



# City of Grand Prairie

City Hall  
317 College Street  
Grand Prairie, Texas

## Meeting Agenda

### City Council

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Tuesday, December 13, 2016

4:30 PM

City Hall - Briefing Room  
317 College Street

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#### Call to Order

#### Staff Presentations

- 1      [16-5970](#)      Emergency Management - "A" Team Approach - Presented by Chase Wheeler
- 2      [16-6321](#)      Water/Wastewater Impact Fees - Presented by Ron McCuller, Public Works 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" Harmony Public Schools v. City of Grand Prairie*
- (2) Section 551.072 "Deliberation Regarding Real Property"*
- (3) Section 551.074 "Personnel Matters" - Review of City Manager*
- (4) Section 551.087 "Deliberations Regarding Economic Development Negotiations"*

#### Recess Meeting

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**6:30 PM Council Chambers**

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**Invocation: Tom Watson, Pastor of Bowles Baptist Church**

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

#### Presentations

- 3      [16-6272](#)      Recognition of Public Health Advisory Committee Members

- 4      [16-6219](#)      Presentation of Check from Cowboy Cops to Special Olympics - Presented by Chief Steve Dye
- 5      [16-6256](#)      Recognition of Ruthe Jackson Center Staff (Best of the Knot Award Winner Five Years in a Row)
- 6      [16-6329](#)      Recognition of Eagle Scout Dominic Serfano II - Presented by Mayor Jensen  
**Attachments:** [Dominic Serafano Certificate of Recognition.pdf](#)

### Consent Agenda

*The full agenda has been posted on the city's website, [www.gptx.org](http://www.gptx.org), for those who may want to view this agenda in more detail.*

- 7      [16-6302](#)      Minutes of the November 15, 2016 Meeting and the November 22, 2016 Special Meeting (Canvass of the November 8, 2016 Special Election)  
**Attachments:** [Minutes 11-15-2016.pdf](#)  
[Minutes 11-22-2016.pdf](#)
- 8      [16-6147](#)      Contract with Garland/DBS Inc. to waterproof the exterior of the Tourist Center in the amount of \$70,127 and authorize a \$3,500 (5%) contingency for a total of \$73,627 through a national-interlocal agreement with US Communities  
**Attachments:** [Expenditure Informatio#255 \(2\).docx](#)
- 9      [16-6152](#)      Purchase of cyber security appliances and installation from Flair Data under DIR contract in the amount of \$66,676.29  
**Attachments:** [16-6152.xlsx](#)
- 10     [16-6170](#)      Change Order/Amendment No. 6 in the net amount of \$425,989.33 with Austin Bridge and Road, L.P. for MacArthur Paving and Drainage Improvements  
**Attachments:** [16-6170 MacArthur.xlsx](#)
- 11     [16-6223](#)      Consultant Contract with Espey Consultants, Inc. dba RPS for the Clean Water State Revolving Fund (CWSRF) 2017 Rehab Design in the amount not to exceed \$566,404.  
**Attachments:** [16-6223 CWSRF.xlsx](#)
- 12     [16-6234](#)      Purchase of two (2) 2017 Dodge Ram 5500 regular cab pickup with mechanic utility body (\$176,778), one (1) 2017 Dodge Ram 5500, regular cab pickup with Versalift bucket body (\$139,396), three (3) 2017 Chevrolet crew cab pickup (\$80,865) from Freedom Dodge and Caldwell Country for a combined total of \$397,039 through an Interlocal Agreement with Houston-Galveston Area Council (HGAC)  
**Attachments:** [Expenditure Info.docx](#)

