



City of Grand Prairie

City Hall
317 College Street
Grand Prairie, Texas

Meeting Agenda

City Council

Tuesday, July 16, 2019

4:30 PM

City Hall - Briefing Room
317 College Street

Call to Order

Staff Presentations

- 1 Legislative Update - Presented by Brandon Aghamalian, President, Focused Advocacy

Agenda Review

Executive Session

The City Council may conduct a closed session pursuant to Chapter 551, Subchapter D of the Government Code, V.T.C.A., to discuss any of the following:

- (1) Section 551.071 "Consultation with Attorney"*
- (2) Section 551.072 "Deliberation Regarding Real Property"*
- (3) Section 551.074 "Personnel Matters"*
- (4) Section 551.087 "Deliberations Regarding Economic Development Negotiations"*

Recess Meeting

6:30 PM Council Chambers

**Invocation: Pastor David Awe, Redeemed Christian Church of God, House on the Rock
Pledge of Allegiance to the US Flag and to the Texas Flag led by Council Member
Copeland**

Presentations

- 2 Recognition of Grand Prairie Fine Arts Academy Students (Faith Najar, Heavenly Najar and Jarod Lee) who painted the memorial portrait of Officer A. J. Castaneda
- 3 Girl Scout Gold Award Certificate - Presented to Becky Bender Jutzi

- 4 Proclamation recognizing Esmeralda Rodriguez, Lions Club President
- 5 Presentation of Keep Texas Beautiful Sadie Ray Graff Environmental Educator Award to Amber Bermudez, Educator from South Grand Prairie High School; and presentation of 3rd Place Keep Texas Beautiful Governor's Community Achievement Award to The City of Grand Prairie - Presented by Amanda Lindbergh, Keep Grand Prairie Beautiful Coordinator

Consent Agenda

The full agenda has been posted on the city's website, www.gptx.org, for those who may want to view this agenda in more detail.

- 6 Minutes of the June 18, 2019 Meeting
- 7 Price Agreement for wrecker services from Dave's Hi-Way Wrecker (up to \$750,000 annually) for one year with the option to renew for nine additional one-year periods totaling \$7,500,000 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
- 8 Price agreement for asbestos abatement services from 1 Priority Environmental Services, Inc. (\$100,000 annually) for one year with the option to renew for four additional one year periods totaling \$500,000 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
- 9 Price agreement for traffic signal cabinets from Traffic Ware, Inc. at an annual cost of \$146,925 for one year with the option to renew for four additional one year periods totaling \$734,625, 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 term. The traffic signal controllers will not be awarded, but purchased through the current agreement with Iteris, Inc.

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- 10 Price agreement for alteration services from Amy's Alterations (not to exceed \$14,000 annually), CK Alterations (not to exceed \$14,000 annually), and Sylvia's Alterations (not to exceed \$14,000 annually) for one year with the option to renew for four additional one year periods each totaling \$70,000 (\$210,00 total for all three) if all extension 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
- 11 Grant of Six Permanent Sanitary Sewer Easements and Temporary Construction Easements to the Trinity River Authority (TRA) for its Mountain Creek Interceptor Segments MC7 and MC8.
- 12 Trinity River Authority MCRWS, CRWS and LRWS Advisory Committee Appointments
- 13 Contract with Masix Construction, LLC for Wall Construction in the amount of \$174,584.30 - Westchester PID (Council District 6)
- 14 Authorize the execution of a quitclaim deed to The Grand Prairie Community Housing Organization of a tax foreclosure lot located at 2105 Beaumont in Dalworth Park Addition
- 15 Change order #1 for temporary bar & support staff from KMP Services, Inc. dba Vine Group in the amount of \$20,000 annually increasing the cumulative total to \$600,000 if all extensions are exercised
- 16 Professional Services Contract for Sales/Use Tax Compliance Review and Recovery Services from TexasCityServices, LLC. (up to \$150,000 annually) through an interlocal agreement with the City of Dallas for three years with the option to renew for two additional one year periods totaling \$750,000 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
- 17 Purchase of networking equipment for a communication network infrastructure upgrade at the Public Safety Building in the amount of \$198,231.91 from Flair Data Systems through their national interlocal cooperative agreement with DIR
- 18 Purchase of network equipment from Flair Data Systems in the amount of \$53,746.83 for the New City Hall Complex through a national interlocal with DIR

