



City of Grand Prairie

City Hall
300 W. Main Street
Grand Prairie, Texas

Minutes - Final

City Council

Tuesday, December 15, 2020

5:30 PM

Via Zoom

Call to Order

Mayor Jensen called the meeting to order at 5:30 p.m. Council Member Del Bosque joined the meeting at 5:45 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

Staff Presentations

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

Deputy City Manager / Chief Operating Officer Steve Dye and Emergency Management Coordinator Chase Wheeler provided an update on COVID-19 testing - trends and vaccination protocol - and an update on the Emergency Assistance Program.

Presented

2 Update on Special Election to be ordered to fill a vacancy in Council District 2 - Presented by Mona Lisa Galicia, Deputy City Secretary

Deputy City Secretary Mona Lisa Galicia presented information on proposed order for an election to fill the vacancy for the unexpired term of Council Member District 2.

Presented

Agenda Review

Mayor Pro Tem Clemson asked if there were any questions on agenda items. Mr. Copeland commented on item 34 Ground Lease involving Ken Shaumberg, indicating his support of a Jeep Park. Mr. Giessner advised the Finance and Government Committee reviewed fourteen items found on the consent agenda and recommended them for approval. Mayor advised he would recuse himself on item number 47.

Recess

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

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

**Invocation given by Mayor Pro Tem Jorja Clemson
Pledge of Allegiance and Pledge to the Texas Flag led by Council Member Cole
Humphreys**

Presentations

- 3** Comments from Mayor Ron Jensen and the Swafford Family honoring Former Deputy Mayor Pro Tem Jim Swafford

Mayor Jensen introduced Council Member Jim Swafford's children, Renae Reckner and Robert Swafford, and presented them a resolution from State Representative Yvonne Davis and a personal letter from Senator Ted Cruz and Mrs. Heidi Cruz. Mayor Jensen presented information about Mr. Swafford's time in service while several photos were shown to the public. Mr. Robert Swafford and Ms. Reckner expressed their appreciation.

Presented

Consent Agenda

Mayor Pro Tem Clemson moved, seconded by Council Member Giessner, to approve items four through forty-four of the Consent agenda. Motion carried unanimously.

- 4** Minutes of the November 17, 2020 Council Meeting

Approved on the Consent Agenda

- 5** Ratification of the application for the FY2020 Urban Area Security Initiative (UASI) Grant of approximately \$164,243; authorize the City Manager to accept the grant by signing the Sub-Recipient Agreement and other grant related documents from the Office of the Governor-Homeland Security Grants Division

Approved on the Consent Agenda

- 6** Price agreement for cleaning and chemical supplies from State Industrial Products through a State Inter-Local agreement with The Interlocal Purchasing System (TIPS), at an estimated annual cost of \$25,000 for one year with the option to renew for four additional one-year periods totaling \$125,000 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

- 7** Price Agreement for Priority Service Plan from Audio Fidelity Communications

Corp dba Whitlock through a national inter-local agreement with DIR for an initial 15-month term at an estimated annual cost of \$38,496.56 with the option to renew for one additional one-year period in the amount of \$32,980; totaling \$71,476.56 if the extension is exercised and 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

- 8 Price agreement for temporary banquet, bar, wait & support staff from Vine Group (up to \$200,000 annually) for one year with the option to renew for four additional one year periods totaling \$1,000,000 if all extensions are exercised and authorize the City Manager to execute the renewal options with aggregate price fluctuation 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 OEM preventive maintenance, repairs and parts on police pursuit motorcycles from Longhorn Harley-Davidson through a national interlocal agreement with BuyBoard at an estimated annual cost of \$50,000 for one year with the option to renew for two additional one-year periods totaling \$150,000 if all extensions are exercised and 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

- 10 Price Agreement for a Police and Fire Employee Assistance Program (EAP) from Workers Assistance Program, Inc. dba Alliance Work Partners (at a Per Employee Per Month (PEPM) cost of \$1.52; estimated \$12,768 annually) beginning January 1, 2021 for one year with the option to renew for four additional one-year periods with a 5% increase every two-years, totaling \$66,528 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 of 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 Purchase of Electric and Gas Utility Auditing services from Troy & Banks at 33% of realized savings

