



City of Grand Prairie

City Hall
317 College Street
Grand Prairie, Texas

Meeting Agenda

City Council

Tuesday, April 17, 2018

4:30 PM

City Hall - Briefing Room
317 College Street

Call to Order

Staff Presentations

- 1 [18-7709](#) Update on Airhogs Baseball
- 2 [18-7777](#) Main Street Fest Update - Presented by Erin Hart, Special Events Manager

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: Josh Brown, Pastor, Overflow Church

Pledge of Allegiance to the US Flag and to the Texas Flag led by Council Member Giessner

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.

- 3 [18-7810](#) Minutes of the April 3, 2018 meeting

 Attachments: [Minutes 04-03-2018.pdf](#)
- 4 [18-7757](#) Price agreement for Asbestos Survey Services not to exceed \$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

 Attachments: [18052 - CC Exhibit.docx](#)
- 5 [18-7797](#) Price agreement for Traffic Controllers and Cabinets from Iteris (\$145,885 annually) and TrafficWare (\$109,905 annually) through a Master Inter-local agreement with the City of Arlington for one year with the option to renew for three additional one year periods totaling \$1,023,340 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

 Attachments: [18-7797 CC Exhibit.docx](#)
- 6 [18-7718](#) Contract with Freese & Nichols, Inc. for Construction Phase Project Representative Engineering Services in the amount of \$68,685 and a 5% contingency of \$3,434 for a total of \$72,119

 Attachments: [618.107](#)
- 7 [18-7762](#) Change Order/Amendment No.1 for Make It Ready for Peninsula PID Sign and Lamp Post Replacements and Repairs in the total amount of \$43,870 (Council Districts 4 & 6)

 Attachments: [Exhibit A-2018 PID Budget Peninsula FY18 Detail Final.pdf](#)
- 8 [18-7771](#) Change order No. 2 with Modern Contractors in the deductive amount of (\$83,038.20) for the Charley Taylor Recreation Center Expansion and Renovation Project.

 Attachments: [18-7771 - CT Recreation Renovations - Capital Projects Budget Summary.xlsx](#)
- 9 [18-7773](#) Contract with Life Extension Clinics, Inc. DBA Life Scan Wellness Center for Annual Medical Evaluations for Fire Personnel in the annual amount of \$30,000 through an inter-local agreement with the City of Plano and authorize the City Manager to execute the four optional 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 terms

 Attachments: [Life Scan Attachment.docx](#)

- 10 [18-7694](#) Developer agreement with WM SUB GT, LP for the installation of a portion of the South Sector Water Transmission Line in an amount not to exceed \$1,500,000 for Developer reimbursement of oversizing costs and Impact Fee credits for a basic 12" water line

 Attachments: [18-7694 DA WM SUB GT, LP.xlsx](#)
 [\(Exhibit 2\) SW 360 Trans Water Line and Mansfield PS.PDF](#)
 [Greenway Trails Offsite Development Agreement \(KREL 030518\).pdf](#)
 [EXHIBIT 1 - Greenway Trails - Survey - 2017 01 08 11x17.pdf](#)
- 11 [18-7785](#) Standard Utility Agreement with the Texas Department of Transportation for TxDOT to provide full funding of utility relocation costs for the addition of a three-lane frontage road along the north side of Interstate 30 between NW 7th St. and Belt Line Road
- 12 [18-7779](#) Ratification of an emergency purchase with North Texas Contracting, Inc for the repair of a water main break on Collins St (in front of the Grand Prairie Municipal Court and Grand Prairie Housing and Neighboring Services buildings) in the amount of \$203,759, plus a 5% contingency of \$10,187.95, for a total of \$213,946.95

 Attachments: [GP Collins Waterline ROM Pricing.pdf](#)
 [18-7779 - Expenditure Form.docx](#)
- 13 [18-7778](#) Resolution authorizing the City Manager to execute a master inter-local purchasing agreement between the City of Grand Prairie and the City of Lucas, Texas

Public Hearing Consent Agenda

- 14 [18-7740](#) TA180401 - Text Amendment - Donation Boxes - Amendment to the Unified Development Code of the City of Grand Prairie, to amend Article 11: Performance Standards within the Unified Development Code, by adding regulations for off-premise donation collection boxes or bins. The applicant is the City of Grand Prairie.
Tabled Indefinitely
- 15 [18-7739](#) S180404 - Site Plan - Forum Drive Apartments (City Council District 2). Site Plan for Forum at Robinson Apartments Phase 1 with 273 apartment units on 8.047 acres. Tract 1, Frederick Dohme Survey, Abstract 395 PG 110, City of Grand Prairie, Dallas County, Texas, zoned PD-294D, within Interstate 20 and Highway 161 Corridor Overlay District, generally located at the Northwest Corner of S. Forum Dr. and Robinson Rd. The applicant is Jeff Fulenchek, Carleton Development, Ltd. and the owner is Charles Anderson, TA Southgate Land Partners. (On April 2, 2018, the Planning and Zoning Commission tabled this case by a vote of 9-0).

