



# City of Grand Prairie

City Hall  
300 W. Main Street  
Grand Prairie, Texas

## Minutes - Final

### City Council

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Tuesday, November 17, 2020

4:30 PM

City Hall - Council Chambers  
300 West Main Street

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#### Call to Order

Mayor Jensen called the meeting to order at 4:30 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 Redistricting after the 2020 Census - Presented by David Mendez, Bickerstaff Heath Delgado Acosta LLP  
  
*David Mendez, Bickerstaff, Heath, Delgado, explained why the city is required to redistrict. He said this redistricting does not impact the May 2021 election. Census data will be available March 2021 and the city must complete redistricting by mid-September 2021 to enable the counties to set up precincts with the new data. Mr. Mendez showed a schedule for tasks that must be completed during the redistricting process. He said the City Council would have several work sessions to discuss the proposed maps and provide input. A public hearing to get input from the community would also be held.*  
  
**Presented**
- 2 COVID Update - Presented by Steve Dye, Deputy City Manager/Chief Operating Officer  
  
*Steve Dye, Deputy City Manager, Chief Operating Officer, updated Council on COVID cases. He said in the U.S. cases are doubling every two months and hospitalizations are increasing across the country. Texas has over 1,000,000 positive cases. Grand Prairie has 70 deaths. Mr. Dye said Pfizer and Moderna have both come out with results of a final stage trial for a COVID vaccine. Johnson & Johnson is also in Phase 3 of clinical trials. The city has received a FEMA award of \$1.35 million. There is a testing site at the Southeast Campus of Tarrant Community College which is open seven days a week from 9:00 a.m. to 5:00 p.m. and you do not have to be a resident of Tarrant County. Emergency Assistance Program Grand Prairie United Charities was provided with a budget of the Emergency Assistance Program funds to ensure*

*that funds would last through the holidays.*

**Presented**

- 3** Short Term Rentals - Presented by Steve Collins, Code Compliance Manager, and Mark Dempsey, Deputy City Attorney

**Postpone**

- 4** Prairie Lights; Sneak-a-Peak; Epic Central Walk-Thru Christmas Lights; and Summit Re-opening - Presented by Duane Strawn, Parks, Arts and Recreation Director

*Duane Strawn, Parks, Arts and Recreation Director, stated that this year's Prairie Lights would be a total in-car experience. He said that GM Chevrolet has provided a \$30,000 sponsorship. Sneak-a-Peak will be virtual on Saturday, November 21. VIP and Media night will take place on November 24. Opening night for the public will be November 26 and will end on December 31. The Fast Pass will be available each night November 26 to November 29; December 4 - 6; and December 11-27, and will close each night at 9:00 p.m.*

*Mr. Strawn said the Candlelight Ceremony at Grand Prairie Memorial Gardens will take place on December 5.*

**Agenda Review**

*Mayor Pro Tem Clemson asked Council if they had any questions on Consent Agenda Items 6-33,. There were no questions. Mayor Pro Tem Clemson said Items 34 and 35 were to be tabled. Megan Mahan, City Attorney, stated that Item 18 (Lease Amendment with Anschutz Texas) should state Amendment 6 rather than Amendment 4. Council Member Humphreys asked if the rent reductions would be backdated to the original quarantine. Ms. Mahan referred to Item 15 (AEG lease rent reduction) and said this is an extension of the rent reduction that started at the beginning of COVID. Cheryl DeLeon, Deputy City Manager, stated that Item 14 (rent reduction for Eddlemon's at Prairie Lakes) would be effective beginning this fiscal year 2020-21.*

**Executive Session**

*Mayor Jensen convened a closed session at 5:18 p.m. pursuant to Chapter 551, Subchapter D of the Government Code, V.T.C.A., Section 551.072 "Deliberation Regarding Real Property," Section 551.074 "Personnel Matters," City Manager's Contract; and Section 551.087 "Deliberations Regarding Economic Development Negotiations." Mayor Jensen adjourned the closed session at 6:28 p.m.*

**Recess Meeting**

**Mayor Jensen recessed the meeting at 6:28 p.m.**

**Mayor Jensen reconvened the meeting at 6:38 p.m.**

**Mayor Pro Tem Jorja Clemson gave the Invocation. The Pledge of Allegiance to the US Flag and to the Texas Flag were led by Council Member John Lopez.**

**Presentations**

- 5** GPISD Education Foundation 50th Anniversary Proclamation - Presented by Mayor Ron Jensen

*Mayor Jensen presented a proclamation to members of the Grand Prairie ISD Education Foundation celebrating its 50th Anniversary.*

**Presented**

*A proclamation was presented to City Secretary Cathy DiMaggio who will be retiring December 2020.*

**Consent Agenda**

**Mayor Pro Tem Clemson moved, seconded by Council Member Humphreys, to approve Items 6 through 16, remove Item 17 for individual consideration, and approve Items 18 through 33. The motion carried unanimously.**

