



City of Grand Prairie

City Hall
317 College Street
Grand Prairie, Texas

Meeting Agenda

City Council

Tuesday, October 15, 2019

4:30 PM

City Hall - Briefing Room
317 College Street

Call to Order

Staff Presentations

- 1 Community Revitalization Update - Rita Heep and Andrew Fortune
- 2 Short Term Rentals - Presented by Bill Crolley, Deputy City Manager, and Mark Dempsey, Deputy City Attorney
- 3 Police Department Safe Driving Recognition - Presented by Megan Mahan, City Attorney, and Chief Steve Dye

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" Oncor Street Light Settlement and Guard Light Settlement*
- (2) Section 551.072 "Deliberation Regarding Real Property"*
- (3) Section 551.074 "Personnel Matters" City Manager's Contract*
- (4) Section 551.087 "Deliberations Regarding Economic Development Negotiations"*

Recess Meeting

6:30 PM Council Chambers

Invocation: Pastor Shawn Paschal, Ingelwood Baptist Church
Pledge of Allegiance to the US Flag and to the Texas Flag led by Council Member Cole Humphreys

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. Citizens may speak for five minutes on any item on the agenda by completing and submitting a speaker card.

- 4 September 17, 2019 Council Meeting Minutes
- 5 Price agreement for utility cut repair services with New Star Grading & Paving (\$1,249,175 annually) and a secondary award to NPL Construction for one year with the option to renew for four additional one year periods totaling \$6,245,845 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
- 6 Price agreement for emergency clean-up and restoration services from ServPro of North Arlington through a national interlocal agreement with BuyBoard at an estimated annual cost of \$25,000 for a one year initial term with the option to renew for two additional one-year periods totaling \$75,000 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
- 7 Price agreement for website design, hosting and support from Method 828 (up to \$48,180 annually) for one year with the option to renew for four additional one year periods totaling \$240,900 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 Contract for replacing current HVAC controls, equipment, installation, services, and supplies from Enviromatic Systems, Inc. in the amount of \$72,705 for Tony Shotwell Recreational Center and \$58,280 for the Charles V. England Training Center through a national interlocal agreement with BuyBoard
- 9 Contract with Trane for the replacement of the Tony Shotwell Recreation Center HVAC system including the removal and replacement of the existing system and material in the amount of \$622,386.00 with a 5% contingency in the amount of \$31,119.30, for a total project cost not to exceed \$653,505.30, through a national interlocal agreement with U.S. Communities
- 10 Contract with Pro Maintenance for installation of wrought iron street signs in the amount of \$86,009 in High Hawk PID (Council District 6)

- 11 Contract with Cobb Fendley & Associates, Inc., in the amount of \$74,840, as well as a 5% contingency of \$3,742, for a total of \$78,582 for Professional Engineering Services related to repair of the bridge at Corn Valley Road over Kirby Creek
- 12 Construction contract with Sandoval-Patel Construction LLC., for Henry Branch slope repair project for the base bid and additive alternate #1 in the total amount of \$197,626.00; material testing in the amount of \$5,930; in-house engineering in the amount of \$9,881; and 5% construction contract contingency in the amount of \$9,881; for a total project cost of \$223,318
- 13 Authorize the City Manager to enter into grant applications with Texas Commission on the Arts (TCA) for Library programming in FY 2019/2020 not to exceed \$50,000
- 14 Authorize the City Manager to accept a Routine Airport Maintenance Program (RAMP) Grant from Texas Department of Transportation - Aviation Division (TxDOT-Aviation) for a 50% post expenditure reimbursement of an amount totaling \$100,000 (\$50,000 City/\$50,000 TxDOT-Aviation)
- 15 Professional Services Contract with Gresham Smith to provide a West Joe Pool Lake Wastewater Service Plan in the amount of \$49,660
- 16 Interlocal Agreement with Grand Prairie Independent School District (GPISD) Athletics for usage of Kirby Creek Natatorium at a billable rate of \$40 per hour for a three year term; Authorize City Manager to execute any renewals with the same agreement terms
- 17 Authorize Settlement and Release Agreement by and between Oncor Electric Delivery Company and the City of Grand Prairie regarding Street Lights
- 18 Authorize Settlement and Release Agreement by and between Oncor Electric Delivery Company regarding Guard Lights
- 19 Agreement with Rhyme & Reason for Creative Design, Copywriting, Social Media, and Ad Placement services; second agreement with BrandEra for Public Relations, Surveys, Local Media Ad Placements, Photography, and Videography services; third agreement with Madden Media for Creative Design, Ad Analysis, and Ad Placement services (each agreement will be for an initial one-year term up to \$325,000 annually each, with the option to be renewed for four additional one-year periods, totaling \$4,875,000 (cumulatively) 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
- 20 Contract with SPSSD, Inc. for Landscape Installation in the amount of \$105,804.49 in High Hawk PID (Council District 6)