Approved on the Consent Agenda

- 12 Purchase two (2) new Godwin NC100S trailer mounted pumpset for \$44,946.20 each, from Xylem Dewatering Solutions, Inc., through an inter-local agreement with

Houston-Galveston Area Council (HGAC)

Approved on the Consent Agenda

- 13** Purchase of seven (7) new 18-passenger para-transit buses for \$80,771 each, from Creative Bus Sales, Inc., respectively for a combined total of \$565,397

Approved on the Consent Agenda

- 14** Purchase of seven (7) new Dodge Charger SXT sedan for \$25,550 each, from Morse Operations, Inc. dba Ed Morse Automotive, respectively for a combined total of \$179,450 through national interlocal agreement with HGAC

Approved on the Consent Agenda

- 15** Purchase of one (1) new Kenworth T440 tandem truck with dump body for \$153,527.05, one (1) new Kenworth T370 truck with dump body for \$113,317.55, one (1) new Kenworth T370 truck with utility body for \$149,800.55, and two (2) new Kenworth T370 truck with grapppler body for \$198,221.69 each, from Texas Kenworth Co. dba MHC Kenworth-Dallas, respectively for a combined total of \$815,088.53 through national interlocal agreements with BuyBoard and Sourcewell

Approved on the Consent Agenda

- 16** Purchase of Lifepak CR2 Fully-Automatic Electronic Defibrillator (AED) from Sterling Medical for \$68,556.00 through a national inter-local agreement with BuyBoard

Approved on the Consent Agenda

- 17** Cityworks Software License Agreement with Azteca Systems, Inc. in the annual estimated amount of \$40,000 (approximately \$200,000 for five years) with the option to renew annually unless terminated by either party and authorize the City Manager to execute up to four annual renewal options for this agreement with aggregate price fluctuations of the lesser of up to \$50,000 or 25% of the original contract value so long as sufficient funding is appropriated by the City Council to satisfy the City's obligation during the renewal terms. Renewal options beyond the four specified can be authorized, however, will require additional City Council approval

Approved on the Consent Agenda

- 18** Purchase of one (1) Gasmeter Model GT5000 Portable FTIR Multi-component Gas Analyzer (FTIR) at a cost of \$89,738.03 through sole-source vendor REPSS Inc of Houston, TX.

Approved on the Consent Agenda

- 19 Revised Agreement and time extension with Global Gaming LSP, LLC for the Lone Star Park Logo on the Bowles Water Tower for an additional 5-year term at \$600 monthly
Approved on the Consent Agenda
- 20 Board Appointment to Animal Shelter Advisory Board - Appointment of Destinee Wright to replace Mattie McClean, Program Supervisor
Approved on the Consent Agenda
- 21 Parkview PID Change Order/Amendment No. 2 for Site Landscape Development for landscape maintenance in the total amount of \$14,221.50 (Council District 1).
Approved on the Consent Agenda
- 22 Change Order #2 with LPS Fire, LLC in the amount of \$50,000 to add Fire Safety and Security Solutions as needed to City buildings
Approved on the Consent Agenda
- 23 Professional engineering services contract with Infrastructure Management Services (IMS) to perform a pavement condition index analysis for arterials and collector roadways and to provide an effective 5-year pavement management plan (the total amount of this contract is \$98,261 through a cooperative purchasing program with the North Central Texas Council of Governments (NCTCOG))
Approved on the Consent Agenda
- 24 Ground Lease with Urban Partners Development, LLC for 2401 W. Hunter Ferrell and 1921 W. Hunter Ferrell for \$19,000 Annual Rent for a Ten (10) Year Term
Approved on the Consent Agenda
- 25 Independent Contractor/Personal Services contract for strategic planning at Epic Central for one year with Rick Coleman in the annual amount not to exceed \$55,000, plus \$10,000.00 for approved reimbursables; with the option to renew for one (1) additional one (1) year period for a total amount of \$130,000 if all renewals are exercised; authorize City Manager to execute renewals under the same terms as the original contract.
Approved on the Consent Agenda
- 26 Independent Contractor/Personal Services contract for strategic planning at Epic Central for one year with Jason Alan Smith in the annual amount not to exceed \$35,000, plus \$5,000 for approved reimbursable expenses; with the option to renew for one (1) additional one (1) year period for a total amount of \$80,000 if all renewals are exercised; authorize City Manager to execute renewals under the same terms as the original contract