- 6** Minutes of the November 3, 2020 Council Meeting

**Approved on the Consent Agenda**

- 7** Price Agreement with Traffic Logix for preformed speed cushions (up to \$14,850 annually) for one year with the option to renew for four additional one year periods totaling \$64,250 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 period

**Approved on the Consent Agenda**

- 8** Price Agreements for safety boots and shoes from Work Wear Shoes (up to \$25,000 annually) and Red Wing Brands of America (up to \$25,000 annually) for one year with the options to renew for four additional one-year periods totaling \$250,000 if all extensions are exercised and authorize the City Manager to execute the renewal options with aggregate price fluctuations of the lesser of up to \$50,000 or 25% of the original maximum price so long as sufficient funding is appropriated by the City Council to satisfy the City's obligation during the renewal terms

**Approved on the Consent Agenda**



- 9 Price agreement for HVAC controls, equipment, installation, services and supplies from Enviromatic Systems, Inc. through a national inter-local agreement with BuyBoard at an annual cost of \$300,000 with the option to renew for two additional one-year periods totaling \$900,000 if all extensions are exercised  
**Approved on the Consent Agenda**
- 10 Purchase agreement with Knight Security Systems, LLC for security equipment, software upgrades, and installation services for the City wide Milestone video management software and video recording hardware in amount in the amount of \$133,434.98 through a state interlocal agreement with DIR.  
**Approved on the Consent Agenda**
- 11 Professional engineering services contract with Halff Associates in the maximum amount of \$124,634 for Stormwater Modeling Annual Update  
**Approved on the Consent Agenda**
- 12 Professional Services contract with Halff and Associates, Inc. for the Country Club Park PID-Slope Erosion Repairs in the total amount of \$29,500  
**Approved on the Consent Agenda**
- 13 Grant license to Fermin Baltierra Perez, to allow for the encroachment of a concrete retaining wall on a utility easement and around the perimeter of the yard located at 108 Matamoras Street for a license fee of \$300  
**Approved on the Consent Agenda**
- 14 First Amendment to Restaurant Lease for a temporary rent reduction of 10% with Eddlemon Brothers at Prairie Lake Golf Course due to COVID-19 impacts  
**Approved on the Consent Agenda**
- 15 Extension of AEG Lease Amendment for a 50% Rent Reduction during the term of the COVID pandemic through June 30, 2021  
**Approved on the Consent Agenda**
- 16 Amendment to Ground Lease with Grand Prairie Sports Facilities Development Corporation to conform with new development at Airhogs Stadium  
**Approved on the Consent Agenda**
- 17 Resolution authorizing a Fifteen-Year Tenant Lease with Option to Renew for two Ten-Year Terms with MLC Dallas Stadium Co, LLC (or related assignee), for the Conversion Construction and Operation of a Cricket Stadium in the Entertainment District for a base rent of \$20,000 monthly for 80 months, and \$10,000 monthly for the Remainder of the Lease and percentage rent of 5% of Gross Revenues;



Economic Development Agreement for a Cash Grant of \$1,300,000 for Construction, a \$200,000 Maintenance Reserve, waiver of all construction building permit fees and impact fees, and a 100% rebate of the 1% General Fund sales tax for construction materials; Consent to Easement and Use Agreement between MLC Dallas Stadium Co, LLC (or related assignee) and Anschutz Texas, L.P. for related construction on ancillary land

*Harold Willis, 538 Lindly, stated that he thought cricket would be a great addition to the city and would draw spectators from many states and countries.*

**Council Member Humphreys moved, seconded by Council Member Lopez, to approve Item 17. The motion carried unanimously.**

- 18** Lease Amendment No. 4 with Anschutz Texas, LP to amend the boundaries of certain outparcels in the Entertainment District and amend Non-Competition Agreement

**Approved on the Consent Agenda**

- 19** Ordinance amending the FY 2020/2021 Cable Fund; Purchase of audio-visual equipment and integration services for the upgrade of the City Council Chambers presentation system from Audio Visual Innovations, Inc DBA AVI-SPL in the amount of \$93,440.23 with \$4,672 as a contingency for a total not to exceed \$98,112.23 through a state interlocal agreement with DIR

**Adopted**

Enactment No: ORD 10931-2020

- 20** Ordinance to convey a utility easement and right-of-way to Oncor Electric Delivery for installation of additional street lights at City of Grand Prairie Service Center

**Adopted**

Enactment No: ORD 10932-2020

- 21** Ordinance amending Chapter 13, Article 19 - Gas Drilling and Production Ordinance

**Adopted**

Enactment No: ORD 10933-2020

- 22** Ordinance amending Chapter 29, "Code Compliance" by adding Article X, "Donation Boxes" of the Code of Ordinances of the City of Grand Prairie, Texas; providing a penalty clause, a savings clause and a severability clause; and providing an effective date upon passage and publication