- 13**      [16-6235](#)      Purchase and installation of multiple east side Heating Ventilation and Air Conditioning System (HVAC) units at the Development Center from Trane in the amount of \$221,846.50 with a 5% contingency of \$11,092.33, for a total cost not to exceed \$232,938.83 through a national interlocal agreement with U.S. Communities  
**Attachments:** [Development Center HVAC Split-Systems Quote \(East units\).doc](#)  
[16-6235 HVAC Development Center](#)
- 14**      [16-6236](#)      Award bid to Longhorn Harley-Davidson (\$87,141.24) for the purchase of four (4) Police Pursuit Vehicles (PPV) motorcycles; Freedom Dodge and Chevrolet (\$295,750) for thirteen (13) 1/2 ton pickup trucks, and, Sam Pack's Five Star Ford (\$34,266) for the purchase of one (1) 3/4 ton extended cab utility body pickup truck with ladder rack, for a combined total of \$417,157.24  
**Attachments:** [16-6236 LAKE EQUIPMENT.xlsx](#)  
[Tabs for 17014-17017.docx](#)  
[Expenditure Detail.docx](#)  
[Capital Projects Budget Summary - Code Trucks.xlsx](#)
- 15**      [16-6243](#)      Purchase and prepayment of one replacement Fire Engine through the Buy Board price agreement from Siddons-Martin of Denton, Texas at a cost of \$662,788 after prepayment discount of \$26,303; communications equipment through HGAC price agreement from Motorola of Schaumburg, IL at a total cost of \$5,452; and related hoses, nozzles, and loose equipment at an estimated cost of \$37,260 using current city price agreement with Casco Industries of Grand Prairie, TX and through Buy Board price agreement from Metro Fire of Houston, TX  
**Attachments:** [16-6243 Engine Replacement.xlsx](#)
- 16**      [16-6244](#)      Lease Option - 24 South B - Timeless Hangars  
**Attachments:** [16-6244 - Tippit Option 2017.pdf](#)
- 17**      [16-6253](#)      Contracts to replace the roof and heating and air conditioning system (HVAC) for the Housing and Neighborhood Services Building as follows: \$208,800 to Garland/DBS for the roof replacement through a national-interlocal agreement with US Communities, \$94,950 to Trane for the HVAC equipment and installation through a national-interlocal agreement with US Communities, \$2,750 to Entech for valve and flex line installation through a national-interlocal agreement with Buyboard, \$38,320.00 to Enviromatic Systems for reliable control installation through a national-interlocal agreement with Buyboard and authorize a 5% contingency of \$17,241 for a total project cost of \$362,061
- 18**      [16-6270](#)      Purchase of one (1) Atlas Copco Air Compressor units and assembly unit from Kirby-Smith Machinery through a national inter-local agreement with BuyBoard in the amount of \$54,710  
**Attachments:** [Expenditure Info.docx](#)

- 19      [16-6273](#)      Engineering services amendment/Change Order No. 3 with Half Associates, Inc. to provide engineering drainage plan review services for a maximum contract amount of \$280,000  
**Attachments:** [Ordinance 7677.pdf](#)
- 20      [16-6274](#)      Change Order No. 2 for the Professional Services Contract with Gerdes, Henrichson & Associates (GHA) for Architectural/Design/Engineering Services for FnG Eats/old Fire Station #1 located at 321 W. Main St. in the amount of \$53,400  
**Attachments:** [16-6274 FnG - old FS1.doc](#)
- 21      [16-6275](#)      Temporary License Agreement with Verizon Wireless to install nodes on top of existing utility poles for \$750 per pole for a one year contract  
**Attachments:** [Exhibit B \(1\)](#)  
[Exhibit B\(2\)](#)  
[Contract](#)  
[Exhibit A](#)
- 22      [16-6303](#)      Eight-year contract for managed services and system maintenance for the city wide P25 radio system through Motorola Solutions, a sole source provider, for \$387,955.65 for year one; \$430,251.78 for year two, \$502,253.16 for year three and a 2.5% increase for years four through eight for a total of \$4,024,515.40  
**Attachments:** [16-6303 Motorola.doc](#)  
[Grand Prairie Multi Year Managed Svcs\\_11072016.pdf](#)
- 23      [16-6304](#)      Two-year engineering contract for continued groundwater monitoring services for the Grand Prairie Landfill by Weaver Consultants Group, for a total cost of \$69,584  
**Attachments:** [Operating Expenditure Form - Groundwater Monitoring.doc](#)
- 24      [16-6312](#)      Construction contract with Guerrero's Construction for Miscellaneous Drainage Improvements at Section 1-Lake Parks West Drainage Flume from Spillway to Inlet Structure at Camp Wisdom Road and Lynn Road; Section 2-Central Park Lake 1 in the total amount of \$155,750; material testing with Alliance Geotechnical Group in the amount of \$9,481.50; in-house engineering in the amount of \$7,787.50; and 5% construction contract contingency in the amount of \$7,787.50; for a total project cost of \$180,806.50  
**Attachments:** [16-6312 Lake Parks - CP Lake 1.xlsx](#)  
[L161201 Lake Parks Flume Central Park Pipe Recommendation.pdf](#)
- 25      [16-6313](#)      Contract amendment No. 2 for Engineering and Surveying Services with Salcedo Group, Inc. for Oakdale Culvert Drainage Improvements in the total amount of \$11,045  
**Attachments:** [16-6313 Salcedo.xlsx](#)