Approved on the Consent Agenda

- 27 Amendment No.1 to extend Professional Planning Services contract terms to September 2021 with Kendig Keast Collaborative for planning, corridor studies, and urban design of Pioneer Parkway from the City Limits at Asia Times Square to Belt Line Road

Approved on the Consent Agenda

- 28 Contract for Credit Card Payment System with sole source provider OpenEdge for an initial term of 1 year with options to renew annually; OpenEdge will have an effective rate of 0.95% (estimated at \$11,964 annually); Authorize the City Manager to execute up to 5 renewal options with aggregate price fluctuations of the lesser of up to \$50,000 or 25% of the original maximum price so long as enough funding is appropriated by the City Council to satisfy the City's obligation during the renewal terms; additional renewals past 5 require additional City Council approval

Approved on the Consent Agenda

- 29 Change Order/Amendment No. 5 with McMahan Contracting, L.P. in the net negative amount of (\$7,231.22) for Paving, Drainage and Water Improvements in Ragland Road and Day Miar Road

Approved on the Consent Agenda

- 30 Agreement to lease SendPro P Series Mail Sorting and Postage Hardware with Software for four years from Pitney Bowes Inc. through a national inter-local agreement with BuyBoard at an estimated annual cost of \$16,822 for a total cost for all four years of \$67,286

Approved on the Consent Agenda

- 31 Resolution amending Resolution 5126-2020 for a Chapter 380 Economic Development Agreement with Grand Prairie Local Government Corporation to increase the cash grant to a total of \$2,900,000 to be used for purchase and maintenance of real property; identify the property located at 401 W. Church Street as a suitable site for the location, relocation or expansion of a business within the City

Adopted

Enactment No: RES 5135-2020

- 32 Resolution approving the City's Investment Policy

Adopted

Enactment No: RES 5136-2020

- 33 Resolution authorizing the Treasury and Debt Manager to execute a general release

with Elavon Inc in the amount of \$141,392.17 regarding credit card transaction processing

Adopted

Enactment No: RES 5137-2020

- 34** Resolution adopting amendments to the Bylaws of Reinvestment Zone Number One, Interstate Highway 30 Area Tax Increment Financing (TIF) District

Adopted

Enactment No: RES 5138-2020

- 35** Resolution accepting a donation of property from Davis Rd Development LLC for the construction of a fire station on Davis Road

Adopted

Enactment No: RES 5139-2020

- 36** Resolution adopting amendments to the Bylaws of Reinvestment Zone Number Three, Peninsula Tax Increment Financing (TIF) District

Adopted

Enactment No: RES 5140-2020

- 37** Resolution appointing Mia Fuller, Chair of the Grand Prairie Chamber of Commerce, to the Boards of Directors for two Tax Increment Financing (TIF) Zones (TIF District 1 and TIF District 3)

Adopted

Enactment No: RES 5141-2020

- 38** Resolution Establishing the City of Grand Prairie's Chapter 380 Economic Development Program

Adopted

Enactment No: RES 5142-2020

- 39** Ordinance amending the FY 2020/2021 Capital Improvement Projects Budget; contract to replace electrical panels and related components at The Summit with Voss Lighting in the amount of \$90,820 with a 5% contingency of \$4,541 through a national inter-local agreement with cooperative agreement through National Cooperative Purchasing Alliance for a total project cost not to exceed \$95,361.

