



City of Grand Prairie

City Hall
300 W. Main Street
Grand Prairie, Texas

Meeting Agenda

City Council

Tuesday, January 21, 2020

4:30 PM

City Hall - Briefing Room
317 College Street

Call to Order

Staff Presentations

- 1 Prairie Lights 2019 Recap - Presented by Cheryl DeLeon, Parks, Arts and Recreation Director

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 Jordan Villanueva, Indian Hills Baptist Church

Pledge of Allegiance to the US Flag and to the Texas Flag led by Mayor Pro Tem Greg Giessner

Presentations

- 2 Comprehensive Annual Financial Report Award from GFOA - Presented by Janina Jewell, GFOA Representative
- 3 Grand Prairie Complete Census Count Committee Proclamation

- 4 Recognition of Miss Grand Prairie Hispana Latina Jocelyn Carrasquillo

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.

- 5 January 7, 2020 Council Minutes
- 6 Ratify and approve previous change orders to the price agreement with UBM Enterprise, Inc. for janitorial services in the cumulative amount of \$83,163.57, and authorize the City Manager to execute Change Order #6 to current and future renewal terms in the cumulative amount of \$161,769.19
- 7 Ratify and approve the previous renewals to the city's Wellness Program Agreement with NS412, LLC DBA Naturally Slim in the cumulative amount of \$132,685; authorize the addition of four one-year renewal options in the estimated cumulative amount of \$66,340.00; and authorize the City Manager to execute those additional renewals with aggregate price fluctuations of the lesser of up to \$50,000 or 25% of the original maximum price so long as sufficient funding is appropriated by the City Council to satisfy the City's obligation during the renewal term(s)
- 8 Ratify the contract for the Fire Department's Policy Manual Subscription agreement with Lexipol, LLC, a sole source provider, in the cumulative amount of \$56,015 for an initial one-year term with successive one-year renewals beginning in May of 2015, and is requested to be ratified for its previous expenditures and authorized to be renewed for an additional one-year term in the annual amount of \$10,578 with the addition of four additional one-year renewal options, for a total not to exceed \$52,890 if all renewal options are exercised; and authorize the City Manager to execute any additional renewal options with aggregate price fluctuations of the lesser of up to \$50,000 or 25% of the original contract amount so long as sufficient funding is appropriated by the City Council to satisfy the City's obligation during the renewal term(s)
- 9 Contract with Arbor Masters Tree Service for tree services for one year in the amount of \$85,000 in Westchester PID (Council District 6)
- 10 Award a contract for the installation of an above-ground fuel tank and remodel at the Lynn Creek Park fueling station to Stovall Commercial Contractors, LLC in the amount of \$96,881 through a national interlocal agreement with BuyBoard
- 11 Contract with Bright Star Construction and Design for Brick Wall Repairs in the amount of \$193,322.68 - Peninsula PID (Council Districts 4 and 6)

- 12 Assignment of Contract for EZ-IO Intraosseous Vascular Access System Price Agreement from ARROW INTERNATIONAL, INC to TELEFLEX, LLC; this sole source agreement was for \$35,000 annually for one year initially with the option to renew for four additional one-year periods totaling \$175,000 if all renewal options are exercised; and authorize the City Manager to execute any additional renewal options with aggregate price fluctuations 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 term(s)
- 13 Purchase of state mandated water well capping and plugging services at various sites from Advanced Water Well Technologies in the amount \$214,560.28 with a 5% contingency of \$10,728.01, for a total amount of \$225,288.29 through an inter-local agreement with BuyBoard
- 14 Interlocal purchasing agreement with the City of Cedar Hill, Texas, with Readiness Group of Ft. Worth, Texas for mental health support for the period of the grant, beginning on the Agreement Effective Date and terminating on December 31, 2020, unless renewed at that time at no cost to the City of Grand Prairie, Texas
- 15 Non-binding Memorandum of Understanding to lease acreage fronting EpicCentral to Chicken N Pickle.
- 16 Non-binding Memorandum of Understanding with Bolder Adventure Park for lease and operation of 7+ acres in EpicCentral
- 17 Resolution authorizing an Economic Development Agreement and Ten-Year Tenant Lease with Option to Renew for two Five-Year Terms with National BBQ Management (or related assignee), for the Operation of a Restaurant at EpicCentral for 8% of Gross Sales and 50% of Net Operating Income
- 18 Resolution authorizing the City Manager to submit an application for FY 2020 Emergency Management Performance Grant (EMPG) and accept grant award from the Texas Department of Public Safety/Texas Division of Emergency Management, in an anticipated amount of \$57,581

