



City of Grand Prairie

City Hall
317 College Street
Grand Prairie, Texas

Meeting Agenda City Council

Tuesday, November 17, 2015

4:30 PM

City Hall - Council Chambers
317 College Street

Call to Order

Staff Presentations

- 1 [15-5177](#) Introduction of Mayor's Teen Council - Presented by Mayor Ron Jensen
- 2 [15-5182](#) Lone Star Park Charitable Foundation Video - Presented by Tom Hart, 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" City of Grand Prairie v. Chesapeake Energy*
- (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 Andy Powell, St. Andrew's Anglican Church

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

Presentations

- 3 [15-5148](#) Presentation of the 2015 Holiday Ornament - Presented by First Lady Rebecca Jensen

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.

- 4 [15-5179](#) Minutes of the November 3, 2015 Council Meeting
Attachments: [Minutes 11-03-2015.pdf](#)
- 5 [15-5005](#) Contract with Future Outdoors, LLC for Fence Construction in the amount of \$710,742.75 - Forum Estates PID (Council District 4)
Attachments: [Exhibit A-Budget 5yr service plan-FY16-FR 8-27-15.pdf](#)
- 6 [15-5149](#) Contract with Denco Construction in an amount not to exceed \$732,205, plus a 5% contingency of \$36,610, for a total of \$768,815, for construction and general contractor services to complete the physical renovation of the Main Library
Attachments: [Library Remodel Capital Expenditure 15-5149 Library Remodel Bid Tab and Response List Bid Review.xlsx](#)
[15-5149 Library Remodel Evaluation.xlsx](#)
- 7 [15-5158](#) Authorize the purchase and prepayment of one replacement Fire Engine through the Buy Board price agreement from Siddons-Martin of Denton, Texas at a cost of \$595,678 after prepayment discount of \$23,396; Holmatro (JAWS) set through Buy Board price agreement from Metro Fire of Houston, TX, at a total cost of \$29,839; communications equipment through HGAC price agreement from Motorola of Schaumburg, IL at a total cost of \$5,672.90; and related hoses, nozzles, and loose equipment at an estimated cost of \$53,810 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: [15-5158 FY16 Engine Replacement CIP Budget Sum.xlsx](#)
- 8 [15-5162](#) Purchase of one 2016 Ram 4500 Type I Horton Ambulance through the Buy Board price agreement from Professional Ambulance Sales & Service of Alvarado, TX at a cost of \$193,178; defibrillator from sole source vendor Medtronic/Physio-Control of Redmond, WA at a cost of \$37,359.87; stretcher from sole source vendor Stryker of Portage, MI at a cost of \$42,475.24; and loose equipment at an estimated cost of \$3,100 for a total cost of \$276,113.11 for new Fire Station 10's medic unit
Attachments: [15-5162 MICU 10 CIP Budget Sum.xlsx](#)
- 9 [15-5163](#) Acquisition of property for extension of Fish Creek Linear Park
Attachments: [15-5138 Fish Creek Parks](#)

- 10** [15-5168](#) Purchase of two (2) 2016 Chevrolet 2500HD Silverado trucks for Animal Services through a national interlocal agreement with Buyboard from "Caldwell Country Baby Jacks II" in the amount of \$105,564
Attachments: [2016 Animal Service Truck \(2\).doc](#)
[Animal Service Truck.doc](#)
- 11** [15-5169](#) Purchase of three (3) 2016 Ford Expedition XLT's from Sam Pack's Five Star Ford in the amount of \$108,691.41 through an Interlocal Agreement with Houston-Galveston Area Council (HGAC)
Attachments: [2016 Ford Expedition XLT.pdf](#)
[Risk Expedition.doc](#)
[Expedition EIF.doc](#)
[Fire Expedition.doc](#)
- 12** [15-5172](#) Purchase of four (4) 2016 Kenworth T440 dump trucks for Water/Wastewater, three (3) 2016 Kenworth T370 dump trucks for Water/Wastewater and Streets, and two (2) 2016 Kenworth T370 dump trucks with sand spreader attachments for Streets, through a national inner-local agreement with Buyboard from MHC Kenworth Dallas in the amount of \$905,699.60
Attachments: [2016 Kenworth T370 Dump.pdf](#)
[2016 Kenworth T370 DumpSpreaders.pdf](#)
[2016 Kenworth T440 Dump.pdf](#)
[Equipment Acquisition Fund.doc](#)
[Water DSTB.doc](#)
[WWW FUND.doc](#)
- 13** [15-5173](#) Change Order No. 1 to the Fire Station No. 10 Contract with Pogue Construction in the amount of \$102,217.16
Attachments: [15-5173 Capital Projects Budget Summary.xlsx](#)
- 14** [15-5174](#) Authorize the City Manager to submit a formal response to the North Central Texas Council of Governments (NCTCOG) to reaffirm support for the Railroad Advance Preemption Project
- 15** [15-5150](#) Resolution to authorize City Manager Tom Hart to accept the FY 2015 Urban Area Security Initiative Grant Award and other grant related documents from the Texas Department of Public Safety in the amount of **\$155,758.16** to purchase and/or enhance emergency response equipment to provide and/or enhance emergency response equipment for both Police and Fire
- 16** [15-5171](#) Resolution authorizing the City Manager to submit a grant application to the Texas Division of Emergency Management (TDEM) Hazard Mitigation Grant Program (HMGP), Initiative Projects, in the amount of \$912,000 with the City designating \$228,000 or more in matching funds for a generator at Dorchester Levee, electric actuators at Dorchester Levee and low water crossing gates on Carrier Parkway