- 16** [18-7736](#) S180401 - Site Plan Amendment - Walmart (City Council District 6). Site Plan Amendment to add a canopy structure for online pickup customers at an existing Walmart Supercenter. Lot 1, Block B, Great Southwest Crossing Addition, City of Grand Prairie, Dallas County, Texas, 22.20 acres zoned PD-250, within Interstate 20 Corridor Overlay District and addressed 2225 W Interstate Highway 20. The agent is Carolyn Koch, Kimley-Horn & Associates, Inc. and the owner is Brian Frazier, Wal-Mart Real Estate Business Trust. (On April 2, 2018, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).

Attachments: [Location Map.pdf](#)
 [S180401 Mailing List.pdf](#)
 [Exhibit A - Site Plan](#)
 [PZ Draft Minutes 04-02-18.pdf](#)

- 17** [18-7744](#) Z180401 - Zoning Change - 2024 W.E. Roberts St. (City Council District 1). A request to rezone 0.1 acres of property from MF-1, Multi Family-One Residential District, to PD, Planned Development District to allow for a single family residential dwelling. Lot 15, Block 38, Dalworth Park Addition, City of Grand Prairie, Dallas County, Texas, generally located on the north side of W.E. Roberts St, approximately 230-feet west of SW 22nd Street and addressed as 2024 W.E. Roberts St. The owner/applicant is Luna Clemente. (On April 2, 2018, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).

Attachments: [Location Map.pdf](#)
 [Mailing List.pdf](#)
 [PZ Draft Minutes 04-02-18.pdf](#)

Public Hearing on Zoning Applications

- 18** [18-7737](#) S180402 - Site Plan Amendment - AAA Cooper Transportation (City Council District 1). Site Plan for proposed 24K sq. ft. expansion of an existing 84K sq. ft. Warehouse/Transfer & Storage Terminal on a 32.14.22 acre lot. The proposed 60-door terminal expansion to the site consist additional employee and trailer parking primarily located on the western portion of the property. Lot 1, Block 3, Stellar Way Addition, City of Grand Prairie, Dallas County, Texas, 32.410 acres zoned Planned Development-221 (PD-221) District, located within the State Highway 161(SH-161) Corridor Overlay District and addressed 211 W. Trinity Boulevard. The agent is Jake Fears, Wier & Associates, Inc. and the owner is John Robertson, AAA Cooper. (On April 2, 2018, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).

Attachments: [Location Map.pdf](#)
 [S180402 Mailing List.pdf](#)
 [Exhibit C - Landscaping](#)
 [Exhibit A - Arch Elevations](#)
 [Exhibit B - Site Plan](#)
 [PZ Draft Minutes 04-02-18.pdf](#)

- 19** [18-7738](#) S180403 - Site Plan - Polani Office Building (City Council District 5). Site Plan for (1) one commercial building on 0.218 acre lot. The purpose for the site plan is to relocate the existing self-service ice machine on the property and reconfigure parking and driveways to accommodate the proposed building remodel. Lot 1, Block 14, Original Town of Grand Prairie, City of Grand Prairie, Dallas County, Texas, 0.218 acres zoned (CA) Central Area within the Central Business District (CBD) Overlay Corridor, Section 2 and addressed 210 S. W. 2nd Street. The owner is Muhammed Polani, DFW 2005 Inc. (On April 2, 2018, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).

Attachments: [Location Map.pdf](#)
 [S180403 Mailing List.pdf](#)
 [Exhibit B - Site Plan](#)
 [Exhibit A - Elevations](#)
 [PZ Draft Minutes 04-02-18.pdf](#)

- 20** [18-7746](#) S180405 - Site Plan - Wildlife Commerce Park, Phase 2 (City Council District 1). Site Plan for (5) five office/warehouse buildings on approximately 86 acres. The proposal consists of five buildings ranging from 100,000 sq. ft. to 520,000 sq. ft. Lot 4, Block 1, Wildlife Commerce Park Addition, City of Grand Prairie, Dallas County, Texas, 14.22 acres zoned Planned Development-217C (PD-217C) District, located within the Belt Line Corridor Overlay District, and addressed 2500 N. Belt Line Road. Portions of Tracts 7.1, 10, and 11, Benjamin Reed Survey, Abstract No. 1225, City of Grand Prairie, Dallas County, Texas, approximately 70.08 acres zoned Planned Development-217C (PD-217C) District, located within the Belt Line Corridor Overlay District, and addressed as 601 W Wildlife Parkway, 618 Palace Parkway, and 1225 N. Belt Line Road. The applicant is Richard Nordyke, O'Brien Architects and the owner is B. Cooper, CHI/WILDLIFE LAND, LP. (On April 2, 2018, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).

Attachments: [Location Map.pdf](#)
[S180405 Mailing List.pdf](#)
[Exhibit A - Wildlife Phase II](#)
[Exhibit B - Building 7](#)
[Exhibit C - Building 8](#)
[Exhibit D - Building 9](#)
[Exhibit E - Building 10](#)
[Exhibit F - Building 11](#)
[PZ Draft Minutes 04-02-18.pdf](#)

Items for Individual Consideration

- 21** [18-7716](#) Proposed installation of two billboards along North SH 161 near Rock Island Road.

Attachments: [David Albert Letter - Billboard Request.pdf](#)

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 April 13, 2018.

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.