**Adopted**

Enactment No: ORD 10934-2020

- 23** Ordinance amending the FY 2020/2021 Capital Improvement Projects Budget; Contract for City Hall West Variable Air Volume (VAV) units replacement and duct cleaning to Trane in the estimated amount of \$365,368.00, through a national inter-local agreement with Omnia Partners.
- Adopted**
- Enactment No: ORD 10935-2020
- 24** Resolution authorizing the City Manager to execute a Texas Commercial Driver License Third-Party Skills Testing Provider Agreement, a Vendor Agreement for Driver Records, an Agreement to Purchase Driver Records and Driver Record Monitoring Services, a Data Sharing Agreement, and other documents with the Texas Department of Public Safety necessary to enable the City of Grand Prairie to administer Commercial Driver License tests on behalf of the State of Texas
- Adopted**
- Enactment No: RES 5125-2020
- 25** Resolution granting a Chapter 380 Economic Development Agreement with Grand Prairie Local Government Corporation for a cash grant of \$2,000,000 to be used for purchase and maintenance of real property
- Adopted**
- Enactment No: RES 5126-2020
- 26** Consideration of all matters incident and related to a resolution approving and authorizing publication of notice of intention to issue Series 2021 Certificates of Obligation, including the adoption of a resolution pertaining thereto
- Adopted**
- Enactment No: RES 5127-2020
- 27** Resolution authorizing the City Manager to execute an Amended and Restated Interlocal Agreement for Mutual Aid Information Technology Services with the City of Allen, TX
- Adopted**
- Enactment No: RES 5128-2020
- 28** Resolution authorizing the City Manager to apply for funding from the Tarrant County 9-1-1 District's FY 21 P25 Radio Interoperability Assistance Program" for the purchase of Project 25 (P25) compliant radios, system software and equipment in the estimated amount of \$149,992 from Motorola through a national interlocal agreement with HGAC
- Adopted**

Enactment No: RES 5129-2020

- 29** Resolution declaring expectation to reimburse expenditures with proceeds from the issuance of future debt for Street Assessment Implementation, Sidewalk Repairs and Guard Rail Repairs as outlined in the adopted Capital Improvements Program (CIP)

**Adopted**

Enactment No: RES 5130-2020

- 30** Resolution authorizing the City Manager to enter into a Local Project Advance Funding Agreement (LPAFA) with the Texas Department of Transportation (TxDOT) for the installation of Dynamic Message Signs (DMS) and Closed-Circuit CCTV cameras along Main Street (SH 180) from East of Hensley Drive to Great Southwest Parkway for \$574,118, which will be 100% reimbursed

**Adopted**

Enactment No: RES 5131-2020

- 31** Resolution appointing Vice Chairs to Boards of Directors for two Tax Increment Financing (TIF) Zones, TIF #1 and TIF #3

**Adopted**

Enactment No: RES 5132-2020

- 32** Resolution establishing the City's Legislative Agenda and Priorities for the 87th Legislature

**Adopted**

Enactment No: RES 5133-2020

- 33** City Manager's Contract

**Approved**

### **Planning and Zoning Items to be Tabled**

**Mayor Pro Tem Clemson moved, seconded by Council Member Humphreys, to table Items 34 and 35 on the Planning and Zoning Items to be Tabled. The motion carried unanimously.**

- 34** CP200801 - Concept Plan - Cottages at Dechman (City Council District 2). Concept Plan for the Cottages at Dechman, a multi-family development with a mixture of attached and detached units on 15.91 acres. Tract 2 of Leonidas O'Gwinn Survey, Abstract No. 1105, City of Grand Prairie, Dallas County, Texas, zoned PD-20, within the IH-20 Corridor Overlay District, and generally located at the northwest corner of Dechman Dr and the IH-20 frontage road. (On November



9, 2020, the Planning and Zoning Commission tabled this request by a vote of 5-3).

**Tabled**

**35**

SU201101 - Specific Use Permit/Site Plan - Impound Lot at 2409 E Main St (City Council District 5). Amendment of Specific Use Permit & Site Plan to allow Auto Impound Lot as an additional use under current SUP for Used Auto Sales. 1.402 acres out of the Thomas Collins Survey, Abstract 308, being Westover Place Addition, Block A, Lots 3,4,7 & 8, City of Grand Prairie, Dallas County, Texas, zoned Light Industrial (LI) District and designated Specific Use Permit-814A, located in CBD No. 4, generally located southeast of E. Main Street and Bagdad Road, and addressed as 2409 E. Main Street. (On November 9, 2020, the Planning and Zoning Commission recommended denial of this request by a vote of 6-2. The applicant has filed an appeal requesting that this item be forwarded to the City Council for consideration on December 15, 2020).

**Tabled**

### **Public Hearing on Zoning Applications**

**36**

CPA201001 - Comprehensive Plan Amendment - 2601 Hines Avenue (City Council District 1). A request to change the Future Land use Map from Mixed use to Commercial, Retail, and Office. Located at 2601 Hines Avenue, legally described as Cox and Hines Located at 2601 Hines Avenue, legally described as Cox and Hines Subdivision, Lots 1-3, 4A, 5 A, 6-8, Block D, City of Grand Prairie, Tarrant County, Texas, zoned Commercial Office District, and generally located south of Hines Avenue and west of South Great Southwest Parkway.(On October 26, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).

