



City of Grand Prairie

City Hall
317 College Street
Grand Prairie, Texas

Meeting Agenda

City Council

Tuesday, June 20, 2017

4:30 PM

City Hall - Briefing Room
317 College Street

Call to Order

Staff Presentations

- 1 [17-6870](#) Live, Life, Epic Campaign - Presented by Michael Hays, General Manager Epic Waters
- 2 [17-6526](#) Library Curriculum Development - Presented by Amy Sprinkles, Library and Marketing Director, and Jennifer Lusk

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: TBA

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 [17-6871](#) Minutes of the May 30, 2017 Special Meeting and the June 6, 2017 Meeting

 Attachments: [Minutes 06-06-2017.pdf](#)
 [Minutes 5-30-2017 Special Meeting.pdf](#)
- 4 [17-6747](#) Authorize the City Manager to enter into an Interlocal Agreement with the Trinity River Authority to develop and implement a Watershed Protection Plan for Joe Pool Lake not to exceed \$20,000 per year for three years
- 5 [17-6867](#) Authorize the City Manager to enter into a contract to purchase furniture for \$52,209.89 for the Shotwell Library expansion and remodel from Lone Star Furnishings for shelving and end panels, using their BuyBoard Contract #503-16

 Attachments: [17-6867 Shotwell Library](#)
- 6 [17-6772](#) Revised Airport Rules and Regulations, T-Hangar Lease Agreement, and Open Covered Hangar Lease Agreement

 Attachments: [17-6772 - Airport Rules and Regulations-Revision 2017 for FAA Airworthy Aircraft](#)
 [17-6772 - Federal Register - FAA 14 CFR Chapter 1 - Policy on the Non-Aeronautical](#)
 [17-6772 - Patio Hangar 2017 Revision for FAA Airworthy Aircraft Regulations.rtf](#)
 [17-6772 - T-Hangar-2017 Revision for FAA Airworthy Aircraft Regulation.doc](#)
- 7 [17-6797](#) Landfill Gas Control and Collection System Pre-NSPS Maintenance and Repair, Award a contract with Weaver Consultants for Design, Survey, Record Drawings and Permit Modification in the amount of \$104,700

 Attachments: [608 42.docx](#)
 [614 87.docx](#)
- 8 [17-6854](#) Amendment to Interlocal Agreement with North Central Texas Trauma Regional Advisory Council (NCTTRAC) for a Mobile Emergency Response Communications Trailer to be provided at no cost by NCTTRAC, provided that the City pay for the cost of maintenance and insurance
- 9 [17-6858](#) Engineering services amendment/Change Order No. 4 with Halff Associates, Inc. to provide engineering drainage plan review services for a maximum contract amount of \$340,000
- 10 [17-6859](#) Change Order/Amendment No. 3 adding \$26,750 to the Birkhoff, Hendricks and Carter contract for the Water Utilities Facility Improvements Project

 Attachments: [17-6859 Water Utilities Facility](#)
- 11 [17-6802](#) Ordinance transferring and appropriating \$50,000 from the Unobligated Fund Balance in the Water Capital Projects Fund and a professional engineering contract for on-call support for Water System Modeling and Water System Planning with Freese & Nichols; initial contract to terminate December 31, 2018 with option to renew for four additional one-year terms

 Attachments: [617.149 Water Support.xlsx](#)

- 12** [17-6860](#) Ordinance amending the FY 2016/2017 Capital Improvement Projects Budget; ratify an emergency repair contract to an emergency purchase to North Texas Contracting, Inc., for the repair of a water main break on NE 5th St at Beltline Road (behind the Public Works/Water Utilities building) in the amount of \$179,287, plus a 5% contingency of \$8,964.35, for a total of \$188,251.35 for the repair
Attachments: [Emergency Repair Total Pricing - Exhibit A.pdf](#)
[17-6860 36 Water Line](#)
- 13** [17-6793](#) Ordinance amending the FY 2016/2017 Capital Improvement Projects Budget; and Change Order/Amendment No. 3 for the engineering contract with Espey Consultants Inc. DBA RPS for general support services related to the City's wastewater system master plan and operations in the amount of \$105,675
Attachments: [616.127.xlsx](#)
- 14** [17-6755](#) Ordinance amending the FY2016/2017 Parks Capital Projects Budget; and a contract with Playworks, Inc, Inc. in the amount of \$36,527.95 for Fish Creek Forest PlayGround Improvement and approve a 5% contingency in the amount of \$1,827
Attachments: [17-6755 - Fish Creek Forest PlayGround Improvement.xlsx](#)

