



City of Grand Prairie

City Hall
317 College Street
Grand Prairie, Texas

Meeting Agenda

City Council

Tuesday, May 17, 2016

4:30 PM

City Hall - Briefing Room
317 College Street

Call to Order

Staff Presentations

- 1 [16-5566](#) Automated Secure Alarm Protocol (ASAP) - Presented by Chief Steve Dye
- 2 [16-5627](#) City Manager's Special Projects Update - Gina Alley, Senior Assistant to the City Manager; Andrew Fortune, Assistant to the City Manager; and Erica Paige, Assistant to the City 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: Lawrence Marshall, Integrity Mentors, Founder & Executive Director
Pledge of Allegiance to US Flag and to the Texas Flag led by Council Member Jeff Copeland

- 3 [16-5500](#) Resolution canvassing the votes of the May 7 2016 City Election

Attachments: [Election Results 5-7-2016.xlsx](#)

- 4 [16-5501](#) Administer Oath of Office to Mayor Ron Jensen; Council Member Jim Swafford, District 2; and Council Member Richard Fregoe, District 4

Presentations

- 5 [16-5633](#) Recognition of Animal Shelter Advisory Board Members - Introduction by Danielle Tate, Animal Services Manager
- 6 [16-5613](#) Recognition of Dung Dao, Grand Prairie Fine Arts Academy Student
- 7 [16-5564](#) Dr. Charles Dell Proclamation
Attachments: [Dell Proclamation.pdf](#)
- 8 [16-5616](#) Motorcycle Safety and Awareness Month Proclamation - Presented to Brandon Clark
Attachments: [2016 Motorcycle Safety Awareness Month.pdf](#)
- 9 [16-5634](#) Lupus Foundation of America Proclamation
Attachments: [2016 Lupus Awareness Month.pdf](#)
- 10 [16-5635](#) Asian American Heritage Month Proclamation
Attachments: [2016 Asian American Heritage Month.pdf](#)

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.

- 11 [16-5647](#) Minutes of the May 3, 2016 Meeting
Attachments: [Minutes 05-03-2016.pdf](#)
- 12 [16-5617](#) Price agreement for landscape maintenance materials which include ball field clay, volleyball/beach sand, and washed pea gravel from HJG Trucking (up to \$27,607 annually); cushion screened sand and crushed granite from Lowery Sand & Gravel (up to \$53,325 annually); class A1 rock, rip rap, and screened sandy loam from Texas Sand & Gravel (up to \$133,620 annually); infield conditioner and silica top dressing golf sand from Turf Materials (up to \$29,105 annually) for one year with the option to renew for four additional one year periods totaling \$1,218,286 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: [16-5617 Landscape Maint Material Attachment A.docx](#)

- 13 [16-5626](#) Price agreement for Screen Printing Services from Proforma A-Z (up to \$30,000 annually) for one year with the option to renew for four additional one year periods totaling \$150,000 if all extensions are exercised and authorize the City Manger to execute the renewal options with the 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
Attachments: [16-5626 Screen Printing Exhibit.docx](#)
- 14 [16-5605](#) Remodel of Fire Stations #2 at a cost of \$71,383 and #8 at a cost of \$71,047 by Gallagher for a total amount of \$142,430 through a national inter-local agreement with TIPS/TAPS
Attachments: [16-5605 Fire Station 2 and 8 Rehabs overage](#)
[16-5605 Fire Station 2 and 8 Rehabs](#)
- 15 [16-5625](#) Private Fueling Agreement - Rodney DeBaun - Grand Prairie Municipal Airport
- 16 [16-5631](#) Change Order/Amendment Nos. 5 and 6 to the Briefing Room/CMO Renovations Contract with Mart, Inc.
Attachments: [Mart 615.23](#)
- 17 [16-5628](#) Resolution authorizing the City Manager to execute a master inter-local purchasing agreement between the City of Grand Prairie and the City of Midland, Texas