*Savannah Ware, Chief City Planner, reviewed Case CPA201001 and companion Item 37, Case Z201003. She said the proposed change would bring consistency with the FLUM with the surround area and land uses.*

*Ms. Ware said staff and the Planning and Zoning Commission recommended approval.*

*Ms. Ware said Case Z201003 is a request for a zoning change from Commercial Office District to Commercial District. The owner would develop the site in two phases. The first phase would include a large commercial building and the second phase would be spec retail/restaurants. There would be no outside storage or industrial type uses. Ms. Ware said the Planning and Zoning Commission and staff recommended approval of this zoning case.*

*Walter Nelson, 3012 Hobble Court, was present to answer questions.*

*Council Member Humphreys asked who initiated this case. Ms. Ware said the applicant initiated the zoning change and the staff brought forth the CPA201001.*

**Mayor Pro Tem Clemson moved, seconded by Council Member Wooldridge, to close the public hearing and approve Case CPA201001. 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 10936-2020

37

Z201003 - Zoning Change - C at 2601 Hines Avenue (City Council District 1). A request to change the base zoning from Commercial Office (CO) to Commercial (C) to allow for future development at this location. Located at 2601 Hines Avenue, legally described as Lots 1-3, 4A-5A, 6-8, Block D, L. Cox and C. Hines Resubdivision, City of Grand Prairie, Tarrant County, Texas, zoned Commercial Office District, and generally located south of Hines Avenue and west of South Great Southwest Parkway. (On October 26, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).

**Mayor Pro Tem Clemson moved, seconded by Council Member Del Bosque, to close the public hearing and approve Case Z201003.**

**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 10944-2020

38

SU201001 - Specific Use Permit - Marshal Renee Construction (City Council District 1). Specific Use Permit for a Contractor's Shop with Outside Storage. Lot 1, Block 1, Zac's Ridge Conference Center, City of Grand Prairie, Dallas County, Texas, zoned LI, within the SH-161 Corridor Overlay District, and addressed as 1771 Robinson Rd. (On October 26, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).

*Ms. Ware reviewed Case SU201001 for a contractor shop with outside storage. She said operations include installation of decorative pavers and ornamental iron. Ms. Ware then went over Planning and Zoning Commission and staff recommendations:*

- 1. Applicant shall submit final record drawings to the Engineering Division for processing and final acceptance before a Certificate of Occupancy will be released;*
- 2. Applicant shall schedule and pass any remaining inspections with the Building Inspections Division before a Certificate of Occupancy will be released.*
- 3. Applicant shall obtain a Certificate of Occupancy within 30 days of City Council approval of this request;*
- 4. Applicant shall obtain City Council approval of a Site Plan for additional construction or future expansion;*
- 5. Applicant shall provide and install landscaping that meets current Appendix F Standards within six months of City Council approval of the SUP;*
- 6. Applicant shall make any driveway and roadway improvements needed to handle expended business operations. Transportation and Public Works will assess future expansion and determine requirements upon the formal submittal of the Site Plan request;*



7. Applicant shall post on-site signage to prevent heavy trucks from turning right to exit the site and travel northbound to Robinson Road to connect to SH-161;
8. Heavy trucks shall use W. Marshall Road to connect to SH-161;
9. Any storage of materials under power lines is prohibited;
10. Permanent screening of outside storage shall meet requirements in the UDC; and
11. The area used for outside storage shall not exceed what is allowed by the UDC.

Council Member Lopez asked if the operator would own the trucks. Ms. Ware replied that he would own the trucks. Council Member Lopez asked if there would be maintenance on trucks. Ms. Ware replied there would be no maintenance work on trucks on site. Mayor Pro Tem Clemson stated since this would be visible from SH-161 and asked if there would be fencing. Ms. Ware stated that most outside storage is behind the building and the applicant will construct another building that will block that storage.

**Mayor Pro Tem Clemson moved, seconded by Council Member Humphreys, to close the public hearing and approve Case SU201001. 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 10937-2020

39

Z201002 - Zoning Change - LI at 1303 W Hunter Ferrell Rd (City Council District 1). Requested Zoning Change from PD-10 (Mobile Home Park) to Light Industrial (LI) district for an industrial development with a 610,000 sq. ft. warehouse/distribution facility. A 10.667-acre tract of land in the I. Jennings Survey, Abstract No. 679, City of Grand Prairie, Dallas County, Texas, zoned PD-10 (Mobile Home Park), generally located southwest of Hunter Ferrell Road and MacArthur Blvd, and addressed as 1303 Hunter Ferrell Road. (On October 26, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).

Ms. Ware reviewed Case Z201002 to rezone to LI on 10.667 acre. She said that LI zoning surrounds this property. The site plan for this site will come before council in a couple months. Ms. Ware said staff and the Planning and Zoning Commission recommended approval of this case.

Robert Baldwin, 3904 Elm Street #B, Dallas, was present to answer questions.