Public Hearing Consent Agenda

- 15** [17-6842](#) S170607 - Site Plan - Retail at Bush & Pioneer Centre (City Council District 2). A request to approve a Site Plan authorizing the construction of two buildings for retail and restaurant uses. The 3.796-acre property is zoned Planned Development-351 (PD-351) District, within the SH 161 Overlay District, and addressed as 1215 W. Pioneer Parkway. The agent is Kevin Wier, Spiars Engineering, Inc. and the owner is Robert Dorazil, Bush Pioneer Property LP c/o UCD Development. (On June 5, 2017, the Planning and Zoning Commission tabled this case by a vote of 7-0).
- 16** [17-6845](#) SU170602/S170602 - Specific Use Permit/Site Plan - Restaurant at Bush and Pioneer Centre (City Council District 2). A request to approve a Specific Use Permit and Site Plan authorizing the construction and operation of a restaurant with a drive-through. The 1.164-acre property is zoned Planned Development-351 (PD-351) District, within the SH 161 Overlay District, and addressed as 1220 Arkansas Lane. The agent is Kevin Wier, Spiars Engineering, Inc. and the owner is Robert Dorazil, Bush Pioneer Property LP c/o UCD Development. (On June 5, 2017, the Planning and Zoning Commission tabled this case by a vote of 7-0).

- 17 [17-6849](#) Z170603 - Zoning Change - 3304 Corn Valley Rd (City Council District 2). Approval of a Zoning Change from General Retail (GR) district to Single Family-Attached Residential District to create two lots out of one lot for single family detached residences. The 0.539 acre vacant property is currently zoned General Retail. The property is located at the intersection of Corn Valley Rd. and Racquet Club Dr. The address for the property is 3304 Corn Valley Rd. The owner is Jose Sarinana and the surveyor is Luke Keeton, Keeton Surveying Co. (On June 5, 2017, the Planning and Zoning Commission tabled this case by a vote of 7-0).

Public Hearing on Zoning Applications

- 18 [17-6855](#) RA170601 - Right of Way Abandonment-2000 East Main Street-Dolabi Family Ltd., National Circle - A request to abandon the 30-foot wide street right-of-way on National Circle to construct a new 2-story building for auto parts sales along with a new employee parking lot.

Attachments: [Location Map.pdf](#)
[PON, Public Owner Notification Map.pdf](#)
[Notify.pdf](#)
[EXHIBIT A PROPERTY DESCRIPTION.pdf](#)

- 19 [17-6850](#) Z170604/CP170601 - Zoning Change/Concept Plan - ECOM Northern Tract (City Council District 4). A request to rezone 19.60 acres from Planned Development-77 (PD-77) District to a Planned Development for single family detached uses. The subject property is located on the northwest corner of S. Forum Drive and S. Great Southwest Parkway. The agent is Brett Mann, BGE, Inc. and the owner is Dan Luby, ECOM Real Estate Mgmt. (On June 5, 2017, the Planning and Zoning Commission recommended approval of this request by a vote of 7-0).

Attachments: [Exhibit A - Metes and Bounds Description.pdf](#)
[Exhibit B - Location Map.pdf](#)
[Exhibit C - Concept Plan.pdf](#)
[Exhibit D - Conceptual Open Space Plan.pdf](#)
[Exhibit E - Density and Dimensional Table.pdf](#)
[PON, Public Owner Notification Map.pdf](#)
[Notify.pdf](#)
[PZ Draft Minutes 6-5-17.pdf](#)

- 20** [17-6844](#) SU170601/S170601 - Specific Use Permit/Site Plan - Whataburger at Bush and Pioneer Centre (City Council District 2). A request to approve a Specific Use Permit and Site Plan authorizing the construction and operation of a restaurant with a drive-through. The 1.32-acre property is zoned Planned Development-351 (PD-351) District, located within the SH 161 Overlay District, and addressed as 2630 S Highway 161. The agent is Steven Granado, Jacobs and the owner is Robert Dorazil, Bush Pioneer Property LP c/o UCD Development. (On June 5, 2017, the Planning and Zoning Commission recommended approval of this request by a vote of 7-0).

Attachments: [Exhibit A - Location Map.pdf](#)
[Exhibit B - Site Plan Package.pdf](#)
[Exhibit C - Operational Plan.pdf](#)
[Exhibit - Color Rendering.pdf](#)
[PON, Public Owner Notification Map.pdf](#)
[Notify.pdf](#)
[PZ Draft Minutes 6-5-17.pdf](#)

- 21** [17-6841](#) S170604 - Site Plan - Oakdale Spec Warehouse (City Council District 1). A request to approve a Site Plan authorizing the construction and operation of a 400,000 sq. ft. office/warehouse building. The 24.06-acre property is zoned Planned Development-39 (PD-39) District, with (SUP-638) and lies within the SH 161 Overlay District, and addressed as 507 W. Oakdale Road. The agent is Robert Huthnance Jr., PLR Development and the owner is Cris Burgum, SAIA LTL Freight. (On June 5, 2017, the Planning and Zoning Commission recommended approval of this request by a vote of 7-0).