Public Hearing Consent Agenda

- 18 [16-5593](#) SU160501 - Specific Use Permit - Cinco Technologies (City Council District 2). Consider a request to approve a specific use permit to operate an indoor computer salvage center. The 13.70-acre property, located at 2725 State Highway 360 (SH-360), is zoned Light Industrial (LI) District and is within the SH-360 Corridor Overlay District. The applicant is Rob King, Cinco Technologies. (On May 2, 2016, the Planning and Zoning Commission tabled this case by a vote of 8 to 0)
- 19 [16-5594](#) SU160503/S160504 - Specific Use Permit/Site Plan - Q Speed Wash (City Council District 4). Consider a request for an SUP to allow for an automatic Car Wash Commercial/Detail facility with multiple outdoor self-service vacuum stations on 1.23 acres. The property is zoned PD-45 and lies within the I-20 Corridor Overlay District; and is generally located west of Great Southwest Parkway and 320 ' south of Bardin Road. The applicant is Viran Nana and the owner is Don Silverman, GSW Bardin LLC. (On May 2, 2016, the Planning and Zoning Commission tabled this case by a vote of 8 to 0)

- 20** [16-5595](#) SU160401/S160402 - Site Plan - 1628 E Main St (City Council District 5).
Consider a request to approve a specific use permit and site plan to construct and operate a warehouse facility. The 0.89-acre property, located at 1612 Small Street and 1628 E. Main Street, is split-zoned General Retail (GR) and Light Industrial (LI) Districts and is within District 3 of the Central Business Overlay District. The applicant is Abraham Khajeie, Eagle Auto Parts, the owner is Abraham, and the surveyor is Luke Keeton, Keeton Surveying Co. (On May 2, 2016, the Planning and Zoning Commission tabled this case by a vote of 8 to 0)
- 21** [16-5596](#) Z160402 - Zoning Change - 1628 E. Main Street (City Council District 5).
Consider a request to change the zoning on 0.59 acres from Light Industrial (LI) District to General Retail (GR) District. The 0.59-acre property, located at 1628 E. Main Street, is zoned Light Industrial (LI) District and is within District 3 of the Central Business Overlay District. The applicant is Alex Daredia, Lucky Texan Stores and the owner is James Bouldin, Laticrete International Inc., and the surveyor is Luke Keeton, Keeton Surveying Co. (On May 2, 2016, the Planning and Zoning Commission tabled this case by a vote of 8 to 0)

- 22** [16-5591](#) CPA160501 - Comprehensive Plan Amendment - Approve amendments to the 2010 Comprehensive Plan. The annual update is a review of zoning changes, text amendments, annexations, and dis-annexations that have taken place in the past year. The annual update also includes revisions to the Future Land Use Map of the Comprehensive Plan Amendment. The owner/applicant is the City of Grand Prairie Planning Department. (On May 2, 2016, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).

Attachments: [Exhibit A Location Map.pdf](#)

[P150902 Remmington 30 OS R MU to CRO.pdf](#)

[P151101 La Jolla MU to LDR.pdf](#)

[P150201 Natitex HDR to CRO.pdf](#)

[P150202 GSW Logistics OSD to LI.pdf](#)

[P151206 East Polo Rd. CRO to MDR .pdf](#)

[RP150503 GSW PH II OS D to LI.pdf](#)

[RP150702 Hayman Addn MU to HDR.pdf](#)

[S141103 Strip a zone MU to LI.pdf](#)

[S150404 Wildlife Bldg 3 MU to LI.pdf](#)

[S150405 Bardin Rd Warehouse CRO to LI.pdf](#)

[S150605 Res at Bardin CRO to HDR.pdf](#)

[S150902 Graff Bldg I MU OSD to LI.pdf](#)

[S151102 Wildlife Bldg 4 MU to LI.pdf](#)

[S151103 Wildlife Bldg 3 MU to LI.pdf](#)

[S151204 Retail at Deso Carrier HDR to CRO.pdf](#)

[SU150503 S150505 2441 Houston CRO to LI.pdf](#)

[SU150603 S150607 Zac's Ranch OS D to CRO.pdf](#)

[SU150802 3015 Eagle MU to CRO .pdf](#)

[SU151002 S151002 Dairy Queen 360 MU to CRO.pdf](#)

[Z150401 3409 Hardrock CRO to LI.pdf](#)

[Z150603 River Park 1100 Nothing to LI.pdf](#)

[Z150202 2505 S GSW LI to CRO.pdf](#)

[Z150703A CP150702A Polo Res CRO to MDR.pdf](#)

[Z150901 CP150901 Winding Creek CRO to HDR.pdf](#)

[PZ Draft Minutes 05-02-16.pdf](#)

- 23** [16-5592](#) CPA160502 - Comprehensive Plan Amendment - 1720 S Carrier Pkwy. (City Council District 1). Approve an amendment to the 2010 Comprehensive Plan and Future Land Use Map to change the designation from Open Space/Drainage (OS/D) to High Density Residential (HDR) uses. The 5.42-acre property, zoned Multifamily-One (MF-1) District, is located at 1720 S. Carrier Parkway and is within the State Highway-161 (SH-161) Corridor Overlay District. The owner/applicant: Shelly Atkins, Atkins Bros. Equipment Co. (On May 2, 2016, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).