- 19 Master Service Agreement for EP-LAN (Fiber Internet), Coaxial Television Service, and Public Wi-Fi service from Spectrum Enterprise, a sole source provider (up to \$180,000.00 annually); and authorize the continued use of this agreement up to five years estimated not to exceed \$900,000 (additional years beyond the five specified can be authorized however will require additional City Council approval at that time)
- 20 Change Order/Amendment No. 4 with Hill & Wilkinson General Contractors for the New City Hall Complex in the amount of \$138,964.73 for structural foundation revisions, structural steel adjustments, glazing changes, landscape preparation revisions, interior finish changes, exterior finish deletion, flooring material change, added electrical provisions, additional guardrail requirements and low voltage coordination.
- 21 Purchase and installation of all audio/video equipment for phase one of the new City Hall project from Infinity Sound, Ltd. in the amount of \$216,780 through a national interlocal agreement with BuyBoard
- 22 Purchase and installation of all security and door access control equipment for phase one of the new City Hall project from Videotronix, Inc. (dba VTI Security) in the amount of \$112,380.74 through a national interlocal purchasing agreement with the State of Minnesota
- 23 Purchase and installation of all network infrastructure equipment for phase one of the new City Hall project from Facility Solutions Group (FSG) in the amount of \$99,627.93 through a national interlocal agreement with BuyBoard
- 24 Authorize the City Manager to enter into an exterior improvement incentive Chapter 380 Agreement with Theo's Grill and Bar (107 NW 8th Street, Grand Prairie) in an amount not to exceed \$50,000, with Grand Prairie Credit Union (209 N Center St, Grand Prairie, TX) in an amount not to exceed \$50,000, and with Southern Maid Donuts (810 W. Main Street, Grand Prairie) in an amount not to exceed \$50,000, for a total amount not to exceed \$150,000
- 25 Resolution authorizing compensation to Mayor per City Charter
- 26 Resolution authorizing the sale of two tax foreclosure properties located at 1617 Avenue C and 1605 Emerald Street to the Grand Prairie Community Housing Development Organization, Inc., a Texas nonprofit corporation; authorize the City Manager or his designee to execute the related quitclaim deeds
- 27 Resolution authorizing the use, by the power of eminent domain for public use to acquire right-of-way parcels located on Ragland Road, east to Mirabella Blvd.

- 28 Resolution authorizing the City Manager to apply for a grant from the Office of the Governor, Public Safety Office - Criminal Justice Division's Internet Crimes Against Children Grant Program to purchase forensic examination equipment and cover additional related expenses for investigating internet crimes against children in the amount of \$17,793
- 29 Resolution authorizing the use of the power of eminent domain for public use to acquire easement parcels required for construction of a new City water main from Robinson Road, east to Southeast 4th Street.
- 30 Resolution authorizing the City Manager to enter into a Local Project Advanced Funding Agreement (LPAFA) with Texas Department of Transportation (TxDOT) for bridge replacement/renovation of the Duncan Perry Road Bridge over Johnson Creek as part of the Federal Off-System Bridge Program Project
- 31 Resolution authorizing the use of the power of eminent domain for public use to acquire easement parcels required for construction of a new City water main from Robinson Road, east to Southeast 4th Street.
- 32 Ordinance authorizing the partial abandonment of an un-needed utility easement located at 2521 Pinnacle Point Drive to Karen Ann Fitch Tesmer for \$250; and authorize the City Manager to sign a quitclaim deed on behalf of the City
- 33 Ordinance amending the FY 2018/2019 Risk Fund and Airport Capital Improvement Projects budget; approve the emergency purchase with Cozart Metal Building Systems for phase two's repair & installation work in the amount of \$1,027,375; approve \$55,000 freight for the Higher Power Hydraulic Doors; additionally, final repairs for the perimeter fence by Llano River Fence Company, LLC in the amount of \$6,545.49, Structural Engineering Inspection both Post and Pre with Lakes Engineering in the amount of \$60,090 for a total of \$1,149,010.49 and brings the total estimated Grand Prairie Airport Disaster Recovery up to \$1,879,260.74
- 34 Ordinance amending the FY 2018/2019 Capital Improvement Projects Budget; approve a \$65,000 appropriation in the Municipal Facilities Capital Projects Fund for Service Center Security Fencing.
- 35 Ordinance amending the FY 2018/2019 Capital Improvements Projects Fund; authorize a contract with Northstar Construction in the amount of \$429,777 and approve a 5% contingency of \$21,489 for a total of \$451,266 for construction of Fish Creek Linear Park "Central Segment"
- 36 Ordinance amending the FY 2018/2019 Capital Improvement Projects Budget for the Local Project Advanced Funding Agreement (LPAFA) with Texas Department of Transportation (TxDOT) for bridge replacement of the Duncan Perry Road Bridge over Johnson Creek as part of the Federal Off-System Bridge Program Project in the amount of \$24,031

