



City of Grand Prairie

City Hall
317 College Street
Grand Prairie, Texas

Meeting Agenda City Council

Tuesday, June 17, 2014

4:30 PM

City Hall - Briefing Room
317 College Street

Call to Order

Staff Presentations

- 1 [14-3791](#) Council Policies - Presented by Mayor Jensen and City Manager Tom Hart

 Attachments: [Administrative Directive - Travel \(DRAFT\)](#)
 [Administrative Directive - Town Hall](#)
- 2 [14-3766](#) Update on Drought Contingency Plan - Presented by Ron McCuller, Public Works Director
- 3 [14-3775](#) Atmos sponsorship of Library Van Wrap - Presented by Amy Sprinkles, Marketing/Library 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" City of Cedar Hill v. City of Grand Prairie; Tommy Winn and Leland Gjetley v. City of Grand Prairie, Cause No. DC-11-08305-J and related cases*
- (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: Larry Land, Victim Relief Ministry Chaplain

**Pledge of Allegiance to US Flag and to the Texas Flag led by Deputy Mayor Pro Tem
Shotwell**

Presentations

- 4 [14-3785](#) Motorcycle Safety and Awareness Month - Presented to Vanessa Vaughn

Attachments: [Motorcycle Safety and Awareness 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.

- 5 [14-3787](#) Minutes of the June 3, 2014 Meeting

Attachments: [Council Minutes 06-03-2014](#)

- 6 [14-3747](#) Price agreement for asbestos abatement services from 1 Priority Environmental Services, Inc. (\$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: [14078 Asbestos Abatement Srv Exhibit A.docx](#)
[FIS1 Priority.docx](#)

- 7 [14-3749](#) One-year price agreement not to exceed \$450,000 annually, with four one-year renewal options, for suppliers of temporary workers as follows: AppleOne Employment Services as primary and Ad-A-Staff as secondary supplier of temporary workers in the categories of clerical, accounting and finance; and P.I.E. Management, L.L.C. as primary supplier and Gonzales Labor Systems, Inc. as secondary supplier of temporary workers in the category of general and skilled labor; 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 annually in the budget process during the renewal terms

Attachments: [14-3749 Temporary Staffing Exhibit-final scoring of vendors](#)

- 8 [14-3777](#) One-year price agreement with Maxim Health Systems as a supplier of biometric screenings for \$38/person screened for an estimated annual amount of \$45,600, with four additional one-year renewal options at the same guaranteed rate for each renewal year. This accounts for a total estimated contract value over the five years of \$228,000. The City Manager may authorize the renewal options annually so long as the aggregate price fluctuations are the lesser of up to \$50,000 or 25%, in total, of the original contract rate and such costs are appropriated and approved annually in the budget by City Council to satisfy the City's obligation during the renewal terms.
Attachments: [Analysis for Biometric Screening 6-9-14 final.pdf](#)
[Operating Expenditure Form-Bio Screenings.pdf](#)
- 9 [14-3765](#) Amendment/Change Order No. 1 with Espey Consultants, Inc. dba RPS, for the Avenue K Street Relief Trunk Sewer Wastewater Pipeline in the amount of \$75,700
Attachments: [14-3765 - Fiscal Impact Form.doc](#)
- 10 [14-3767](#) Architectural Design Services Contract with Merriman Associates/Architects for Phase III of the Main Street Facade Renovation Program in the amount of \$100,000
- 11 [14-3774](#) Construction contract to Moore Construction Management, Inc. in the amount of \$441,000 for three new digital sign structure installations at key locations in the City, plus a 5% construction contingency in the amount of \$22,050, for a total request of \$463,050
Attachments: [FIS 01202403](#)
[FIS 01303003](#)
- 12 [14-3789](#) Resolution in support of the Adequate Funding of the Transportation System (R14-03)
- 13 [14-3759](#) Ordinance authorizing the abandonment of an unneeded utility easement at 3008 Pamplona.
Attachments: [PROP DESC 3008 PAMPLONA](#)
- 14 [14-3769](#) Ordinance amending the FY 2013/2014 Capital Improvement Projects Budget by upgrading the current SCBA fill station at a cost of \$7,920 from August Industries, Inc of Carrollton, TX
Attachments: [SCBA Regulator Fiscal Impact FY14.xls](#)
[Grand Prairie TX](#)
- 15 [14-3764](#) Ordinance amending the FY 2013/2014 Capital Improvement Projects Budget in the amount of \$400,000 for the repair of wastewater utility cuts in pavement
Attachments: [FIS 614.137](#)