**Mayor Pro Tem Clemson moved, seconded by Council Member Copeland, to close the public hearing and approve Case Z201002. 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 10938-2020



40

TA201001 - Text Amendment - Appendix O - Hospital District. Text Amendment to Appendix O: Hospital District of the Unified Development Code to add "Funeral Home" to the list of permissible uses. (On October 26, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).

*Ms. Ware stated that this text amendment would add funeral homes as a permissible use to Appendix O - Hospital District.*

**Mayor Pro Tem Clemson moved, seconded by Council Member Del Bosque, to close the public hearing and approve Case TA201001**

**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 10939-2020

41

TA201002 - Accessory Structure Text Amendment : Amendment to Article 6 Density and Dimensional Requirements of the Unified Development Code; An ordinance amending Article 6 Section 6 Accessory Structures to amend development regulations for accessory structure size, height and allowed exterior materials.(On October 26, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).

*Rashad Jackson, Planning Director, reviewed Case TA201002 to revise standards for accessory structures with regard to building materials; size and height flexibility for certain neighborhoods or lot sizes; and revise the UDC to help minimize the number of variance requests. He said the Council Development Committee had discussed this proposed text amendment at two meetings. The maximum height will be 22' and wall height for accessory structures less than 200 sq. feet will be a maximum of 10'. The overall size would be based on maximum lot coverage per zoning district. For lots less than 1/2 acre, the structure cannot exceed 50% of the principle home. On lots of 1/2 acre or more, structure shall not exceed 10% of the square footage of the total area of the residential lot or tract of land. Mr. Jackson said metal exteriors were allowed on structures larger than 200 sq. ft. With homes within an HOA, a letter from the HOA would be required.*

*Council Member Humphreys expressed concern about small homes in District 5 not being able to build an accessory structure. Mr. Jackson said they could request a variance if the structure exceeded 50% of the existing home. Council Member Wooldridge said some people buy homes on a big lot so they can build a shop and so the Council Development Committee came up with this compromise.*

**Council Member Wooldridge moved, seconded by Council Member Del Bosque, to close the public hearing and approve Case TA201002. 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 10940-2020

42

TA201003 - Hybrid Housing Text Amendment: Amend Residential Development Standards of the Unified Development Code to establish development and design standards for hybrid housing or build to rent residential development; an ordinance amending Appendix W Residential Development Standards; Article 4 Permissible Uses; Article 10 Parking and Loading Standards and Article 30 Definitions of the Unified Development Code. (On October 26, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).

*Mr. Jackson stated that staff had presented this proposed text amendment for hybrid housing twice to the Council Development Committee. Council Member Copeland referred to the Avilla project and said he believed it was an honest mistake by Council that the grade of the building was going to be so much higher than the street. He said he thought this amendment was a huge overreaction to that. Discussion took place on the Avilla project that was previously approved. Mayor Jensen stated that Council could look at these on a case by case basis.*

**Council Member Wooldridge moved, seconded by Council Member Del Bosque, to close the public hearing and approve Case TA201003. The motion carried.**

**Ayes:** 7 - Mayor Ron Jensen; Mayor Pro Tem Jorja Clemson; Council Member Mike Del Bosque; Council Member Greg Giessner; Council Member Cole Humphreys; Council Member John Lopez and Council Member Jeff Wooldridge

**Nayes:** 1 - Council Member Jeff Copeland

Enactment No: ORD 10941-2020

43

MTP200801 - Amendment to Thoroughfare Plan - Cottages at Dechman (City Council District 2). Amendment to the Master Thoroughfare Plan to remove an unnamed collector road from the Master Thoroughfare Plan. The unnamed collector road creates an additional connection from Fish Creek Rd/Dechman Dr to the Interstate 20 WB Frontage Rd. (On November 9, 2020, the Planning and Zoning Commission recommended to deny this request by a vote of 5-3).

*Mr. Jackson reviewed Case MTP200801 to remove an unnamed collector. He said the Planning and Zoning Commission recommended denial of this case because they would like to wait for another proposal from a developer. He said the Traffic Impact Analysis found that there would be no significant impact and staff recommended approval.*

*Council Member Giessner asked if TXDOT had estimated when this project would be complete. Walter Shumac, Transportation Director, said they estimated a year or more.*

**Council Member Giessner moved, seconded by Council Member Copeland, to close the public hearing and approve Case MTP200801. 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 10942-2020

44

Z200401A - Zoning Change - Heritage Towne Amendment (City Council District 6). A Planned Development Amendment for Heritage Towne, a development on 76.96 acres which includes single-family, multi-family, commercial, and open space uses. The purpose of the request is to add additional commercial zoning along Davis Road. Tracts 186713 and 186714, J Lawrence Survey, Abstract No. 616, City of Grand Prairie, Ellis County, Texas. Zoned PD-399 and addressed as 2925 Davis Drive. Generally located north of Hwy 287, and east of HWY 360. (On November 9, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).