Adopted

Enactment No: ORD 10945-2020

- 40** Ordinance amending the FY 2020/2021 Baseball Operating Fund by appropriating

\$1,300,000 from fund balance for a cash grant to MLC Dallas Stadium Co, LLC (or related assignee), and \$200,000 from contingency for a maintenance reserve deposit

Adopted

Enactment No: ORD 10946-2020

- 41** Ordinance amending the FY 2020/2021 Capital Improvements Projects Budget; Professional Services Contract with Freese and Nichols, Inc.(FNI) for the 360 South Area Plan in the not to exceed amount of \$110,000

Adopted

Enactment No: ORD 10947-2020

- 42** Ordinance amending the FY 2020/2021 Capital Improvement Projects Budget;; one time purchase of eleven (11) model 7 Tasers, holsters and additional cartridges from Axon Enterprise Inc. in the amount of \$23,514.59

Adopted

Enactment No: ORD 10948-2020

- 43** Ordinance amending the FY 2020/2021 Capital Improvement Projects Budget; Change Order #1 in the amount of \$64,000 to add twenty (20) additional EnerGov Business Management Suite Licenses from Tyler Technologies. In addition, a contract amendment for the removal of EnerGov software components deemed no longer necessary resulting in a decrease in contract costs of \$15,000

Adopted

Enactment No: ORD 10949-2020

- 44** Ordinance adopting TIF Board Recommendation related to TIRZ #3 Amended Project Plan & Financing Plan

Adopted

Enactment No: ORD 10950-2020

Planning and Zoning Items to be Tabled

- 45** 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).

Mayor Pro Tem Clemson moved to table, seconded by Council Member Copeland, item number 45.

Tabled

Public Hearing on Zoning Applications

46

Z201102 - Zoning Change - SF-5 at 1609 Ranch Rd (City Council District 6). A request to change the base zoning from Agriculture District (A) to Single-Family Five Residential District (SF-5) to allow for the construction of a single-family residence at this location. Located at 1609 Ranch Road, legally described as Tract 63, SH 1B, Matthew Road Mobile Home Estates, a .43 acre tract of land situated in the Thomas J. Tone Survey, Abstract No. 1460, Page 225, City of Grand Prairie, Dallas County, Texas, zoned Agriculture District. This property is generally located south of Camp Wisdom Road and east of Matthew Road. (On November 23, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).

Planning Director Rashad Jackson presented Zoning Change request at 1609 Ranch Rd to change the base zoning from Agriculture District (A) to Single-Family Five Residential District (SF-5) to allow for the construction of a single-family residence which is currently in a mobile home park area. Mr. Jackson advised staff is concerned about the lack of utilities and infrastructure in this area and safety concerns because of the difficulty or inability of emergency vehicles to reach the location. Mr. Jackson said staff recommends approval but suggests a comprehensive review of the area and a long-term plan be established to address infrastructure issues, advising staff cannot support rezoning cases within Matthew Road Mobile Home Park until adequate infrastructure is installed. Mr. Jackson also added, if approved, applicant must obtain approval from Environmental Services for the use of a new septic system and safe removal of any existing system and they will need to plat the property before issuance of building permits. Mr. Copeland noted that the landowners refused to turn the roads over to the city, and this is why the city cannot assist with betterment of the roads. Mayor Jensen said that even if the owners wanted to deed them to the city, it is hard to determine who owns some of the property. Mr. Jackson confirmed a new mobile home cannot be added unless proper process is followed and he said the lots do not meet current standards for mobile homes. Mr. Wooldridge noted that there are no fire hydrants available. Mr. Lopez asked if other requests have been made recently. Mayor Jensen advised all requests have been approved with similar discussion but no one has built there as of yet, and the Mayor asked Mr. Jackson for staff's position on the matter. Mr. Jackson advised staff cannot support it but does not want to prevent redevelopment and the applicant is aware of the issues. Mr. Humphreys asked about liability issues. City Manager Tom Hart reviewed historical information about the property. Mr. Wooldridge asked if the city can prepare a waiver for the applicant to sign. Mr. Hart asked the City Attorney to review if advisable. Applicant Merla Gonzales spoke in support of the project. Mr. Copeland asked if he could get a loan to build a house there, Ms. Gonzales said she does not know because she is building by cash. Mr. Copeland asked Mr. Giessner if the home would be insurable. Mr. Giessner confirmed.

Council Member Wooldridge moved to close the public hearing and approve, seconded by Mayor Jensen. The motion carried unanimously.