- 26      [16-6315](#)      Ordinance amending the FY 2016/2017 Capital Improvement Projects Budget for Fish Creek Linear Park Extension  
**Attachments:** [Capital Projects Budget Summary - Fish Creek Linear Extension.xlsx](#)
- 27      [16-6316](#)      Award a new contract to the recommended best value contractor, Landworks, for landscape maintenance services at Airhog Stadium with an estimated annual cost of \$36,792 for one year; option to renew for (4) four additional one year periods totaling \$147,168, 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:** [Landworks - Airhog Stadium.doc](#)  
[17009 - Tabulation and Scorecard.docx](#)
- 28      [16-6322](#)      Change Order/Amendment No. 4 with Alliance Geotechnical Group in the amount of \$52,173.88 for MacArthur Blvd Paving and Drainage Improvements material testing  
**Attachments:** [16-6322 MT MacArthur.xlsx](#)
- 29      [16-6323](#)      Construction Manager at Risk (CMAR) Contract with Hill & Wilkinson General Contractors for pre-construction services for expansion and renovations to Shotwell Library in the amount of \$7,500 and approve a Construction Services Fee of 6.00% to be applied to the actual approved construction costs for the Shotwell Library expansion and renovations.  
**Attachments:** [17020 - Score Card.pdf](#)  
[16-6323 Shotwell.xlsx](#)
- 30      [16-6324](#)      Professional design services contract with Komatsu Architecture in the amount of \$64,200 for design and construction administration services for Grand Prairie Human Resources Building Renovations  
**Attachments:** [16-6324 Annex-HR.xlsx](#)
- 31      [16-6325](#)      Construction Manager at Risk (CMAR) Contract with Modern Contractors for pre-construction services for additions and renovations to the Fleet Services Service Center in the amount of \$1,000 and approve a Construction Services Fee of 2.65% to be applied to the actual approved construction costs for the Fleet Services Service Center additions and renovations  
**Attachments:** [16-6325 Service Center.xlsx](#)  
[17008 - Score Card.pdf](#)
- 32      [16-6307](#)      Resolution approving the revised City of Grand Prairie Investment Policy to become effective upon passage and approval  
**Attachments:** [2016 Proposed-Invest Policies.docx](#)