- 37 Ordinance amending the FY 2018/2019 Capital Improvement Projects Budget; Professional Planning Services contract 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 in the total amount \$90,575.50

Public Hearing Consent Agenda

- 38 SU190703/S190703 - Specific Use Permit/Site Plan - Hyatt Place (City Council District 4). Specific Use Permit and Site Plan for Hyatt Place, a hotel located on 2.6 acres. Tract 2B02, Charles D Ball Survey, Abstract No. 197, City of Grand Prairie, Tarrant County, Texas, zoned PD-29, within IH-20 Corridor Overlay District, generally located north of I-20, south of Sara Jane Pkwy, and west of Bob Smith Pkwy. The agent is Dayne Ram, ADR Designs LLC, the applicant is Dilip Patel, and the owner is Arpen Patel. (On July 1, 2019, the Planning and Zoning Commission tabled this case by a vote of 4-3).
- 39 Z060902A - Planned Development - Crescent Heights Amendment (City Council District 2). Zoning Change and PD Amendment to allow for front-entry garages on 16 of 89 lots intended for single-family detached residential development in the Crescent Heights Subdivision. Crescent Heights Addition, 13.107 acres out of the Edward B. Wooton Survey, Abstract No. 1519, City of Grand Prairie, Dallas County, Texas, zoned Planned Development (PD-14B) and addressed as 203 Freetown Road. The owner is Yigal Lelah, Casa Bella Homes. (On July 1, 2019, the Planning and Zoning Commission tabled this case by a vote of 7-0).
- 40 SU120404E - Specific Use Permit Renewal 886D- 2502 Central Avenue (City Council District 5). A Specific Use Permit renewal for an auto body shop with general auto repair on 1.026 acres. The subject property, zoned Commercial (C) District, is located at the northeast corner of Central Avenue and N.E. 25th Street. The subject property is located within the Central Business District-Four (CBD-4) Corridor Overlay District. The owner is Vincente Duan. (On July 1, 2019, the Planning and Zoning Commission denied the renewal request by a vote of 7-0).
- 41 SU980303A - Specific Use Permit Renewal 674 - 2302 S Carrier Parkway (City Council District 2). A Specific Use Permit renewal for an Automotive Repair Facility being an approximately 0.516 acre tract of land, Tract 11, Charles Gibbs Survey, Abstract 534, City of Grand Prairie, Dallas County, Texas. (On July 1, 2019, the Planning and Zoning Commission recommended denial by a vote of 6-1. Because this is a City-initiated review, the applicant is not required to appeal for a Council hearing).