Adopted

Enactment No: ORD 10951-2020

47

Z201103 - Zoning Change - C at 4106 Lake Ridge Pkwy (City Council District 6). A request to change the base zoning from Single Family-One Residential District (SF-1) to Commercial District (C) to allow for future commercial development at this location. Located at 4106 Lake Ridge Parkway, legally described as Lot 1, Block 1, Lobb Addition, and Lot 1, Block 1, Lane Addition, City of Grand Prairie, Dallas County, Texas, zoned Single-Family One Residential District. This property is generally located south of Interstate 20 and west of Lake Ridge Parkway, within the I-20 Corridor Overlay District. (On November 23, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).

Mayor Jensen recused himself from reviewing this item. Mr. Jackson presented Zoning Change at 4106 Lake Ridge Pkwy to change the base zoning from Single Family-One Residential District (SF-1) to Commercial District (C) to allow for future commercial development at this location. Mr. Jackson reviewed comments and concerns received from neighbors Debbi and Stuart Johnston and addressed those concerns. He states staff supports the zoning request and noted long term transitioning to commercial/retail/office use as laid out in the 2018 Comprehensive Plan. He also stated the Planning and Zoning Commission and Development Review Committee recommended approval. Mr. Jackson added that there would be no commercial access to/from Ernie Lane and future commercial development would require Site Plan approval and would be subject to Appendix F standards. Mr. Giessner asked if a site plan typically comes before a rezoning request. Mr. Jackson advised normally a rezoning request might have a concept plan tied to it. Mr. Lopez asked what uses and restrictions would be in place by changing this to commercial use. Mr. Jackson reviewed uses. Mr. Lopez asked if sidewalks would be added. Mr. Jackson advised there are no plans in place for sidewalks at this time. Mr. Copeland asked what controls the city has on the development that can take place at this property. Mr. Jackson advised the development standards would address concerns. Mr. Humphreys noted there is no plan in place for this location and may not be able to vote in favor of changing the plan from single family to commercial without further information. Mr. Wooldridge asked what type commercial development can be placed in this location. Mr. Jackson reviewed lot information and uses. Mr. Jackson said applicant has advised she is preparing her property for sale and that the property owner to the south is doing the same. Mr. Copeland noted he is open to commercial as the best use for that corner, but he cannot support a situation where the city cannot have any controls. Mr. Del Bosque asked the applicant to speak on what their vision is for this property. Jennifer Raley and David Raley spoke in support of the Zoning Change. Broker Jennifer Brown representing Ms. Raley requested information on whether a developer or buyer would need to go to Planning and Zoning and Council for approval and whether they can be denied. Mr. Jackson said it depended on the use and if allowed by right, and would need to have a site plan. Ms. Raley inquired about the overlay. Mr. Jackson clarified requirements of overlay/site plan approval process. Mr. Lopez reviewed options to table the item or withdraw. After consideration of comments and information from staff and Council, the applicants decided to withdraw their application. Council Member

Wooldridge moved to close the public hearing and accept the applicants withdrawal. Council Member Copeland seconded. The motion carried unanimously.

Withdrawn

48

TA201101 - Text Amendment - Article 9: Sign Standards. Ordinance approving a text amendment to Article 9 of the Unified Development Code to amend required approval process for murals within the Central Area (CA) zoning district. (On November 23, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 7-0-1 Max Coleman abstaining).

City Attorney Megan Mahan advised staff recommends tabling this item for further review. Council Member Giessner moved to close the public hearing and table this item as recommended by staff, seconded by Council Member Wooldridge. The motion carried unanimously.

Tabled

49

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 December 15, 2020, City Council's motion to approve failed by a vote of 4-4. On November 23, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 7-1).

