300 feet of Uplift Education, located at 311 East Main St, legally described as Lots 14-17A, Thomas Addition No. 1, City of Grand Prairie, Dallas County, Texas, zoned "CA" Central Area District.

Ms. Ware said this case is a request for a variance from the 300 foot required distance from the private school on Main Street (Uplift Grand Preparatory). Ms. Ware said she had received a letter of opposition from the Grand Prairie police department but had not received a response from the school.

Jerry Herring, 2517 Marion Street, said he had inquiries about liquor sales there, but he did not have a definitive plan, but was applying for the variance and then would go forward. He said the measurement from property line to property line is 127 ft. Council Member Giessner asked if the variance would stay with the building. Megan Mahan, City Attorney, said the new owner would have to come back and request the variance. Council Member Giessner asked who would get the variance. Rashad Jackson, Planning Director, said it would be tied to a particular business. Mayor Jensen asked Ms. Mahan to get a definitive answer as to whether or not it goes with the building or the particular applicant.

Council Member Humphreys moved, seconded by Mayor Pro Tem Clemson, to encourage staff to continue to work with Mr. Herring and to deny this variance. The motion carried unanimously.

Ayes: 8 - Mayor Ron Jensen; Mayor Pro Tem Jorja Clemson; Council Member Jeff Copeland; Council Member Mike Del Bosque; Council Member Greg Giessner; Council Member Cole Humphreys; Council Member John Lopez and Council Member Jeff Wooldridge

Citizen Comments

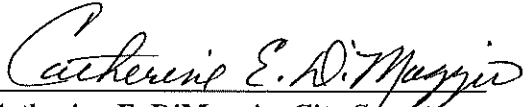
John Keys, 102 Wright Blvd, stated that the oil company behind him has a fueling station where they want to put a 30,000 gallon propane gas container that will be 65 -70' long. He said if this tank were to below up, it would take out ½ mile and it is close to adjacent residential. He said this gas is highly explosive. Mr. Keys said he had a petition from 60 people saying they do not want this tank in their neighborhood.

Elizabeth Hull, 104 Lida Court, stated she had the same issue as Mr. Keys. She said she received a letter from Douglas Distribution about the installation of this tank. Ms. Hull said she has spoken with Mr. Hills and to Environmental Services. She said it had been made clear that if Douglas Distribution adheres to all requirements, the tank can be installed. Ms. Hull said she has requested an FOI for all information the city has regarding this tank. She said that 83 single family homes will be negatively impacted by this installation.

Adjournment

Mayor Jensen adjourned the meeting at 8:29 p.m.

The foregoing minutes were approved at the November 17, 2020 Council meeting.


Catherine E. DiMaggio, City Secretary