



City of Grand Prairie

City Hall
317 College Street
Grand Prairie, Texas

Meeting Agenda

City Council

Tuesday, May 15, 2018

4:30 PM

City Hall - Briefing Room
317 College Street

Call to Order

Staff Presentations

- 1 [18-7840](#) Tourism Update - Go Grand: Many Choices for Summer Fun - Presented by Amy Sprinkles, Marketing, Communications and Libraries 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 Carl Allen, Fairview Baptist Church

Pledge of Allegiance to the US Flag and to the Texas Flag led by Mayor Pro Tem Jeff Wooldridge

- 2 [18-7874](#) Resolution canvassing results of the May 5, 2018 City Election

 Attachments: [Final Election Results 5-5-2018 - 2.xlsx](#)
- 3 [18-7885](#) Administer Oath of Office to Cole Humphreys, Council Member District 5; Jeff Wooldridge, Council Member, District 6; and Greg Giessner, Council Member, Place 8 at large

Presentations

- 4 [18-7847](#) Presentation of Girl Scout Gold Award Certificates to Bailey J. Charles and Paige Dorgan
- 5 [18-7870](#) Flood Awareness Week Proclamation - Presented to Stephanie Griffin, Floodplain Administrator
Attachments: [2018 Flood Awareness Week Proclamation.docx](#)
- 6 [18-7808](#) Recognition of the Grand Prairie Police Department for support and dedication to the FBI mission - Presented by SAC Jackson, FBI
- 7 [18-7888](#) Recognition of the IT Department for receiving the TAGITM 2018 Rising Start Award to Keshnel Penny; and the TAGITM 2018 Excellence Award: Unidirectional Flushing Automation

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.

- 8 [18-7884](#) Minutes of the May 1, 2018 Meeting
Attachments: [Minutes 5-1-2018.pdf](#)
- 9 [18-7849](#) Price agreement for fuel with Martin Eagle Oil as primary and Douglass Distributors as the secondary vendor, at an estimated annual cost of \$3,000,000 through a master inter-local agreement with Tarrant County for one year with the option to renew for three additional one year periods totaling \$12,000,000 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
- 10 [18-7815](#) Price agreement for grass seed from Justin Seed (up to \$15,740 annually) for one year with the option to renew for four additional one year periods totaling \$78,700 if all extension 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: [18-7815 18072 - CC Exhibit](#)

- 11 [18-7875](#) Price Agreement for document destruction services from TIBH Industries, Inc. through an inter-local agreement with the Texas Comptroller of Public Accounts at an estimated annual cost of \$25,000 for one year with the option to renew for four additional one-year periods totaling \$125,000 if all extensions are exercised and authorize the City Manager 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 terms
- 12 [18-7881](#) Price agreement for Police Communications Center Workstation Consoles from Xybix Systems, Inc., through a national inter-local agreement with HGAC at an estimated annual cost of \$65,000 as purchased through funding from the Tarrant County 9-1-1 District Public Safety Answering Points Assistance Program
Attachments: [Communications Quote.pdf](#)
- 13 [18-7883](#) Agreement with Atmos Energy for use of land owned or controlled by the City of Grand Prairie at the Grand Prairie Airport
Attachments: [ATMOS Pipeline Work Agreement.doc](#)
[Exhibit A, Map.pdf](#)
[Exhibit B, Scope Letter.doc](#)
- 14 [18-7783](#) Change Order/Amendment No. 5 to the Freese & Nichols contract in the amount of \$150,000 to provide for additional engineering services on the Southwest Sector (previously Mansfield Pump) Station and S.H. 360 Transmission Line Phases 2 and 3
Attachments: [18-7783 Southwest Sector.xlsx](#)
- 15 [18-7845](#) Change Order/Amendment No.7 to professional engineering and surveying services contract with Kimley-Horn and Associates for Phase II Design of Great Southwest Parkway from Mayfield Road to IH-20 Improvement in the net amount of \$0 (zero)
Attachments: [18-7845 GSW.xlsx](#)
- 16 [18-7848](#) Change Order No. 6 for the construction contract with McMahon Contracting, Inc. in the net amount of \$19,990.30 for Oakdale Paving and Drainage Improvements
Attachments: [18-7848 STRT.xlsx](#)
[18-7848 WTER.xlsx](#)
- 17 [18-7873](#) Construction contract with Texas Standard Construction in the amount of \$668,648 for the Miscellaneous Wastewater Replacements in Windsor Place and SE 10th/SE 11th Streets ; Material testing with Team Consultants in the amount of \$7,166; In-house labor distribution in the amount of \$33,342; 5% contract contingency in the amount of \$33,342; for a total project cost of \$742,498
Attachments: [Letter of Recommendation.pdf](#)
[18-7873 Misc WWST.xlsx](#)

- 18 [18-7876](#) License for Lynn Creek Hills Homeowners Association, Inc., to allow for the placement of a sixteen-foot tall brick and stone entrance sign in the median on Maribella Boulevard at Webb Lynn Road