- 33      [16-6262](#)      Resolution Setting a Public Hearing on Water and Wastewater Impact fees on January 24, 2017
- 34      [16-6260](#)      Ordinance amending the FY 2015/2016 Employee Insurance Operating Budget by an incremental amount of \$338,439 and the Risk Management Operating Budget by an incremental amount of \$219,309 for a total amendment of \$557,748  
**Attachments:** [FS Employee Insurance 2016.xls](#)  
[FS Risk 2016.xls](#)
- 35      [16-6327](#)      Ordinance amending the FY 2016/2017 Capital Improvement Projects Budget; Change Order No. 3 with Flow-Line Construction, Inc. for East Main Street at the Union Pacific Railroad Bridge Drainage Improvements in the total amount of \$61,160  
**Attachments:** [16-6327 E Main.xlsx](#)
- 36      [16-6266](#)      Ordinance to convert 2015 and 2016 Calendar Year Section 8 Budgets to a Fiscal Year 2015-2016 Budget and to amend the original Fiscal Year 2015-2016 budget based on actual results of operations for the same fiscal period  
**Attachments:** [Exhibit A.pdf](#)
- 37      [16-6238](#)      Ordinance amending the FY 2016/2017 Employee Insurance and Risk Management Fund Operating Budgets  
**Attachments:** [FS Employee Insurance 2017.xls](#)  
[FS Risk 2017.xls](#)
- 38      [16-6029](#)      Ordinance allowing the implementation of the Texas Municipal Retirement System (TMRS) "Buyback Provision" effective December 13, 2016 for employees qualifying in accordance with TMRS records and provisions
- 39      [16-6319](#)      Ordinance amending the FY 2016/2017 Capital Improvements Projects Budget; Change Order/Amendment No. 2 with Ace Pipe Cleaning, Inc. in the amount of \$47,099.20 for wastewater replacements at various locations throughout the city  
**Attachments:** [16-6319 WWST.xlsx](#)
- 40      [16-6233](#)      Ordinance amending the FY 2016/2017 Capital Improvement Projects Budget; Replacement of Fire Station #9 HVAC system as follows: \$119,900 from Brandt for demo and removal of the existing system and material installation through an inter-local agreement with BuyBoard, with a 5% contingency in the amount of \$5,995, for a total project cost not to exceed \$125,895  
**Attachments:** [16-6233](#)
- 41      [16-6326](#)      Ordinance amending the Police Department's authorized positions in each classification for the Fiscal Year 2017

## Public Hearing Consent Agenda

- 42**      [16-6279](#)      SU161203 - Specific Use Permit - Move It Self Storage (City Council District 2). Consider a request to approve a Specific Use Permit to authorize the expansion and codification of an existing self-storage facility. The applicant is proposing to convert a portion of a 15,397 sq. ft. retail building to a self-storage building and add moving truck rentals to the site's overall operation. The subject property is zoned Commercial (C) District and within the SH 161 Corridor Overlay District. The property is generally located at the northwest corner of Enterprise Drive and Robinson Road and legally described as Lots 1 and 2, Block B of Enterprise Commercial Park Addition. The agent is Steve Sullivan, Sullivan Architecture, Inc., the applicant is Jay Maxwell, Move It Management, and the owner is Tracy Taylor, NSA Op, LP. (On December 5, 2016, the Planning and Zoning Commission tabled this case by a vote of 6to 0).
- 43**      [16-6286](#)      SU141101A - Specific Use Permit Renewal - 1629 E Main Street (City Council District 5). Approval of a Specific Use Permit Renewal for Automotive Re-Builder and Inoperable Auto Holding Yard uses. The subject site is located at 1629 E Main St and is zoned Light Industrial (LI) District within Central Business District No. 3 (CBD 3). This property is generally located on the south side of E. Main St. and east of S.E. 16th St. The agent is Danny Moussavi and the owner is Hamid Moussavi. (On December 5, 2016, the Planning and Zoning Commission recommended approval to renew this SUP by a vote of 6-0).
- Attachments:** [Exhibit B - Location Map.pdf](#)  
[Exhibit A - Site Plan.pdf](#)  
[PZ Draft Minutes 12-05-16.pdf](#)
- 44**      [16-6287](#)      SU150802A - Specific Use Permit Renewal - 3015 Eagle Drive, STE 400 and 600 (City Council District 2). Approval of a Specific Use Permit Renewal for an auto body and paint shop. The property is addressed as 3015 Eagle Dr and is zoned Light Industrial (LI) District. The applicant is Halid Amer and the owner is Yan Wu. (On December 5, 2016, the Planning and Zoning Commission recommended approval to renew this SUP by a vote of 6-0).
- Attachments:** [Exhibit A - Location Map.pdf](#)  
[Exhibit B - Site Plan.pdf](#)  
[PZ Draft Minutes 12-05-16.pdf](#)