*Ms. Ware said staff and the Planning and Zoning Commission recommended approval of this case.*

**Council Member Wooldridge moved, seconded by Deputy Mayor Pro Tem Clemson, to close the public hearing and approve Case Z200401A. 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 10943-2020

## **Planning and Zoning Items for Individual Consideration**

45

S201002 - Site Plan - ATS Drive-Thru (City Council District 1). A site plan request for a 10,994 square foot building which will include retail and a drive through restaurant on 1.14 acres. Located at 2615 W Pioneer Parkway, legally described as Sam's Properties Addition, Lot 1R, City of Grand Prairie, Tarrant County, Texas, zoned Light Industrial District, and generally located south of Pioneer Parkway and west of South Great Southwest Parkway. (On October 26, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).

*Ms. Ware reviewed Case S201001 for a 10,994 sq. ft. building with 75% restaurant and 25% retail. Ms. Ware said access would be off Pioneer Parkway and Great Southwest Parkway. She said the applicant was working on obtaining a shared access agreement. Ms. Ware said the case meets density and dimensional requirements. Landscape plan generally meeting requirements except one exception for site/street trees for which the applicant has requested a variance. Building Elevations meet and exceed Article 6 requirements. One variance is requested for the required site/street trees.*



*Ms. Ware went over staff recommendations:*

- 1. An access easement established with the property owner on the corner of W. Pioneer Parkway and S. Great Southwest Parkway. The applicant will need to file the agreement with the county and provide a separate instrument number on the replat;*
- 2. A shared parking agreement executed before the issuance of building permits; and*
- 3. The property is replatted before the issuance of building permits; and*

*Matthew Loh, 2625 W. Pioneer Parkway, said that Asia Times Square is very appreciative of city support and staff. He said the customer service from this city is excellent. Mr. Loh said he wants to make Hong Kong Market a destination. He said the majority of customers are from surrounding cities and on special holidays, customers come from other states. He said he would like to bring in more Class A brands that will bring more people from outside Grand Prairie.*

*Tony Nguyen, 2625 W. Pioneer Parkway, said he was representing 7 Leaves Café. He said the cafe specializes in coffee and teas and it would be a great fit for Grand Prairie. Mr. Nguyen said there were 7 Leaves Cafes in Frisco and Carrollton.*

*Josh Steiger, 600 Six Flags Drive, Arlington, stated he was in support of this case and was present to answer questions.*

**Mayor Pro Tem Clemson moved, seconded by Council Member Copeland, to approve Case S201002 with staff conditions. 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

46

S201101 - Site Plan - Hamilton Bardin Village Phase 1 (City Council District 4). Site Plan for Phase 1 of Hamilton Bardin Village, which includes 405 multi-family units in five buildings with a five-story parking garage on 9.647 acres, a 43,874 sq. ft. movie theater on 5.147 acres, and open space on .93 acres. Sheffield Village Addition Phase 4, 5, and 6, Block 3, Lot B, City of Grand Prairie, Tarrant County, Texas, zoned PD-395, within the SH-360 Corridor Overlay District, generally located south of I-20, east of SH-360, and north of Bardin Rd, and addressed as 3025 W I-20. (On November 9, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).

*Ms. Ware reviewed Case S201101. She said the site is comprised of 22 acres within the I-20 and SH-360 Corridor Overlay Districts. The first phase would contain Multi-Family and a Theater. The Multi-Family will have five buildings and 405 units, with a structured parking garage. Ms. Ware said the theater meets density and dimensional requirements. The landscape plan meet screening requirements. Building materials are brick, stucco and fiber cement siding. The Draft House has concrete tilt-wall panels, architectural metal panels and murals. The theater will have an outside screen to have outside movies.*

*Ms. Ware said the Multi-Family amenities include a dog park, two pools, fitness center, business center, coworking space a lounge and sky deck. The case meets Appendix W amenities requirements as well as Appendix F requirements.*

*Variance include the following:*

1. *Exterior Color* – the west building elevation includes a red metal panel that accounts for 17% of the facade, which exceeds the 10% allowed in Appendix F.
2. *Required Windows* – the proposal does not meet the 30% window requirement for the north facade or the window requirement for the whole building.
3. *Setbacks* – the articulation bump-outs on the multi-family buildings encroach the setback by five feet along the south and west property lines. Multi-family buildings are setback 40 feet from the internal lot line to the north. The UDC requires a rear yard setback of at least 45 feet.
4. *Landscape Buffer* – Appendix F requires a 30 ft. landscape buffer along streets. The landscape buffer along the I-20 frontage road is 25 ft.
5. *Parking Lot Design* – Appendix F requires concrete pedestrian paths between rows of parking spaces and tree islands every 10 parking spaces. The proposal does not include concrete pedestrian paths and the number of parking spaces between tree islands exceeds 10 spaces.