Attachments: [EXHIBIT A LYNN CREEK HILLS PLOT PLAN.pdf](#)

[EXHIBIT B LYNN CREEK HILLS SIGN DETAILS.pdf](#)

- 19 [18-7880](#) Resolution authorizing the City Manager to execute a master inter-local purchasing agreement between the City of Grand Prairie and the City of Royse City, Texas

Public Hearing Consent Agenda

- 20 [18-7663](#) CPA180302 - Comprehensive Plan Amendment - Forum at Sara Jane (City Council District 2). Amend the 2010 Comprehensive Plan's Future Land Use Map from Mixed Use and Open Space/Drainage to High Density Residential. 27.76 acres of land, situated in the C.D. Ball Survey, Abstract No. 1699, City of Grand Prairie, Dallas County, Texas, and generally located south of S Forum Dr and west of Sara Jane Pkwy. (On May 7, 2018, the Planning and Zoning Commission tabled this case indefinitely by a vote of 9-0).
- 21 [18-7664](#) Z180302/CP180301 - Zoning Change/Concept Plan - Forum at Sara Jane Addition (City Council District 2). Zoning Change and Concept Plan for a multi-family development consisting of approximately 700 apartment units on 27.76 acres. C.D. Ball Survey, Abstract No. 1699, City of Grand Prairie, Dallas County, Texas, approximately 27.76 acres zoned PD-29, PD-288, and SF-2, within the IH-20 and SH 161 Corridor Overlay Districts and generally located west/southwest of the intersection of S Forum Drive and Sara Jane Parkway. The agent is Michael Clark, Winkelmann & Assoc. and the applicant is Patrick Mango. (On May 7, 2018, the Planning and Zoning Commission tabled this case indefinitely by a vote of 9-0).
- 22 [18-7472](#) Z180101/CP180101 - Zoning Change/Concept Plan - Camp Wisdom Mixed Use (City Council District 4). Planned Development for a mixed use development consisting of approximately 34,000 square feet of commercial retail and approximately 514 multi-family residential units with nine single and multi-story buildings up to four floors in height on approximately 26.78 acres at 2650 W Camp Wisdom Rd. Tracts 1G, 2, and 3, Memucan Hunt Survey, Abstract No. 758, City of Grand Prairie, Tarrant County, Texas, approximately 26.78 acres zoned PD-48 partially within the Lake Ridge Corridor Overlay, generally located 400 to 800 feet west of Lake Ridge Parkway between Kingswood Blvd. and W Camp Wisdom Rd. and addressed as 2650 W Camp Wisdom Rd. The agent is Eric Swartz and the owner is Hamilton Peck, Hamilton Commercial LLC. (On May 7, 2018, the Planning and Zoning Commission tabled this case by a vote of 9-0).

- 23** [18-7867](#) Z180501 - Zoning Change - 2305 Graham St (City Council District 5). Zoning Change request from Single Family-4 (SF-4) to a Planned Development (PD) to allow construction of a single family home on the adjacent lot on 0.5 acres. Lot 10, Block 2, My Estate, City of Grand Prairie, Dallas County, Texas, zoned Single Family-4 (SF-4) and addressed 2305 Graham St. The owner is Daniel Santos. (On May 7, 2018, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).

Attachments: [Mailing List.pdf](#)

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

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

[PZ Draft Minutes 05-07-18.pdf](#)

Public Hearing on Zoning Applications

- 24** [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 May 7, 2018, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).

Attachments: [Mailing List.pdf](#)

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

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

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

[Exhibit D - Elevations.pdf](#)

[Exhibit E - Color Elevations.pdf](#)

[Exhibit F - Landscape Plans.pdf](#)

[Exhibit G - Aerial Rendering.PDF](#)

[PZ Draft Minutes 05-07-18.pdf](#)

- 25** [18-7868](#) Z180502 CP180501 - Zoning Change/Concept Plan - Belt Line at Warrior Apartments (City Council District 3). Zoning and Concept plan for 154 age-restricted apartment units on 7.73 acres north of the intersection of S Belt Line Road and E Warrior Trail. Tract 5, J. M. Graves Survey, Abstract No. 512, City of Grand Prairie, Dallas County, Texas 7.73 acres zoned GR, General Retail and addressed as 2902 S Belt Line Road, Grand Prairie, Texas. The applicant is Chase Debaun, AeroFirma Corp. (On May 7, 2018, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).