- 45**      [16-6288](#)      SU150803A - Specific Use Permit Renewal - 3223 E Main Street (City Council District 5). Consider approval of a Specific Use Permit Renewal for Truck/Heavy Equipment Parking. The property is zoned Light Industrial (LI) within Central Business District 4 (CBD 4) and is addressed 3223 E Main St. The owner is Gerardo Rodriguez. (On December 5, 2016, the Planning and Zoning Commission recommended approval to renew this SUP by a vote of 6-0).
- Attachments:**   [Exhibit A - Location Map.pdf](#)  
                                 [Exhibit B - Site Plan.pdf](#)  
                                 [PZ Draft Minutes 12-05-16.pdf](#)
- 46**      [16-6289](#)      SU150902A - Specific Use Permit Renewal - 1617 W Shady Grove Road (City Council District 1). Approval of a Specific Use Permit Renewal for a landscaping company, Peterman & Associates, with outside storage on 2.74 acres. The property is addressed as 1617 W. Shady Grove Rd and is zoned Light Industrial (LI) District within the SH 161 Corridor Overlay District. The property is generally located north of Trinity Blvd. and East of Roy Orr Blvd. The agent is Walter Nelson and the owner is Jon Mitchella. (On December 5, 2016, the Planning and Zoning Commission recommended approval to renew this SUP by a vote of 6-0).
- Attachments:**   [Exhibit A - Location Map.pdf](#)  
                                 [Exhibit B - Legal Description.pdf](#)  
                                 [Exhibit C - Site Plan.pdf](#)  
                                 [Exhibit D Landscape Plan.pdf](#)  
                                 [PZ Draft Minutes 12-05-16.pdf](#)
- 47**      [16-6290](#)      SU151003A - Specific Use Permit Renewal - CST Corner Store (City Council District 6). Approve a Specific Use Permit Renewal for a convenience store with gasoline sales. The 1.99-acre property, zoned Planned Development 283 (PD-283) District, is located at 5100 Lake Ridge Parkway, is within the Lake Ridge Corridor Overlay District. The applicant is John Measels, John Thomas Engineering and the owner is Kris Ramji, Victory @ Lake Ridge LLC. (On December 5, 2016, the Planning and Zoning Commission recommended approval to renew this SUP by a vote of 6-0).
- Attachments:**   [Exhibit A - Site Plan.pdf](#)  
                                 [Exhibit B - Building Elevations.pdf](#)  
                                 [Exhibit C - Landscape Plan.pdf](#)  
                                 [Exhibit D - Location Map.pdf](#)  
                                 [PZ Draft Minutes 12-05-16.pdf](#)



- 48**      [16-6291](#)      SU151102A - Specific Use Permit Renewal - J&E Masonry (City Council District 1). Approve a Specific Use Permit Renewal for a masonry contractor shop with outside storage. The 4.85 acre property is the proposed new headquarters for J & E Masonry. The property, zoned Light Industrial (LI) District and located within the S.H. 161 Corridor Overlay District, is addressed as 3501 Roy Orr Blvd. The property is generally located east of Roy Orr Blvd. and south of Rock Island Road. The applicant is Matt Moore, Claymoore Engineering Inc. and the owner is Clay Hunt, J&E Masonry. (On December 5, 2016, the Planning and Zoning Commission recommended approval to renew this SUP by a vote of 6-0).