Mr. Jackson introduced item on proposed concept plan CP200801 - Cottages at Dechman, a multi-family development with a mixture of attached and detached units, proposed hybrid housing. Mr. Jackson provided a project update advising the item was tabled at the Planning and Zoning Commission meeting on November 9th and the applicant revised the concept plan to include a second point of access and twenty-two additional parking spaces. Mr. Copeland asked clarify what the yellow and gray houses are as presented. Mr. Jackson advised the gray are one bedroom attached/duplex housing and the yellow are two bedroom. He stated Planning and Zoning Commission recommended approval and staff suggested applicant try to adhere to recently adopted hybrid housing requirements if possible. Mr. Jackson added that the Development Review Committee generally supports the request. Mr. Wooldridge asked what the site plan shows on material use. Mr. Jackson advised this is a PD and there is not concept plan with it. Mr. Humphreys asked if the utilities will be city's responsibility. Mr. Jackson advised the roads would be private access drives within and payment for utilities would be charged to each individual resident as it is with an apartment complex. Mr. Humphreys advised that if there is an opportunity for them to adhere to the new requirements, that should apply. Mr. Jackson advised the submitted their application under the rules that were in place prior to the new requirements. He also advised hybrid housing regulations were passed in October, noting their application was submitted prior to that and were told by staff at that time to follow the multi-family process. Mayor Jensen asked to clarify location and asked to hear from the applicant. Philip Thompson with Taylor Morrison spoke in support of the project and reviewed the material that would be used, advising it would be a high quality project. Mr. Giessner

asked what the rent rates would be. Mr. Thompson responded with pricing for one and two bedroom rent information and said they would try to adhere to Appendix W, and advised they would not conform to the attached garages. Mr. Copeland reviewed the Police apartment program with Mr. Thompson. Mr. Wooldridge asked how many cottage plans they have and how many are sold and kept. Mr. Thompson provided information of other cottage locations they have, and he advised they own some and have sold some. The Mayor asked if they have the right to move forward with the project because of the zoning. Mr. Jackson confirmed. Mayor Pro Tem Clemson asked what age market they are targeting. Mr. Thompson advised they are targeting different renters, young families and empty nesters. Mr. Wooldridge is Chair of the City Council Development Committee and advised it will be hard to support this project. Mayor Jensen asked Megan Mahan to advise and she confirmed they do have vested rights in this. Mr. Wooldridge asked when the elevations would be available. Mr. Jackson stated it would be available at the site plan. The Mayor asked Mr. Wooldridge what he would like to see to be able to approve the item. Mr. Wooldridge discussed the density and parking. Mr. Thompson confirmed he will come back with a site plan containing elevation information. Council Member Copeland moved to close the public hearing and approve this item, as discussed by staff and approved by Planning and Zoning, Mayor Jensen seconded. The motion was denied.

Denied

Ayes: 4 - Mayor Ron Jensen; Mayor Pro Tem Jorja Clemson; Council Member Jeff Copeland and Council Member Greg Giessner

Nayes: 4 - Council Member Mike Del Bosque; Council Member Cole Humphreys; Council Member John Lopez and Council Member Jeff Wooldridge

Planning and Zoning Items for Individual Consideration

50

S201102 - Site Plan - Wolff Multi-Family Phase 2 (City Council District 2). Site Plan for a multi-family development of 326 units and eight buildings on 13.536 acres. Located at 2105 South Forum Drive, legally described as Lot 1, Block A, Forum at Sara Jane Addition, City of Grand Prairie, Dallas County, Texas, zoned Planned Development-377 District. This property is generally located south of Forum Drive and West of Sara Jane Parkway, and is within the SH 161 and I-20 Corridor Overlay District. (On November 23, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 7-1).

Chief City Planner Savannah Ware presented information on S201102 - Site Plan - Wolff Multi-Family Phase 2 for a multi-family development located at 2105 South Forum Drive. Mr. Lopez asked about the concrete around the carports. Ms. Ware confirmed it was approved without the masonry enclosure. Applicant McKenzie Darr presented information in support of this item.

Council Member Copeland moved to approve this item with variances as discussed, seconded by Mayor Pro Tem Clemson. Motion carried unanimously.

Approved

51

S201103 - Site Plan - Shady Grove Industrial (City Council District 1). Site Plan

for a 209K SF industrial warehouse building on one lot on 12.130 acres. Being 12.130 acres (two tracts) out of the John Spoon Survey, Abstract 1326, PG 150, City of Grand Prairie, Dallas County, Texas, generally located northeast of SH 161 Service Road and W. Shady Grove Road, specifically addressed at 804 W. Shady Grove Road. Zoned LI Light Industrial and within the 161 Corridor Overlay. (On November 23, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).