Attachments: [Exhibit A Location Map OSD to HDR.pdf](#)

[PON.pdf](#)

[Notify.pdf](#)

[PZ Draft Minutes 5-2-16.pdf](#)

- 24** [16-5343](#) SU160202/S160201 - Specific Use Permit/Site Plan - 2478 W. Main St. (City Council District 1). Approve a specific use permit/site plan to construct a two-story motel. The 1.08-acre property, located at 2478 W. Main Street, zoned Light Industrial, is within District 1 of the Central Business Overlay District. The agent is John Watson and the owner is Ajay Patel. (On May 2, 2016, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).

Attachments: [Exhibit B - Location Map.pdf](#)

[PON.pdf](#)

[Notify.pdf](#)

[PZ Draft Minutes 5-2-16.pdf](#)

[Exhibit A - Site Plan Package.pdf](#)

Public Hearing on Zoning Applications

- 25** [16-5525](#) Z160401/CP160401 - Zoning Change/Concept Plan - Lake Forest Development (City Council District 4). To change the zoning on 7.096 acres from Agriculture District to a Planned Development District for single family detached residential uses. The 7.09-acre property, zoned Agriculture (A) District, is located at 2901 Doryn Drive. The agent is Jim Dewey, JDJR Engineers & Consultants, Inc. the applicant is Mike Nawar, and the owner is Rajan Vishwanathan. (On April 4, 2016, the Planning and Zoning Commission recommended denial of this request by a vote of 5-3). (This case was tabled to the City Council meeting of May 17, 2016).

Attachments: [Location Map.pdf](#)

[PON.pdf](#)

[Notify.pdf](#)

[Concept Plan.pdf](#)

[Exhibit - Zoning Exhibit.pdf](#)

[PZ DRAFT MINUTES 4-4-16.pdf](#)

- 26** [16-5597](#) SU160502 - Specific Use Permit - TNT Equipment (City Council District 1). Approval of a Specific Use Permit permitting the operation of a commercial scaffolding contractor shop with outdoor storage. The 3.8-acre property, zoned Light Industrial (LI) District, is located at the southwest corner of Avenue J East and 113th Street. The agent is Tony Callaway, Callaway Architecture, the applicant is Mike McCoy, and the owner is Anthony Valentine, TNT Equipment Co. (On May 2, 2016, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).

Attachments: [Exhibit D - Location Map.pdf](#)

[PON.pdf](#)

[Notify.pdf](#)

[Exhibit A - Site Plan.pdf](#)

[Exhibit B - Outside Storage Yard Layout.pdf](#)

[Exhibit C - Elevations.pdf](#)

[Operational Plan.pdf](#)

[PZ Draft Minutes 5-2-16.docx.pdf](#)

- 27** [16-5598](#) SU160505/S160501 - Specific Use Permit/Site Plan - O'Neal Steel BTS (City Council District 5). Consider a request to approve a site plan to construct a 214,148-square-foot industrial business and operate a steel service center. The 16.90-acre property, located at 4000 Interstate Highway 30 (IH-30), is zoned Light Industrial (LI) District and is within the IH-30 Corridor Overlay District. The agent is Grayson Hughes, Bury, Inc., the applicant is Kerry Burden, Altera Development, and the owner is James Cornelius, South IH 30 LTD. (On May 2, 2016, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).

Attachments: [Exhibit B - Location Map.pdf](#)
[PON.pdf](#)
[Notify.pdf](#)
[PZ Draft Minutes 5-2-16.pdf](#)
[Exhibit A Site Plan Package.pdf](#)
[Exhibit C - Legal Description.docx](#)

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 May 13, 2016.

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 Gloria Colvin (gcolvin@gptx.org) at least three (3) business days prior to the scheduled meeting to request an accommodation.