Attachments: [Location Map.pdf](#)
[PON.pdf](#)
[Notify.pdf](#)
[Exhibit - Site Plan Package.pdf](#)
[PZ Draft Minutes 6-5-17.pdf](#)

- 22** [17-6847](#) Z170601 - Zoning Change - 2601 W Jefferson Street (City Council District 1). A request to approve a Zoning Change from Commercial Office (CO) District to General Retail (GR) District. The 0.43-acre property is located on the southwest corner of W. Jefferson Street and S. Great Southwest Parkway, within Central Business District No. 1 (CBD-1), and addressed as 2601 W. Jefferson Street. The owner is Carina Tran. (On June 5, 2017, the Planning and Zoning Commission recommended approval of this request by a vote of 7-0).

Attachments: [Exhibit A - Metes and Bounds Description.pdf](#)
[Exhibit B - Location Map.pdf](#)
[PON, Public Owner Notification Map.pdf](#)
[Notify.pdf](#)
[PZ Draft Minutes 6-5-17.pdf](#)

- 23** [17-6846](#) S170603 - Site Plan - Gas Station & Convenience Store at 2501 S Belt Line Rd (City Council District 3). A request to approve a Site Plan for a convenience store with gasoline sales generally located on one non-residential lot. The 0.88957-acre tract is zoned General Retail (GR) and located at the address 2501 S. Beltline Rd. The applicant is Shiraz Jivani. (On June 5, 2017, the Planning and Zoning Commission recommended approval of this request by a vote of 7-0).

Attachments: [Location Map.pdf](#)

[PON, Public Owner Notification Map.pdf](#)

[Notify.pdf](#)

[Exhibit - Site Plan.pdf](#)

[Exhibit - Landscape Plan.pdf](#)

[Exhibit - Elevations.pdf](#)

[PZ Draft Minutes 6-5-17.pdf](#)

- 24** [17-6848](#) S170605 - Site Plan - Harmony School of Innovation (City Council District 2). Approval of a Planned Development Site Plan to a Planned Development (PD) district to allow a school. The 12.78 acre property is currently zoned Planned Development-17 (PD-17). The property is located at the intersection of Fish Creek Rd. and S. Belt Line Rd. The agent is David Etzold, the applicant is Joyce Stanton, DiSciullo-Terry, Stanton & Associates, and the owner is James Morgan, Danny Reeves, and Tommy Winn. (On June 5, 2017, the Planning and Zoning Commission recommended approval of this request by a vote of 5-2).

Attachments: [Location Map.pdf](#)

[PON, Public Owner Notification Map.pdf](#)

[Notify.pdf](#)

[Exhibit - Site Plan.pdf](#)

[Exhibit - Landscape Plan.pdf](#)

[Exhibit - Elevations.pdf](#)

[Landscape Data Table.pdf](#)

[Facade and Exterior Table Requirements.pdf](#)

[PZ Draft Minutes 6-5-17.pdf](#)

- 25** [17-6843](#) S170606 - Site Plan - Prairie Gate Community (City Council District 2). A request to approve a site plan to develop a 264-unit apartment complex one tract on 14.665 acres. The 14.665-acre property is generally located on the southeast corner of Dechman Drive and Fish Creek Drive. The property is zoned Planned Development 19 (PD-19) District allowing for apartment uses, and within Interstate 20 (I-20) Overlay Corridor District. The applicant is Chase Debaun, AeroFirma Corp. and the owner is Reginald Crump, Bedford Enterprises. (On June 5, 2017, the Planning and Zoning Commission recommended approval of this request by a vote of 6-0).

Attachments: [Location Map.pdf](#)

[PON, Property Owner Notification Map.pdf](#)

[Notify.pdf](#)

[Exhibit - Elevations.pdf](#)

[Exhibit - Site Plan .pdf](#)

[PZ Draft Minutes 6-5-17.pdf](#)

[Brady Young's Concerns.pdf](#)

[MF-3 Zoning Standards attachment.pdf](#)

- 26** [17-6840](#) TA170501 - Text Amendment - Amending Article 11: Performance Standards, Section 12 - Requirements for On-Premise Sale and Consumption of Alcoholic Beverages - 11.12.1 Standards Alcoholic beverages, as defined in the Alcoholic Beverage Code of the State of Texas, may be sold or for on premise consumption in restaurants facilities, certain facilities owned by the City of Grand Prairie or hotels, motels, and theaters only in accordance with the following standards. On premise consumption of alcoholic beverages shall be: J. Allowed as an incidental use within a theater, except there shall be no bar holding area allowed. (On June 5, 2017, the Planning and Zoning Commission recommended approval of this request by a vote of 7-0).

Attachments: [TA170501 Article 11, Performance Standards , Section 12.pdf](#)

[PZ Draft Minutes 6-5-17.pdf](#)

Items for Individual Consideration

- 27** [17-6868](#) Board and Commission Appointments

Attachments: [Mendez-Adhikari Board Application.pdf](#)

[JudyKanauiya Board Application.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 June 16, 2017.

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.