Chief City Planner Savannah Ware presented information on S201103 - Site Plan - Shady Grove Industrial for a 209K SF industrial warehouse building at 804 W. Shady Grove Road. Reece Bierhalter representing applicant spoke in support of this item.

Deputy Mayor Pro Tem Jorja Clemson moved, seconded by Council Member Wooldridge, to approve this item. Motion carried unanimously.

Approved

52

S201104 - Site Plan - Springs at Grand Prairie (City Council District 2). Site Plan for a multi-family development of 276 units in twelve buildings on 18.97 acres. Being 18.975 acres situated in the Charles D. Ball Survey, Abstract No. 1699 (Tract 2-15.5 acres) and the William H. Beeman Survey, Abstract No. 126 (Portions of Tracts 1&2-3.4 acres), City of Grand Prairie, Dallas County, Texas, zoned PD-288, within the SH-161 Corridor Overlay District, and generally located on the southwest of S. Forum Drive at Sarah Jane Parkway. (On November 23, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 7-1).

Chief City Planner Savannah Ware presented information on S201104 - Site Plan - Springs at Grand Prairie for a multi-family development generally located on the southwest of S. Forum Drive at Sarah Jane Parkway. Council Member Giessner inquired how many multi-family units are currently located in this corridor. Ms. Ware advised there are many, and she will provide information on what is zoned. Mr. Lopez inquired about the masonry columns. Ms. Clemson inquired about rental costs. Frederick Hood spoke in support of this item and clarified they will comply with masonry columns on Sara Jane Parkway and the remaining property lines will have wrought iron fence. Mr. Hood discussed rental and square footage of each type unit. Mr. Copeland discussed the officer next door program. Mr. Jackson advised Chief Building Official Rob Ard pulled numbers together and confirmed there are 1100 units in the corridor.

Council Member Giessner moved to approve site plan with recommended fencing, Council Member Del Bosque seconded. Motion carried unanimously.

Approved

53

S201105 - Site Plan - Hamilton Matthew Business Center (City Council District 6). Site Plan for (2) two Office/Warehouse Distribution Buildings on two lots. The proposed buildings are 52,000 and 31,540 square feet. Located at 4200 Matthew

Road, legally described as 7.0 acre tract situated in the Memucan Hunt Survey, Tract 2.2, Abstract No. 1723, Page 570, City of Grand Prairie, Dallas County, Texas, zoned Planned Development - 30 District. This property is generally located south of Bardin Road and West of Matthew Road, within the I-20 Corridor Overlay District. (On November 23, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).

Chief City Planner Savannah Ware presented S201105 - Site Plan - Hamilton Matthew Business Center for (2) two Office/Warehouse Distribution Buildings on two lots. Council Member Giessner asked to confirm there are no exits near Matthew Road. Ms. Ware confirmed. Mr. Lopez inquired what type wall separates residential area. Ms. Ware confirmed there is an 8 foot masonry fence between this property and nearby multifamily. Mr. Lopez asked about dock doors. Ms. Ware confirmed they are at an angle to multifamily property. Council Member Wooldridge advised this would put more truck traffic on Mayfield and would need to be monitored more.

Mr. Wooldridge moved to approve item as presented by staff, Mr. Lopez seconded. Motion carried unanimously.

Approved

Recess

Mayor Jensen recessed the meeting at 9:06 p.m. Mayor Jensen reconvened the meeting at 9:11 p.m.

Mayor Jensen recessed the meeting at 9:13 p.m. Mayor Jensen reconvened the meeting at 9:19 p.m.

Citizen Comments

Speaker - Brad Williams, 2728 N. Harwood Street, asked Council to reconsider Dechman project and vote in favor of the concept plan discussed earlier.

Adjournment

Mayor Jensen adjourned the meeting at 9:21 p.m.

The foregoing minutes were approved at the January 5, 2021 City Council Meeting.



Mona Lisa Galicia, City Secretary