- 16 [14-3724](#) Ordinance amending the FY 2013/2014 Capital Improvement Projects Budget in the amount of \$158,491; and authorize the purchase of a prefabricated office building for the landfill from Satellite Shelters, Inc. in the amount of \$98,295, office furniture from Office Depot in the amount of \$19,279, network services from Flair Data Systems in the amount of \$3,485, and site security set-up from Dallas Security in the amount of \$6,445, In-house services in the amount of \$27,500 and contingency in the amount of \$3,487
Attachments: [14-3724 Fiscal Impact Sheet.doc](#)
- 17 [14-3770](#) Ordinance amending the Code of Ordinances, Chapter 5, “Animals and Fowl”
- 18 [14-3714](#) Ordinance amending Chapter 13, Article XII. Mobile Food Vendors
- 19 [14-3742](#) Amendment to the Code of Ordinance, Chapter 13, Article II. Food and Food Establishments

Public Hearing Consent Agenda

- 20 [14-3732](#) S140501 - Site Plan - Mira Lagos East Phase 2 (City Council District 6). Consider a request to approve a lot consolidation of two contiguous multi-family residential lots within the same development for the purpose of development review. The 12.44 acre property, located at 2629 S. Grand Peninsula Drive, is zoned Planned Development District 298-A (PD-298A) and is within the Lake Ridge Overlay District. The agent is Daniel Dewey, JBI Partners, Inc., the applicant is Ben McCaslin, Mira Lagos East Partners Ltd., and the owner is Walter Damon, Mira Lagos East Partners Ltd. (On June 2, 2014, the Planning and Zoning Commission tabled this case by a vote of 7 to 0 until the applicant reactivates the case.)

Legislative History

6/2/14	Planning and Zoning Commission	Tabled to Council
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- 21** [14-3739](#) S140602 - Site Plan - Wildlife Commerce Park Building II (City Council District 1). Approve a site plan to construct a 344,400-square-foot speculative warehouse building. The 17.22-acre property, generally located at the southwest corner of the Wildlife Parkway/Belt Line Road intersection, is zoned Planned Development 217C (PD-217C) for Commercial, Retail, and Light Industrial. The applicant is Lorelei Mewhirter, O'Brien & Associates. (On June 2, 2014, the Planning and Zoning Commission recommended approval of this request by a vote of 7-0.)

Attachments: [PON.pdf](#)

[Property Notifications.pdf](#)

[Location Map.pdf](#)

[P & Z Exhibits.pdf](#)

[PZ DRAFT MINUTES 6-2-14.pdf](#)

[Email - Wildlife Commerce Park TIA.pdf](#)

Legislative History

6/2/14	Planning and Zoning Commission	Recommended for Adoption
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- 22** [14-3733](#) SU140601 - Specific Use Permit - Re-Teck (City Council District 1). Approve a request for a Specific Use Permit to allow Indoor Salvage/Electronic Recycling. The subject property is officially addressed 909 Avenue T, also known as 905 Avenue T, zoned Light Industrial (LI). The areas of operation will be located within suites 312B and 314. The agent is Ed Mitchell, Re-Teck and the owner is Gregg Morris, LPC. (On June 2, 2014, the Planning and Zoning Commission recommended approval of this request by a vote of 7-0.)

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

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

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

[Updated PON.pdf](#)

[Property Notifications.pdf](#)

[PZ DRAFT MINUTES 6-2-14.pdf](#)

Legislative History

6/2/14	Planning and Zoning Commission	Recommended for Adoption
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- 23** [14-3730](#) SU890201A - Specific Use Permit Amendment - 2765 N. Great Southwest Parkway (City Council District 1). Amend the approved Specific Use Permit and Site Plan. The subject property is 8.97 acres, located at 2765 N Great Southwest Parkway, and is zoned Light Industrial (LI) District with a Specific Use Permit (SUP-502) to allow vehicle maintenance, a fueling facility/storage, a wash bay, and outside storage. The owner is Guy Holbert, Penske Truck Leason.(On June 2, 2014, the Planning and Zoning Commission recommended approval of this request by a vote of 7-0.)

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

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

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

[PON.pdf](#)

[Property Notifications.pdf](#)

[PZ DRAFT MINUTES 6-2-14.pdf](#)

Legislative History

6/2/14	Planning and Zoning Commission	Recommended for Adoption
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- 24** [14-3731](#) TA140604 - Text Amendment - Engineering Pro Rata. Approval of a Text Amendment to Article 22: "Fee Schedule" of the Unified Development Code related to pro rata charges and types of reimbursable costs, and repealing Section 26-81 of the Code of Ordinances. The owner/applicant is the City of Grand Prairie Planning Dept. (On June 2, 2014, the Planning and Zoning Commission recommended approval of this request by a vote of 7-0.)

Attachments: [PZ DRAFT MINUTES 6-2-14.pdf](#)

Legislative History

6/2/14	Planning and Zoning Commission	Recommended for Adoption
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- 25** [14-3745](#) TA140605 - Text Amendment - Article 15, Floodplain Management. Approval of a Text Amendment to Article 15, "Floodplain Management," of the Unified Development Code for the purpose of revising text to reference the most recent flood insurance study for Dallas County. Owner/applicant is the City of Grand Prairie Engineering Dept. (On June 2, 2014, the Planning and Zoning Commission recommended approval of this request by a vote of 7-0.)