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- 21 License for a period of 15-years to Joaquin Castillo and Maria De Lourdes Castillo, to allow for the encroachment of an accessory structure at 602 Wolcott Lane for license fee of \$300
- 22 Assignment, Assumption and Release among the City, Grand Prairie Sports Facilities Development Corporation, and the Grand Prairie Metropolitan Utility District relative to the Agreement for Payment in Lieu of Taxes ("PILOT")
- 23 Grant license to Raising Cane's Restaurants, L.L.C , a Louisiana limited liability company(the developer) and Epic West Towne Crossing LP, a Texas limited partnership (the property owner), to allow construction of a retaining wall over City drainage easements at SH 161 and Mayfield Road for license fee of \$500
- 24 Professional Engineering Services contract with Cobb, Fendley & Associates, Inc. for design for the repair of the slope failure that has occurred near the east edge of the parking lot at 409 High School Drive in the maximum amount of \$95,160
- 25 Change Order/Amendment No. 5 with Hill & Wilkinson General Contractors for the New City Hall Complex in the amount of **\$140,448.25** for structural additions, landscape irrigation/drainage improvements, concrete changes, stair/fence railing provisions, fire alarm system integration, gabion wall modifications, wall system support, accessible door access controls, steel pipe casing, irrigation connections and electric vehicle charging equipment
- 26 Purchase and installation of a generator at the Service Center from Holt Cat in the amount not to exceed \$771,862.82 with 5% contingency of \$38,593.14, for a total cost not to exceed \$810,455.96, through a national interlocal agreement with Sourcewell
- 27 Contract with American Resort Management to provide food and beverage services at The EPIC for an initial term of one (1) year with the option to renew for up to four (4) additional one-year periods for 10% of gross monthly food and beverage sales; and authorize City Manager to execute renewals
- 28 Resolution authorizing the City Manager to accept a Selective Traffic Enforcement (STEP) grant from the Texas Department of Transportation (TxDOT) for the enforcement of safety belt, child safety seat, speed, intersection traffic control, distracted driving and DWI laws in the amount of \$341,564.90
- 29 Ordinance amending Ordinance 9635-2013, authorizing assignment and special pay for certain Firefighters who perform specialized functions in the Fire Department to become effective October 16, 2019
- 30 Ordinance of the City of Grand Prairie, Texas, amending Ordinance 10610-2019 to define the number of authorized positions within the Fire Department in each classification beginning October 16, 2019