- 42 S190606 - Site Plan - IH-30 MacArthur Warehouse (TCC MacArthur Addition, Blk 1, Lt 1) (City Council District 1). Site plan request for proposed two-story, 376,000 sq. ft. office/showroom warehouse facility on 22.42 acres, situated in the Milton H. Graham Survey, Abstract No. 507 and Joseph Graham Survey, Abstract No. 506, City of Grand Prairie, Texas, Dallas County located northwest of Interstate Highway 30 WB Service Road and MacArthur Blvd. The property is zoned Light Industrial (LI) District and is located within the IH-30 Overlay Corridor District. The agent is Dennis Chovan, Half Associates, Inc. The applicant is Jake Marks, Trammell Crow Company, and the owner is G L Harris. (On July 1, 2019, the Planning and Zoning Commission recommended approval of this request by a vote of 7-0).
- 43 SU190704/S190704 - Specific Use Permit/Site Plan - Wendy's (City Council District 2). A Specific Use Permit to allow for a restaurant with a drive-through. Addressed as 1130 Arkansas Lane and SH 161 legally described as Lot 4, Block A, Bush & Pioneer Centre Addition, Dallas County, City of Grand Prairie, Texas, Zoned P-351. The applicant is Robin Ersfeldt, Watermark Engineering and the owner is Nicholas Rhoads, Heritage Partners and Stonewall Road Restaurant Group. (On July 1, 2019, the Planning and Zoning Commission recommended approval of this request by a vote of 7-0).
- 44 SU190705/S190701 - Specific Use Permit/Site Plan - Taco Bell at Epic East Towne Crossing (City Council District 2). Specific Use Permit and Site Plan for a restaurant with a drive-through on 1.227 acres. Epic East Towne Crossing, Lot 6, Block A, City of Grand Prairie, Dallas County, Texas, zoned PD-364, within the SH 161 Corridor Overlay District, and addressed as 3192 S Highway 161. The agent is William Winkelmann, Winkelmann & Associates, the applicant is Gabriela Marks, and the owner is Mark Davis, Epic East Towne Crossing, L.P. (On July 1, 2019, the Planning and Zoning Commission recommended approval of this request by a vote of 7-0).
- 45 SU190602/S190602 - Specific Use Permit/Site Plan - Raising Cane's at Epic West Towne Crossing, 3158 S. HWY 161 (City Council District 2). Specific Use Permit and Site Plan for a 3,639 sq. ft. Restaurant with a Drive-Through on 1.47 acres. Lot 1, Block B, Epic West Towne Crossing Phase 1, City of Grand Prairie, Dallas County, Texas, zoned PD-364, within SH-161 Corridor Overlay District, and addressed as 3158 S HWY 161. The agent is Lauren Nuffer, Kimley-Horn & Associates, Inc., the applicant is Luaron McCormack, Raising Cane's Restaurants, LLC, and the owner is Mark Davis, Epic West Towne Crossing LP. (On July 1, 2019, the Planning and Zoning Commission recommended approval of this request by a vote of 7-0).

- 46 Z180602 - Zoning Change - EpicCentral (City Council District 2). Zoning Change Plan for EpicCentral, creating a planned development district for hotel, restaurant, and entertainment uses. Lots 1-4, Block 1, Lots 1-4, Block 2, Lots 1-2, Block 3, and Lot 1, Block 4, Central Park Addition and TR 7 of Jose A Gill Abstract No. 1714, City of Grand Prairie, Dallas County, Texas, zoned PD-187 and PD-194, within the SH 161 Overlay District, and addressed as 1525 Arkansas Ln, 2100 W Warrior Trl, 2222 W Warrior Trl, 2252 W Warrior Trl, 2940 Esplanade, 2955 Esplanade, 2960 Esplanade, 2975 Esplanade, 2980 Esplanade, 2945 Epic Pl, 2958 Epic Pl, 2960 Epic Pl, 2970 Epic Pl, and 2975 Epic Pl. The owner/applicant is the City of Grand Prairie. (On July 1, 2019, the Planning and Zoning Commission recommended approval of this request by a vote of 7-0).
- 47 TA180601A - Text Amendment - Amending article 9, "Sign Standards" of the Unified Development Code of the City of Grand Prairie, Texas, to clarify certain regulations regarding the procedure removal or repair of unsafe or nuisance signs. (On July 1, 2019, the Planning and Zoning Commission recommended approval of this request by a vote of 7-0).
- 48 TA190701 - Text Amendment - Ordinance amending Article 2, Section 5, "Zoning Board of Adjustments and Appeals," of the Unified Development Code of the City of Grand Prairie, Texas to clarify term limits of Board Members. (On July 1, 2019, the Planning and Zoning Commission recommended approval of this request by a vote of 7-0).