Public Hearing Consent Agenda

- 19 CPA191201- Comprehensive Plan Amendment - 161 Townhomes (Commissioner Fisher/City Council District 1). A request to change the Future Land use Map from Mixed use to Medium Density Residential. Located at 1325 Robinson Road, and 852 Robinson Court. Legally described as 4.39 acres out of the Charles Gibbs Abstract 534 Pg 372 and Lots 5, Block 1, out of the Robinson Court Replat Addition, City of Grand Prairie, Dallas County, Texas. (On January 6, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).

- 20 Z191201/CP191201 - Zoning Change/Concept Plan - 161 Townhomes (Commissioner Fisher/City Council District 1). A request to change the zoning from PD 102 to a Planned Development for Townhomes. The concept plan depicts 40 units with green space areas. Located at 1325 Robinson Road and 852 Robinson Court. Legally described as 2.95 acres out of the Charles Gibbs Abstract 534 Pg 372 and Lot 5, Block 1, out of the Robinson Court Replat Addition, City of Grand Prairie, Dallas County, Texas. The applicant is Michael Wright, M. J. Wright Architects and the owner is Kelvin Hoang, Clouda Development LLC. (On January 6, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).
- 21 CPA200101 - Comprehensive Plan Amendment - Mountain Creek Lake Park (Commissioner Carranza/City Council District 3). To establish a Future Land Use designation of '**Parks and Recreation**' for Mountain Creek Lake Park, consisting of 86.109 acres out of the Alex Cockrell Survey, Abstract no. 245, City of Grand Prairie, Dallas County, Texas. The applicant is City of Grand Prairie Planning. (On January 6, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).
- 22 Z200101 - Zoning Change - Mountain Creek Lake Park (Commissioner Carranza/City Council District 3). Establish zoning of '**AG, Agricultural**' for Mountain Creek Lake Park, consisting of 86.109 acres out of the Alex Cockrell Survey, Abstract no. 245, City of Grand Prairie, Dallas County, Texas. The applicant is City of Grand Prairie Planning. (On January 6, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).
- 23 Z200102 - Zoning Change - SF-6 on Avenue C (Commissioner Carranza/City Council District 3). A request to change the zoning from SF-4 to SF-6. Located at 2006, 2010 & 2014 Avenue C, Legally described as Lots 2, 3, & 4, Block B, Warlick Addition, City of Grand Prairie, Dallas County, Texas. The owner is Saul Zuniga. (On January 6, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).
- 24 S200103 - Site Plan - Hamilton HQ (Commissioner Fisher/City Council District 1). Site plan request for proposed single-story, 41,880 sq. ft. office-showroom and warehouse on two lots on 4.738 acres. 4.78 acres property consisting of (Farmers Industrial Addition, Block 3, Lots 4R & 5R) situated in the Dudley F. Pearson Survey, Abstract No. 1130 City of Grand Prairie, Texas, Dallas County located southeast of Farmers Road and W. Trinity Blvd., more specifically addressed at 1205 & 1207 Farmers Road. The property is zoned Light Industrial (LI) District and is located within the State Highway 161 (SH-161) Overlay Corridor District. The consultant is Alexander Camunez, Pacheco Koch and the owner is Hamilton Peck, Hamilton Commercial. (On January 6, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).