- 31** Ordinance amending the FY 2019/2020 Capital Improvement Projects Budget; contract for construction of an aquatic chemical storage structure with Falkenberg Construction in an amount not to exceed \$70,340 through a state interlocal agreement with TXMAS; contract with Site Source Inc. in the amount of \$35,415 through a national interlocal agreement with BuyBoard and include a 5% contingency in the amount of \$5,288 for a project total of \$111,043
- 32** Ordinance amending the FY 2019/2020 Capital Improvement Projects budget; Structural repairs at Action Park Alliance, Inc. in the amount of \$50,000, Parks Capital Projects Fund
- 33** Ordinance authorizing the abandonment of an un-needed fifteen-foot general utility easement located at 1002 West Oakdale Road to SAIA Motor Freight Line, LLC for \$250
- 34** Ordinance amending the FY 2019/2020 Capital Improvement Projects Budget; Professional Land Surveyors contract with Marshall Lancaster & Associates, Inc. in the not to exceed amount of \$50,000 to prepare legal descriptions and exhibits for the easement renewal of Army Corps of Engineers Easements along Lake Ridge Parkway
- 35** Ordinance amending the FY 2019/2020 Capital Lending and Reserve Fund in the amount of \$603,668 for a taxilane extension and service road reimbursement in accordance with Section IX. "Construction & Improvements" of the Long-Term Ground Lease Agreement effective February 1, 2019 with Staggerwing Development #5, LLC at the Grand Prairie Municipal Airport.
- 36** Resolution approving an amendment to the February 19, 2019 Economic Development Agreement with Gruma Corporation dba Mission Foods, to include the newly created Gruma Grand Prairie, LLC, as an additional owner of ad valorem tangible business personal property improvements to the 775,094± square foot manufacturing and production facility at 2404 West Pioneer Parkway in the City of Grand Prairie, Tarrant County, Texas
- 37** Ordinance amending Schedule III of the Traffic Register by modifying effective times to accommodate pedestrians at five existing school zones, and establish two new school zones one for Austin Elementary School and one for Grand Prairie (GP) Collegiate Institute

- 38 Ordinance amending the FY 2019/2020 Capital Improvement Projects Budget; Change Order/Amendment No. 2 with Merriman Anderson Architects (MAA) in the amount of \$2,538,650 for design development services, construction document production, bidding and negotiation consultation and construction administration services for the new EpicCentral retail and entertainment destination. In addition to the fee proposal provided by MAA, staff is recommending a 5% design contingency in the amount of \$126,933 along with a reimbursable expenses allowance of \$80,525 resulting in a total request of \$2,746,108
- 39 Ordinance amending the FY 2019/2020 Capital Improvement Projects Budget; Purchase and prepayment of Fire Department Engine 2 from Siddons-Martin of Denton, Texas through an interlocal cooperative agreement with Houston-Galveston Area Council (HGAC) at a total cost of \$773,311.49, and \$17,662 as needed for make ready equipment, for a total cost of \$790,974
- 40 Ordinance authorizing the partial abandonment of only 2-feet of a platted 10-foot utility easement surrounding an encroaching pool deck located at 1326 Ashbrook Drive to Kimberly Stokes for \$250
- 41 City Manager's Contract

Public Hearing Consent Agenda

- 42 SU090104C - Specific Use Permit - Prince Motor Cars Amendment, Major Auto Repair (City Council District 5). A Specific Use Permit Amendment for an existing Used Auto Dealer to add Private Vehicle Maintenance consisting of major repairs on 0.47 acres at the address 3230 E. Main Street. Lot 702R, Block 1, Hensley Park Unit 1, Dallas County, Texas zoned C, Commercial District. The applicant is Tony Shotwell and the owner is Diamond Virami. (On October 7, 2019, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).
- 43 S191001 - Site Plan - Epic East Towne Crossing Retail (City Council District 2). Site Plan for Epic East Towne Crossing including 154,541 sq. ft. of retail and restaurants on 14.3 acres. Epic East Towne Crossing Phase 1, Lots 2, 3, 7, and 8, Block A, City of Grand Prairie, Dallas County, Texas, zoned PD-364, within the SH-161 Corridor Overlay District, generally located east of SH-161 and north of Mayfield Rd, and addressed as 1010 Mayfield Rd, 1020 Mayfield Rd, 1030 Mayfield Rd, 3162 S HWY 161, and 3182 S HWY 161. The applicant is William Winkelmann, Winkelmann & Associates and the owner is Mark Davis, Epic East Towne Crossing, L.P. (On October 7, 2019, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).