Public Hearing on Zoning Applications

- 49 SU190702/S190702 - Specific Use Permit/Site Plan - Hogan Truck Rental (City Council District 1). A request for a Specific Use Permit and Site Plan for Commercial Truck Leasing/Rental Services & Equipment Sales on 7.0 acres. The subject property is zoned Light Industrial (LI) District & Planned Development-124 I (PD-124) District and is located within State Highway 161 (SH-161) Overlay Corridor District. Durable Inc. Addition, Block 1, Lots 1 and a portion of Lot 2, City of Grand Prairie, Dallas County. The property is generally located northeast of Roy Orr Blvd at Oakdale Lane, addressed at 3001 Roy Orr Blvd. The agent is Walter Nelson, Walter Nelson and Associates and the owner is Phil Mumford, Contractors Access. (On July 1, 2019, the Planning and Zoning Commission recommended approval of this request by a vote of 7-0).

- 50 SU151004E - Specific Use Permit Renewal or Revocation 987C- 309 SE 14th Street (City Council District 5). Specific Use Permit renewal or revocation of Major Auto Repair and Auto Body and Paint Uses in the Commercial District. The property is located on Lots 5, 6, 7 & the north 1/2 of Lot 8, Penman Addition, City of Grand Prairie, Dallas County, Texas, zoned C - Commercial District in the Central Business District no. 3 Overlay and located at 309 SE 14th Street. The owner is Vincent Duan. (On July 1, 2019, the Planning and Zoning Commission recommended revocation of this request by a vote of 7-0).
- 51 CPA190601 - Comp Plan Amendment - Forum Villas (City Council District 4). Comprehensive Plan Amendment to change the Future Land Use Map from Commercial to Med-Density Residential for 18.92 acres. Tracts 5 and 5A of E. Roland Survey, Abstract No. 1313, City of Grand Prairie, Tarrant County, Texas, zoned PD-361, and located on the northwest corner of S. Forum Drive and S. Great Southwest Pkwy. (On July 1, 2019, the Planning and Zoning Commission recommended approval of this request by a vote of 7-0).
- 52 Z190601/CP190601 - Planned Development Request/Concept Plan - Forum Villas (City Council District 4). Planned Development Request and Concept Plan for 219 single-story homes with a mixture of detached and attached units on a single 18.92-acre common lot. Tracts 5 and 5A of E. Roland Survey, Abstract No. 1313, City of Grand Prairie, Tarrant County, Texas, zoned PD-361, and located on the northwest corner of S. Forum Drive and S. Great Southwest Pkwy. The agent is Rich Darragh, Skorburg Company, the applicant is Daniel Satsky, Ashton Woods - Dallas Division, and the owner is Dan Luby, ECOM Real Estate Mgmt. (On July 1, 2019, the Planning and Zoning Commission recommended approval of this request by a vote of 7-0).

Items for Individual Consideration

- 53 Ordinance amending the FY 2018/2019 Capital Improvement Projects Budget; Contract with The Home Depot in the amount of \$118,740 for installation of new sewer service for three properties - 802, 902, and 922 OUR Lane and an additional 4th tract for the Graft Property through their national inter-local agreement with U.S. Communities and include a 5% contingency in the amount of \$5,937 and 2.5% material testing \$2,968 for a grand total of \$127,645 (The City Council tabled this item at their May 7, 2019 meeting.)
- 54 Ordinance amending the FY 2018/2019 Capital Improvements Project Budget; Amendment No. 6 to the Interlocal Agreement with Trinity River Authority for the construction of a 8" City Wastewater Line to serve Our Lane Residents in the amount of \$64,330
- 55 Annual Board and Commission Appointments

Citizen Comments

Citizens may speak for up to five minutes on any item not on the agenda by completing and submitting a speaker card.

Adjournment*Certification*

In accordance with Chapter 551, Subchapter C of the Government Code, V.T.C.A, the City Council agenda was prepared and posted July 12, 2019.


Catherine E. DiMaggio, City Secretary

The Grand Prairie City Hall is accessible to people with disabilities. If you need assistance in participating in this meeting due to a disability as defined under the ADA, please call 972-237-8018 or email Mona Lisa Galicia (mgalicia@gptx.org) at least three (3) business days prior to the scheduled meeting to request an accommodation.