*Ms. Ware said staff did not object to the requested variances. She said staff had received a letter from a nearby property owner regarding the metal seam roof material; street trees; trash enclosure located between Bardin and Multi-Family; and traffic.*

*Ms. Ware said the Planning and Zoning Commission recommended approval as well as staff.*

*Council Member Lopez stated he was concerned about traffic and said once it gets built, staff would need to monitor traffic. He added that children use the bridge to walk to Bowie Elementary. Council Member Copeland asked if anyone spoken to Mr. Peck about the Hybrid housing.*

**Council Member Lopez moved, seconded by Council Member Del Bosque, to approve Case S201101 with the Planning and Zoning and staff recommendations. 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

**47**

S200901 - Site Plan - Kalterra Phase 1 (City Council District 2). Site Plan for a multi-family development of 412 units in four buildings on 11.74 acres. Tract 7 of the William Reed Survey, Abstract No. 1193 and Tract 1.1 of the Frederick Dohme Survey, Abstract No. 395, City of Grand Prairie, Dallas County, Texas, zoned PD-397, within the SH-161 Corridor Overlay District, and generally located on the northwest corner of SH-161 and Forum Dr. (On November 9, 2020, the Planning and Zoning Commission recommended denial of this request by a vote of 8-0. The applicant has filed an appeal requesting this item be forwarded to the City Council for consideration).

*Mr. Jackson reviewed Case S200901 shifting Phase One (Multi-Family) to Forum Drive. The Planning and Zoning Commission brought up concerns about parking. Mr. Jackson said the exteriors will remain the same.*

*A variance was requested for perimeter fence and gated entry. He said the applicant proposed securing individual buildings and fencing off internal courtyards. Mr. Jackson said the Planning and Zoning Commission recommended denial of this case and staff*



*recommended approval with conditions:*

- 1. The applicant shall coordinate with the designated representative of the City of Grand Prairie Police Department to finalize the plan to secure individual buildings and courtyard areas; and*
- 2. The location, design, and character of the enhanced screening (landscape and metal screening walls) along the internal street shall be consistent with what is depicted on the site plan and Exhibit H – Enhanced Screening, as determined by the Director of Planning and Development or designee.*

*Council Member Lopez asked if the applicant was still planning a daycare. Mr. Jackson stated he was not sure.*

*Council Member Giessner asked why the Planning and Zoning Commission denied this case. Mr. Jackson said they were concerned with parking but the applicant is in compliance with required parking. He said the Planning and Zoning Commission also felt that the amenities in each of the Multi-Family buildings were not sufficient for the number of units. Council Member Giessner asked if there were fewer amenities. Mr. Jackson said the Planning and Zoning Commission did not feel there was enough open space. Mayor Pro Tem Clemson referred to the metal fence. Mr. Jackson said the metal decorative wall was to screen parking areas and extend the building face.*

*Gabriel Northington, 879 Junction Drive, Allen, stated he was one of the architects and was present to answer questions. He said this site plan provides two points of access to the development and allows for access off the drive to the south. Mr. Northington said the total number of units and parking ratio has not changed, so each building has a similar number of units and a similar number of parking spaces.*

*Council Member Lopez asked Mr. Northington if another entryway was being added to the Multi-Family. Mr. Northington said there is another access off Forum for Multi-Family and also the main primary drive. Council Member Lopez asked if the access would be both ways. Mr. Northington replied they would. Council Member Lopez expressed concern about additional traffic on Forum. He asked if there would be a daycare. Mr. Northington said there would be. Council Member Lopez suggested protecting the daycare by fencing and other security. Council Member Copeland noted that in between the proposed Multi-Family and retail to the east and asked if there would be fencing to keep them out of the Multi-Family. Mr. Northington said there would only be access by keyfob and gated access points will be by keyfob only.*

*Council Member Giessner asked if there were additional amenities in compensate for the variances. Mr. Northington said yes, the original concept had almost no courtyard so the parking has been moved to the outside of the buildings. Steve Dye, Deputy City Manager/Chief Operating Officer, said they will have to do some more work with the police to get a master access to the courtyard areas. Mr. Northington replied that he had spoken with Greg New and Chief Ronnie Morris regarding the crime free program.*

**Council Member Giessner moved, seconded by Council Member Copeland, to approve Case S200901 per staff conditions. 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



48

S200603 - Site Plan - Hunter Ferrell Logistics Park (City Council District 1). Site Plan for Hunter Ferrell Logistics Park, a development with a 210,856 sq. ft. warehouse building on 13.62 acres. Tracts 14.2, Isreal Jennings Survey, Abstract No. 679, City of Grand Prairie, Dallas County, Texas, zoned Light Industrial, and addressed as 2400 W Hunter Ferrell Rd. (On November 9, 2020, the Planning and Zoning Commission recommended approval by a vote of 8-0).