- 44 SU191001 - Specific Use Permit - Epic East Towne Crossing, Phase II, Building B (City Council District 2). Specific Use Permit for a Restaurant with a Drive-Through in a 16,000 sq. ft. retail building. Epic East Towne Crossing Phase 1, Lots 2 and 3, Block A, City of Grand Prairie, Dallas County, Texas, zoned PD-364, within the SH-161 Corridor Overlay District, generally located east of SH-161 and north of Mayfield Rd, and addressed as 1030 Mayfield Rd and 1020 Mayfield Rd. The applicant is William Winkelmann, Winkelmann & Associates and the owner is Mark Davis, Epic East Towne Crossing, L.P. (On October 7, 2019, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).
- 45 SU191002 - Specific Use Permit - Epic East Towne Crossing, Phase II, Building D (City Council District 2). Specific Use Permit for a Restaurant with a Drive-Through in a 16,000 sq. ft. retail building. Epic East Towne Crossing Phase 1, Lots 7 and 8, Block A, City of Grand Prairie, Dallas County, Texas, zoned PD-364, within the SH-161 Corridor Overlay District, generally located east of SH-161 and north of Mayfield Rd, and addressed as 3162 S HWY 161 and 3182 S HWY 161. The applicant is William Winkelmann, Winkelmann & Associates and owner is Mark Davis, Epic East Towne Crossing, L.P. (On October 7, 2019, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).

Public Hearing on Zoning Applications

- 46 CPA190602 - Comprehensive Plan Amendment to change the Future Land Use Map from Commercial to Med-Density Residential for 14.43 acres. Lots 1 and 2, Block 1, Lake Parks Retail and Tract 1B13, James Brannon Survey, Abstract No. 156, City of Grand Prairie, Tarrant County, Texas, zoned PD-267 and PD-267A, within Lake Ridge Corridor Overlay District, and generally located south of W Camp Wisdom Rd and west of Lake Ridge Pkwy. (On August 5, 2019, the Planning and Zoning Commission denied this request by a vote of 7-0; on August 20, 2019 Council tabled this item.)

- 47 Z190602/CP190602 - Zoning Change/Concept Plan - Arise Family Development (City Council District 4). Planned Development Request and Concept Plan for General Retail, Single-Family Attached, and Multi-Family One uses on 27.68 acres. The Concept Plan depicts 166 single-story detached homes on a 14.43-acre common lot with the remaining acreage along Lake Ridge Pkwy and W Camp Wisdom Rd reserved for commercial uses. Lots 1 and 2, Block 1, Lake Parks Retail and Tract 1B13, James Brannon Survey, Abstract No. 156, City of Grand Prairie, Tarrant County, Texas, zoned PD-267 and PD-267A, within Lake Ridge Corridor Overlay District, and generally located south of W Camp Wisdom Rd and west of Lake Ridge Pkwy. The agent is Joshua A. Lincoln, HP Civil Engineering, the applicant is Rudy Herrera, Family Development, and the owner is Charles Anderson, CWA Management, LLC. (On August 5, 2019, the Planning and Zoning Commission recommended denial of this request by a vote of 7-0; on August 20, 2019 Council tabled this item.)
- 48 Z190302/CP190302 - Zoning Change/Concept Plan - Kalterra Mixed Use Development, Highway 161 & Forum Drive (City Council District 2). Zoning Change and Concept Plan for a horizontal mixed use development on 55.5 acres, including Commercial, Retail, Multi-Family, and Single Family Townhouse uses, and allowing for two restaurants with drive-through, two hotels, and a bank with a drive-through by right. Tract 7, William Reed Survey, Abstract No. 1193, and Tract 1.1, Frederick Dohme Survey, Abstract No. 395, City of Grand Prairie, Dallas County, Texas, zoned PD-331, within the SH-161 Overlay District, and generally located on the northwest corner of S Forum Dr. and SH-161. The applicant is Clint Nolen and the owner is Sunny Sheu. (On September 9, 2019, the Planning and Zoning Commission denied this request by a vote of 5-2; on September 17, 2019 Council tabled this item.)
- 49 SU191004/S191004 - Specific Use Permit/Site Plan - WoodSpring Suites Hotel (City Council District 2 and 4). Specific Use Permit and Site Plan for a four-story, 122-room hotel on 2.230 acres. Tract 2B02 of Charles D. Ball Survey, Abstract 197, City of Grand Prairie, Tarrant County, Texas, zoned PD-29, within the IH-20 Corridor Overlay District, and generally located north of IH-20, south of Sara Jane Pkwy, and west of Bob Smith Pkwy. The agent is Juan J. Vasquez, Vasquez Engineering LLC, the applicant: Ian McClure, Four VP GP Houston, Inc., and the owner is Sally Smith Mashburn, Bob Smith Management Company, LTD. (On October 7, 2019, the Planning and Zoning Commission recommended approval of this request, motion failed by a vote of 4-4).