Attachments: [PZ DRAFT MINUTES 6-2-14.pdf](#)

Legislative History

6/2/14	Planning and Zoning Commission	Recommended for Adoption
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Public Hearing on Zoning Applications

26 [14-3728](#)

S140603 - Site Plan - Hills of Westchester Clubhouse (City Council District 3). Approve a site plan to develop an amenity center with a 2,149-square-foot clubhouse. The 1.07-acre property, located at 5754 Appalossa Drive, is zoned Planned Development 136 (PD-136) for general retail, single family detached, and garden home uses. The agent is Kim Weir, Vision Communities Management and the owner is Robert De Los Santos, Hills of Westchester HOA. (On June 2, 2014, the Planning and Zoning Commission recommended approval of this request by a vote of 7-0.)

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

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

[Exhibit C - Elevations.pdf](#)

[PON.pdf](#)

[Property Notifications.pdf](#)

[Location Map.pdf](#)

[PZ DRAFT MINUTES 6-2-14.pdf](#)

Legislative History

6/2/14

Planning and Zoning
Commission

Recommended for Adoption

27 [14-3729](#)

SU140602/S140601 - Specific Use Permit/Site Plan - 2302 E. Pacific Avenue (City Council District 5). Approve a specific use permit and site plan to operate a tractor trailer sales business. The 11.07-acre property, located at 2302 and 2229 E. Pacific Avenue, is zoned Light Industrial (LI) District and is within District No. 3 of the Central Business District Overlay Corridor. The agent is Teo Kukic, Pacific Truck Sales and the owner is Nezira Gegic, Prime Central Realty. (On June 2, 2014, the Planning and Zoning Commission recommended approval of this request by a vote of 7-0.)

Attachments: [PON.pdf](#)

[Property Notifications.pdf](#)

[Location Map.pdf](#)

[PZ DRAFT MINUTES 6-2-14.pdf](#)

[Exhibit A Legal Description.pdf](#)

[Exhibit B Statement of Operation.pdf](#)

[Exhibit C Site Plan.pdf](#)

Legislative History

6/2/14

Planning and Zoning
Commission

Recommended for Adoption

- 28 [14-3734](#) TA140601 - Text Amendment - Alcohol. Approval of Text Amendments to Article 4: "Permissible Uses", Article 5: "Specific Uses", Article 11: "Performance Standards" and Article 30, "Definitions," of the Unified Development Code to modify existing regulations related to ON-PREMISE alcohol sales and consumption in restaurants and multi-purpose special event centers. The owner/applicant is the City of Grand Prairie Planning Dept. (On June 2, 2014, the Planning and Zoning Commission recommended approval of this request by a vote of 7-0.)

Attachments: [PZ DRAFT MINUTES 6-2-14.pdf](#)

Legislative History

6/2/14	Planning and Zoning Commission	Recommended for Adoption
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- 29 [14-3735](#) TA140603 - Text Amendment - Electric Fence. Approval of a Text Amendment to modify Section 3 - "Fencing" of Article 8: "Landscape and Screening" of the Unified Development Code related to the permitting of electric fencing. Owner/Applicant: City of Grand Prairie Planning Dept. (On June 2, 2014, the Planning and Zoning Commission recommended approval of this request by a vote of 7-0.)

Attachments: [PZ DRAFT MINUTES 6-2-14.pdf](#)

Legislative History

6/2/14	Planning and Zoning Commission	Recommended for Adoption
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- 30 [14-3708](#) SV140601 - Sign Variance - Landings of Carrier Parkway Signage (City Council District 2). An appeal to the sign standards to allow a monument sign with an electronic message center to deviate from the requirements of Article 9. The 1.59-acre property, located at 915 Desco Lane, is zoned Planned Development District No. 175 (PD-175) and is within the State Highway 161 Overlay Corridor district.

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

[Exhibit B - Project Narrative.pdf](#)

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

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

[PON.pdf](#)

[Notification Notice .pdf](#)

Items for Individual Consideration

- 31 [14-3721](#) Public Hearing and Resolution authorizing the City Manager to submit a FY 2015 grant application with the Federal Transit Administration (FTA) and the Texas Department of Transportation (TxDOT) for a total project amount of \$859,530 for Grand Prairie's transit system, *The Grand Connection*"
- 32 [14-3786](#) Public Hearing and Adoption of a Revised Drought Contingency Plan
Attachments: [Drought Contingency Plan draftupdate6_3_14.doc](#)
- 33 [14-3792](#) Settlement in the matter of the City of Cedar Hill v. the City of Grand Prairie

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 13, 2014.

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.