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

[Exhibit B - Landscape Plan.pdf](#)

[Exhibit C - Building Elevations.pdf](#)

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

[PZ Draft Minutes 12-05-16.pdf](#)

- 49**      [16-6206](#)      S161101 - Site Plan - Shopping Center at 510 W Pioneer Pkwy (City Council District 2). Approve a Site Plan authorizing the construction of a 15,206 square foot retail strip center on 1.68 acres. The subject property is zoned Planned Development 56 (PD-56) District and located at 510 W. Pioneer Parkway. The applicant is Edward Arshouk, MA Engineering and the owner is Scope Enterprises Inc. (On December 5, 2016, the Planning and Zoning Commission recommended approval of this request by a vote of 6-0).

**Attachments:** [Location Map.pdf](#)

[PON.pdf](#)

[Notify.pdf](#)

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

[PZ Draft Minutes 12-05-16.pdf](#)

- 50**      [16-6292](#)      S161201 - Site Plan - International Hydraulics Repair Shop (City Council District 5). Approve a site plan to construct and operate a new single-story, 7,700 square foot commercial building for office/trailer repair shop uses. Currently the 1.456 acre property has a 7,371 square foot office/trailer repair facility on the property. The property is generally located east of Richardson Street and approximately 690 feet south of E. Jefferson Street; more specifically at 345 Richardson Street. The property is zoned Light Industrial (LI) district and is within the Central Business District, Section 4. The agent is David Berret and the owner is Wincar Calderon. (On December 5, 2016, the Planning and Zoning Commission recommended approval of this request by a vote of 6-0).

**Attachments:** [Location Map.pdf](#)

[PON.pdf](#)

[Notify.pdf](#)

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

[PZ Draft Minutes 12-05-16.pdf](#)

- 51**      [16-6293](#)      S161203 - Site Plan - M-Electric (City Council District 1). Approve a site plan for an 18,000 square foot office /warehouse building on one lot on 2.126 acres. The 2.126-acre property, is generally located at the southeast corner of Roy Orr Boulevard and W. Rock Island Road (3595 Roy Orr Boulevard). The property is zoned Light Industrial (LI) District and lies within the State Highway 161 (SH-161) Overlay Corridor District. The applicant is Edward Eckart, Goodwin & Marshall and the owner is Mike Meierhofer, Meierhofer Electric, LLC. (On December 5, 2016, the Planning and Zoning Commission recommended approval of this request by a vote of 6-0).

**Attachments:** [Location Map.pdf](#)

[PON.pdf](#)

[Notify.pdf](#)

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

[PZ Draft Minutes 12-05-16.pdf](#)

- 52**      [16-6209](#)      SU161101/S161104 - Specific Use Permit - Pollo Regio on S Carrier Pkwy (City Council District 2). Approve a specific use permit and site plan to construct and operate a restaurant with drive-through. The 0.71-acre property, located at 3713 S. Carrier Parkway, is zoned General Retail (GR) District. The agent is C.R. Bonilla, Bonilla Group and the owner is Ricardo Camarena, Carrier Properties RC LLC. (On December 5, 2016, the Planning and Zoning Commission recommended approval of this request by a vote of 6-0).

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

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

[PON.pdf](#)

[Notify.pdf](#)

[PZ DRAFT MINUTES 12-05-16.pdf](#)

- 53**      [16-6294](#)      SU161201/S161202 - Specific Use Permit/Site Plan - Whataburger at Belt Line & I-30 (City Council District 1). Approve a specific use permit and site plan to construct and operate a restaurant with drive-through. The 1.30-acre property, located at 1111 Beltline Road, is zoned Planned Development-217 (PD-217) District and is within the Beltline Corridor Overlay District. The agent is Kevin Hunt, Jacobs and the owner is Robert Cabel, Miami Partners, LLC. (On December 5, 2016, the Planning and Zoning Commission recommended approval of this request by a vote of 6-0).