Attachments: [Mailing List.pdf](#)

[Exhibit A - Location Map](#)

[Exhibit B - Statement of Intent](#)

[Exhibit C - Concept Plan](#)

[Exhibit D - Conceptual Elevation](#)

[Exhibit E - Boundary Survey](#)

[PZ Draft Minutes 05-07-18.pdf](#)

- 26** [18-7869](#) Z180504/S180504 - Zoning Change/Site Plan - 521 E. Jefferson Event Center (City Council District 5). Approximately 4,850 square feet of event space in a one story building on 0.723 acres at 521 E Jefferson Street. Portions of lots 5, 6, 7, and 8, Block A, Baird's Dallas Addition, City of Grand Prairie, Dallas County, Texas, 0.723 acres zoned CA, Central Area District, in the CBD No. 2, addressed as 521 and 529 E. Jefferson Street, and 516, 522, and 524 Austin Street, Grand Prairie, Texas. The owner is Victor Reyes. (On May 7, 2018, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).

Attachments: [Mailing List.pdf](#)

[Exhibit A - Location Map](#)

[Exhibit B - Site and Landscape Plan](#)

[Exhibit C - Elevations](#)

[Exhibit D - Floor Plan](#)

[PZ Draft Minutes 05-07-18.pdf](#)

- 27** [18-7864](#) SU180502/S180503 - Specific Use Permit/Site Plan - Retail and Restaurant at Victory at Lakeridge, Lot 2 (City Council District 6). Specific Use Permit and Site Plan for Victory at Lakeridge, Lot 2, consisting of 7,200 sq. ft. of retail including a Restaurant with Drive-Through on 1.107 acres. Tract 3C, M. Hunt Survey, Abstract No. 758, City of Grand Prairie, Tarrant County, Texas, zoned PD-283, within the Lake Ridge Overlay District, and addressed as 5150 Lake Ridge Pkwy. The applicant is Patrick Filson and the owner is Kris Ramji, Victory at Lake Ridge. (On May 7, 2018, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).

Attachments: [Exhibit A - Legal Description.pdf](#)
[Exhibit B - Location Map.pdf](#)
[Exhibit C - Site Plan.pdf](#)
[Exhibit D - Building Elevations.pdf](#)
[Exhibit E - Landscape Plan.pdf](#)
[Exhibit - Property Owner Notification List.pdf](#)
[PZ Draft Minutes 05-07-18.pdf](#)

- 28** [18-7863](#) S180502 - Site Plan - Retail at Victory at Lakeridge, Lot 3 (City Council District 6). Site Plan for a 7,613 sq. ft. retail building on 1.035 acres. Lot 3, Block 1, Victory at Lakeridge, City of Grand Prairie, Tarrant County, Texas, zoned PD-283, within the Lake Ridge Overlay District, and addressed as 5150 Lake Ridge Pkwy. The applicant is Patrick Filson and the owner is Kris Ramji, Victory at Lake Ridge. (On May 7, 2018, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).

Attachments: [Exhibit A - Location Map.pdf](#)
[Exhibit B - Site Plan.pdf](#)
[Exhibit C - Building Elevations.pdf](#)
[Exhibit D - Landscape Plan.pdf](#)
[Exhibit E - Property Owner Notification List.pdf](#)
[PZ Draft Minutes 05-07-18.pdf](#)

- 29** [18-7866](#) SU180505 - Specific Use Permit - Franchise Used Car Dealership at 1640 E. Main St. (City Council District 1). Lots 1-7, 9, 10, and part of Lot 8, Burgher & Sowell's Addition, City of Grand Prairie, Dallas County, Texas, approximately 1.56 acres zoned GR, General Retail in the Central Business District No. 3 and addressed as 1633, 1640, 1646, 1648 E. Main St. The owner is Arturo Torres. (On May 7, 2018, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).

Attachments: [Mailing List.pdf](#)

[Exhibit A - Location Map](#)

[Exhibit B - Site Plan](#)

[Exhibit C - Elevations](#)

[Exhibit D - Landscape Plan](#)

[PZ Draft Minutes 05-07-18.pdf](#)

- 30** [18-7865](#) SU180504 - Specific Use Permit - Trucking & Storage Terminal (City Council District 1). A request for a Specific Use Permit for a Trucking and Storage Terminal on 2.94 acres. Lot 3, Block A, Matt M Lavail Addition, City of Grand Prairie, Dallas County, Texas. 2.94 acres zoned Light Industrial (LI) within the SH 161 Overlay Corridor, generally located west of southbound State Highway 161 Service Road, east of Hardrock Road, approximately 836 feet north of W. Oakdale Road and addressed as 3025 Hardrock Road. The applicant is Thomas Grafton, Holt Lunsford Commercial. (On May 7, 2018, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).

Attachments: [Mailing List.pdf](#)

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

[Exhibit B Site Plan SU180504.pdf](#)

[Exhibit C- Operational Plan.pdf](#)

[PZ Draft Minutes 05-07-18.pdf](#)

- 31** [18-7861](#) TA180501 - Text Amendment - Article 11 and Article 30. Amendment to the Unified Development Code, Article 11, "Performance Standards", and Article 30 "Definitions" to revise regulations restricting alcohol sales in restaurants. The applicant is the City of Grand Prairie. (On May 7, 2018, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).

Attachments: [PZ Draft Minutes 05-07-18.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 May 10, 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.