- 25** S200104 - Site Plan - Spec's on Ragland Road (Commissioner Connor/City Council District 4). Site Plan for Spec's, authorizing the construction of a 11,180 sq. ft. retail building on 1.509 acres. A portion of Lot 1, Block 1, Prairie Waters-Southgate Development, City of Grand Prairie, Tarrant County, Texas, zoned PD-352, within the SH-360 Corridor Overlay District, and generally located east of S HWY 360 on the southwest corner of Ragland Rd and N Day Miard Rd. The applicant is applicant: John McClure, McClure Partners and the owner is Charles Anderson, TA Southgate Land Partners. (On January 6, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).
- 26** S200105 - Site Plan - Office Warehouse on Warrior Trail (Commissioner Hedin/City Council District 2). Site plan request for proposed two-story, 176,670 sq. ft. office/warehouse on one lots on 10.506 acres. 10.506- acre property consisting of (Warrior Trail Addition, Block 1, Lot 2) situated in the Jose Gill Survey, Abstract No. 567 City of Grand Prairie, Texas, Tarrant County, generally located at northeast of S. Great Southwest Parkway and W. Warrior Trail., more specifically addressed at 2590 W. Warrior Trail. The property is zoned Light Industrial (LI) District and is located within the Great Southwest (GSW) Overlay Corridor District. The applicant is Robert W. Rice, Ironwood Realty Partners, the consultant is Alexander Camunez, Pacheco Koch, and the owner is Ahmad Khammash. (On January 6, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).
- 27** S200106 - Site Plan - Twin Peaks at Epic West Towne Crossing (Commissioner Hedin/City Council District 2). Site Plan for Twin Peaks, an 8,152 sf restaurant. Lot 7R (proposed), Block B, Epic West Towne Crossing Phase 1, in the C. J. Babcock Survey, Abstract 59, City of Grand Prairie, Dallas County, Texas, 1.917 acres zoned PD-364 and located in the SH-161 Corridor Overlay District. The agent is William Winkelmann, Winkelmann & Associates, the applicant is Paul Stevens, Twin Peaks Restaurant, and the owner is Mark Davis, Epic West Towne Crossing LP. (On January 6, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).

Public Hearing on Zoning Applications

- 28** SU181004A - Specific Use Permit Renewal - 2625 W. Pioneer Parkway (Commissioner Fisher/City Council District 1). Specific Use Permit Renewal for a Billiard Room at Asia Times Square along with a request to extend operating hours to 2 a.m. Addressed as 2625 W. Pioneer Pkwy., Suite 900. Lot 2, Sam's Properties Addition, City of Grand Prairie, Tarrant County, Texas, 13.71 acres zoned LI, Light Industrial. The owner is Matthew Loh, Asia Times Square. (On January 6, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 7-0).

- 29** Z200103/S200107 - Zoning Change/Site Plan - Wildlife Commerce Park Building 8 (Commissioner Fisher/City Council District 1). A request to amend the zoning and site plan amendment on PD-217C & PD-217 Districts to allow for office warehouse uses and building expansion. The existing site plan depicts an office/warehouse building (Wildlife Commerce Bldg. 8) extending onto planned development district boundary line. 1.602 acres-Zoning Amendment, and 9.028 acres-Site Plan Amendment out of the Benjamin S Reed Survey, Abstract 1225 City of Grand Prairie, Dallas County, Texas. Located at the southwest corner of N. Belt Line Road and E. Wildlife Parkway. The applicant is William Munding, III, Chi/Acquisitions, LLC and the owner is Cynthia Irving. (On January 6, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).
- 30** SU191201 - Specific Use Permit - Tire Shop at 3106 E Main Street (Commissioner Moser/City Council District 5). A request to consider a Specific Use Permit to allow for Auto Tire/Wheels, Sales & Installation (Indoor) and Auto Repair (Minor) uses on one lot on 0.46 acres. The subject property is zoned Commercial (C) District and is located within Central Business District Four (CBD-4). The property is generally located northeast of E. Main Street and NE 31st Street, specifically 3106 E. Main Street. The existing lots are platted as Burbank Gardens, Unit 1, Lots 442 & 443. (On January 6, 2020, the Planning and Zoning Commission recommended denial of this request by a vote of 8-0). This case is being appealed per Article 1 Section 1.11.5.9 of the Unified Development Code.

Items for Individual Consideration

- 31** S200101 - Site Plan - Camp Wisdom Plaza (Commissioner Connor/City Council District 4). A Site Plan for a Gas Station, Convenience Store, and Retail. Located at 2800 W Camp Wisdom, legally described as 3.915 acres out of the Harwood, John W Survey Abstract 661, City of Grand Prairie, Tarrant County, Texas, Zoned PD-130. The consultant is Houshang Jahvani, Jahvani, Consulting Engineers Inc. and the owner is Anil Pathak. (On January 6, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).

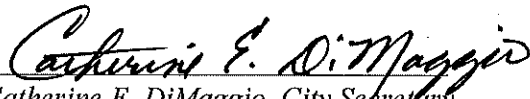
Citizen Comments

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 January 17, 2020.


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.