*Mr. Jackson reviewed Case S200603 and said the case meets density and dimensional requirements. Mr. Jackson showed the landscape plan and site elevations. He explained that the applicant had to move the docks to face the street because of requirements by City of Irving to align entrances with median cuts.*

*The Planning and Zoning Commission recommendations include:*

- 1. The applicant shall coordinate with the Parks Department to connect the proposed walking trails to the existing trail west of the property. The design of the connection, including the materials, shall meet the Parks, Arts, and Recreation Department's requirements. The applicant shall construct this connection in conjunction with the proposed trail and activation feature.*
- 2. The future parking area shall not be used for parking/storing trailers.*
- 3. All construction shall comply with the latest adopted building codes, specifically the required distance between the building and property line. This can be accomplished by establishing a no-build easement to the south on City property or by reducing the building and/or reconfiguring the site. Before applying for a building permit, the applicant shall resolve this issue.*
- 4. Provide decorative metal fencing to screen future parking area from activation feature and trail.*

*Requested variances include:*

- 1. Truck Docks Location – Truck docks are prohibited along any primary facade.*
- 2. Row of Parking Between the Street and Building – No more than two rows of vehicle parking shall be allowed between a street and building facade.*
- 3. Parking/Storage of Heavy Trucks or Trailers Along Hunter Ferrell – Parking of heavy trucks or areas intended for parking/storage of trailers shall not be located adjacent to a primary building facade or street.*
- 4. Parking/Storage of Trailers in Future Parking Area – Areas intended for parking/storage of trailers shall not be located adjacent to a primary building facade.*
- 5. Tree Preservation Requirements – Appendix X requires that developers submit a tree survey and preserves a minimum of 30% of the total existing caliper inches. The applicant has not submitted a tree survey.*

*Staff recommendations include:*

- 1. The applicant shall coordinate with the Parks Department to connect the proposed walking trails to the existing trail west of the property. The design of the connection, including the materials, shall meet the Parks, Arts, and Recreation Department's requirements. The applicant shall construct this connection in conjunction with the proposed trail and activation feature.*
- 2. The future parking area shall not be used for parking/storing trailers.*
- 3. All construction shall comply with the latest adopted building codes, specifically the required distance between the building and property line. This can be accomplished by establishing a no-build easement to the south on City property or by reducing the building and/or reconfiguring the site. Before applying for a building permit, the applicant shall resolve this issue.*

*Council Member Copeland asked Mr. Jackson about the dock doors facing the*

right-of-way because of Irving requirements to align the access with median cuts. Mr. Jackson said in order to be amendable with Irving, the trees will screen the docks based on the proposed height of the docks. Council Member Copeland said that did not match up with the picture shown with the site line. Mr. Jackson stated Council could ask the applicant to berm depending on the site plan. Council Member Copeland asked that the motion include a berm. Council Member Giessner said the berm would negate the tree screening. Mr. Jackson said the trees could be planted lower than the berm.

Brad Cooper, 3819 Maple Avenue, Dallas, Crow Holdings, referred to the dock doors facing Hunter-Ferrell Road and stated that the City of Irving was requiring them to align the access with median cuts. He said there would be screening for the dock doors. Council Member Copeland asked if it would be possible to have a taller fence. Mr. Cooper said they could berm under the fence and have an 8ft. fence with trees. Mayor Pro Tem Clemson asked if it could be a 10' fence with a berm. Mr. Cooper replied that it could. Mayor Pro Tem Clemson asked if mature trees would be planted. Mr. Cooper replied when mature trees are planted they tend to die earlier. The consensus reached after discussion was for an 8 ft. fence with a berm.

Council Member Humphreys suggested a concrete hill. Mr. Cooper replied that 18-wheelers would get caught on that.

**Mayor Pro Tem Clemson moved, seconded by Council Member Giessner, to approve Case S200603 with a 2 ft. berm, an 8 ft. fence and trees on the ground level and per Planning and Zoning Commission and staff recommendations. 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

Carol Harrison-Lafayette, 1350 Skyline Road, #425, Executive Director of Community Step-up, which specializes in trauma. Ms. Harrison-Lafayette said her father was a community activist. She said when she was three years old the police chief called her a "nigger girl." She said the police chief harassed her father and when she was older she went to counseling because of these incidents. Ms. Harrison-Lafayette said her first job was with the City Manager's Office where she would fill in for secretaries and answer phones. She said she would have liked to come to the city and thank Council for their customer service but the city makes contributions to other city charities but not Community Step-Up.

Harold Willis, 538 Lindly, stated that two weeks ago on election day the Citizens on Patrol at Warmack Library directed traffic and this was extremely helpful to voters. He said at 2:50 a.m. on Sunday morning he dialed 9-1-1 because he heard multiple gun shots on Bardin Road but there was no ring. He called 9-1-1 again and finally someone answered and asked what province he was in and when he was then transferred back to the 9-1-1 in Grand Prairie. Mr. Willis said he had spoken with a man who lived in this area who felt this might be retaliation. Mr. Willis said he was concerned about the failure to communicate with 9-1-1. He suggested placing the police tower off Bardin might send a signal to those who might do this again in this densely populated area.

## Adjournment

Mayor Jensen adjourned the meeting at 8:50 p.m.

*The foregoing minutes were approved at the December 15, 2020 Council Meeting.*

A handwritten signature in blue ink, appearing to read "Mona Lisa Galicia", is written over a horizontal line.

Mona Lisa Galicia, City Secretary for  
Catherine E. DiMaggio, retired City Secretary