**Attachments:** [Exhibit A - Legal Description.docx](#)

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

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

[PON.pdf](#)

[PZ DRAFT MINUTES 12-05-16.pdf](#)

## Public Hearing on Zoning Applications

- 54**      [16-6295](#)      SU161202 - Specific Use Permit - ES&H Outside Storage (City Council District 1). Approve a Specific Use Permit to allow for Outside Storage Uses in conjunction with a local Environmental Incident Response Business. The 11.019-acre property is located at 3404 & 3409 Gilbert Road, is zoned Light Industrial (LI) District and is within the State Highway 161 (SH-161) Corridor Overlay District. The agent is Luke Keeton, Keeton Surveying Co. and the owner is Jeremmy McEntire, ES&H of Dallas, LLC. (On December 5, 2016, the Planning and Zoning Commission recommended approval of this request by a vote of 6-0).
- Attachments:** [Exhibit A - Location Map.pdf](#)  
[Exhibit B - Site Plan - Landscape Plan.pdf](#)  
[PON.pdf](#)  
[Notify.pdf](#)  
[PZ DRAFT MINUTES 12-05-16.pdf](#)
- 55**      [16-6091](#)      SU161002/S161002 - Specific Use Permit/Site Plan - Murphy Oil (City Council District 2). Approve a specific use permit and site plan to construct and operate a convenience store with gasoline sales. The 1.04-acre property located at the southeast corner of the Arkansas Lane/State Highway-161 (SH-161) intersection, is zoned Planned Development 273A (PD-273A) District for General Retail and Commercial uses and is within the SH-161 Corridor Overlay District. The agent is Lew Richey, Lew Richey & Associates, Inc. . (On November 7, 2016, the Planning and Zoning Commission recommended denial of this request by a vote of 7-2). This case is being appealed per Article 1 Section 1.11.5.9 of the Unified Development Code.
- Attachments:** [Exhibit A Legal Description.pdf](#)  
[Exhibit B Site Plan Package.pdf](#)  
[Exhibit C Location Map.pdf](#)  
[PON.pdf](#)  
[Notify.pdf](#)  
[PZ Draft Minutes 11-07-16.pdf](#)  
[Appeal Letter.pdf](#)

- 56      [16-5993](#)      S160904 - Site Plan - New Harmony Elementary School (City Council District 6). Approve a site plan to construct and operate a school. The 8.98-acre property, located at 4603, 4607, and 4611 S. Carrier Parkway, is zoned PD-136C. The applicant is Joyce Stanton, DiSciullo-Terry, Stanton & Associates and the owner is Hakan Yagci, Charter School Solutions. (On November 7, 2016, the Planning and Zoning Commission recommended approval by a vote of 3-5, motion failed).

**Attachments:** [Exhibit A Location Map](#)  
[Exhibit C TIA Executive Summary.pdf](#)  
[PON Revised.pdf](#)  
[Notify Revised.pdf](#)  
[Exhibit - Site Plan Package.pdf](#)  
[Exhibit - Statement of Operation.pdf](#)  
[Comment Letter - Bates.pdf](#)  
[Ltr Deputy Chief Simmons.pdf](#)  
[Ltr Asst. City Attorney M Mahan.pdf](#)  
[PZ Draft Minutes 11-07-16.pdf](#)

### **Items for Individual Consideration**

- 57      [16-6328](#)      Public Hearing and an ordinance amending the Code of Ordinance, Chapter 26, "Utilities and Services" relating to fees for stormwater utilities
- 58      [16-6330](#)      City Manager's Contract
- 59      [16-6334](#)      Ordinance providing for a six month moratorium on the acceptance of any development related applications or permits for emergency care clinics and outpatient care clinics
- 60      [16-6335](#)      Ordinance providing for a six month moratorium on the acceptance of any development related applications or permits for schools

**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 December 9, 2016.*

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*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.*