- 50 CPA191001 - Comprehensive Plan Amendment- The Gibson Apartments (City Council District 2). Comprehensive Plan Amendment to change the Future Land Use Map from Commercial/Retail/Office to High Density Residential on 4.418 acres out of the Allen Jenkins Survey, Abstract No. 713, City of Grand Prairie, Dallas County, Texas, zoned GR, General Retail. (On October 7, 2019, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).
- 51 Z191001/S191005 - Zoning Change/Site Plan - The Gibson Apartments (City Council District 2). A request to change the zoning from GR, General Retail to a PD, Planned Development District for Retail, Restaurant, and Apartment uses. Legally described as Lot 1 & 2, Block 1, being 5.928 acres out of the Allen Jenkins Survey, Abstract No. 713, City of Grand Prairie, Dallas County, Texas. Located at 2422 S Carrier Parkway and 902 W Pioneer Parkway. The agent is Jeff Linder, Bannister Engineering, the agent/applicant is Chase Debaun, Aerofirma Corporation, the owner is Isibelle Debaun, David Nicklas Organ Donor Awareness Foundation.
City Council Action: October 15, 2019
- 52 CPA191002 - Comprehensive Plan Amendment (City Council District 4). Comprehensive Plan Amendment to change the Future Land Use Map designation from Commercial to Mixed Use for 21.8 acres. Sheffield Village Phase IV, Block 3, City of Grand Prairie, Tarrant County, Texas, zoned PD-140, within the IH-20 Corridor Overlay District and the SH-360 Corridor Overlay District, and addressed as 3025 W IH-20. (On October 7, 2019, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).
- 53 Z191003/CP191003 - Zoning Change/Concept Plan - Bardin Road Mixed Use (City Council District 4). Zoning Change and Concept Plan for Multi-Family, Retail, Restaurants, and a Theater on 21.80 acres. Sheffield Village Phase IV, Block 3, City of Grand Prairie, Tarrant County, Texas, zoned PD-140, within the IH-20 Corridor Overlay District and the SH-360 Corridor Overlay District, and addressed as 3025 W IH-20. The agent is Brian Moore, applicant is Hamilton Peck, Hamilton Commercial LLC, and the owner is Jeremy Welman, Harkins Grand Prairie. (On October 7, 2019, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).
- 54 CPA191003 - Comprehensive Plan Amendment - Riverside Mixed Use (City Council District 1). Comprehensive Plan Amendment from Open Space/Drainage to Mixed Use. Lot 1-R, Block 1, Riverside Club Addition and an unplatted remainder situated in the N. Underwood Survey, Abstract No. T1582, the J. Estill Survey, Abstract No. 491, and an unknown survey, abstract No. T1904, City of Grand Prairie, Tarrant County, Texas. Zoned LI, Light Industrial within the SH 360 Overlay District and addressed as 3000 Riverside Parkway, Grand Prairie, Texas. (On October 7, 2019, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).

- 55 Z191004/CP191004 - Zoning Change/Concept Plan - Riverside Hotel and Apartments (City Council District 1). Zoning Change and Concept Plan to rezone approximately 260 acres of land from LI, Light Industrial to a Planned Development for Hotel, Apartment, and Golf Course uses. Lot 1-R, Block 1, Riverside Club Addition and an unplatted remainder situated in the N. Underwood Survey, Abstract No. T1582, the J. Estill Survey, Abstract No. 491, and an unknown survey, abstract No. T1904, City of Grand Prairie, Tarrant County, Texas. Zoned LI, Light Industrial within the SH 360 Overlay District and addressed as 3000 Riverside Parkway, Grand Prairie, Texas. The owner is Howard Porteus. (On October 7, 2019, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).

Citizen Comments

Citizens may speak during Citizen Comments 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 October 11, 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.