- 17 [15-5166](#) Resolution granting 380 Incentive Agreement with RiverPoint Industrial Investors, LLC and Daimler Trucks North America, LLC granting a partial rebate on sales tax revenue and 50% rebate on ad valorem real estate improvements and business personal property equipment for five years
- 18 [15-5170](#) Ordinance amending the FY 2015/2016 Capital Improvement Projects Budget; Engineering Contract with Espey Consultants, Inc. DBA RPS in the amount of \$65,400 plus a 5% contingency amount of \$3,270 for a total project amount of \$68,670 for general support of wastewater issues for the City's Wastewater Master Plans
Attachments: [15-5170 Capital Projects Budget Summary.xlsx](#)
- 19 [15-5167](#) Ordinance amending the FY 2015/2016 Capital Improvement Projects Budget; and authorization to purchase equipment for Fire Station 10 to include the Self-Contained Breathing Apparatus (SCBA) at a cost of \$46,631.04 from Municipal Emergency Services, Inc (MES) of Houston, Tx using the City of Fort Worth price agreement; defibrillator to be located on Quint 10 at a cost of \$37,359.88 from sole source vendor Medtronics/Physio-Control of Redmond, WA for a total cost of \$83,990.92
Attachments: [15-5167 Station 10 Equipment CIP Budget Sum.xlsx](#)
- 20 [15-5176](#) Ordinance amending the FY 2015/2016 Street Maintenance Sales Tax Program as outlined for Grand Prairie Streets, Alleys, Seal Coating, Crack Sealing, Pavement Marking and Pavement Leveling, utilizing approved Price Agreements and Service Contracts
Attachments: [15-5176 sales tax.xlsx](#)
- 21 [15-5147](#) Ordinance amending sections of the City of Grand Prairie Code of Ordinances by adopting the 2015 Edition of the International Building Code, 2015 International Plumbing Code, 2015 Fuel Gas Code, International Mechanical Code, International Fire Code, National Electrical Code, International Residential Code, International Energy Conservation Code (adoption of all codes as amended and recommended by the North Central Texas Council of Governments)

Public Hearing Consent Agenda

- 22** [15-4938](#) SU141002/S141003 - Specific Use Permit/Site Plan - 4125 E Jefferson Street (City Council District 5). Approval of a Specific Use Permit and Site Plan to permit an Auto Salvage Yard. The 35.62-acre property, zoned Heavy Industrial (HI) District, is located immediately south of E. Jefferson Street and approximately 1,600 feet west of N. Merrifield Road (Dallas). The property is also located within the Central Business District No. 4. The agent is Adel Zantout, JEA HydroTech Engineering, Inc. and the owner is Michael Miller. (On October 5, 2015, the Planning and Zoning Commission denied this request by a vote of 8-1). This case is being appealed per Article 1 Section 1.11.5.9 of the Unified Development Code, City Council action is scheduled for November 17, 2015. The applicant has requested this case be tabled to the December 15, 2015 Council meeting.
- Attachments:** [Miller Appeal Letter.pdf](#)
- 23** [15-5113](#) SU120201B - Specific Use Permit - 2735 W Hunter Ferrell Rd (City Council District 1). Consider approval for a Specific Use Permit to allow an inoperable vehicle holding yard and to codify existing Specific Use Permits. The property is located on the south side of Hunter Ferrell Rd and west of MacArthur Blvd. The site is 2.22 acres and is zoned Light Industrial (LI) District. The owner is Jose Fernandez and the surveyor is Steve Keeton, Keeton Surveying. (On November 2, 2015, the Planning and Zoning Commission tabled this case by a vote of 8 to 0).
- 24** [15-5114](#) Z151101/CP151101 - Zoning Change/Concept Plan - Versailles Estates (City Council District 6). Consider a request to change the zoning on 10.00 acres from Agriculture District to a Planned Development District for single family detached residential uses. The 10.00-acre property, zoned Agriculture (A) District, is located at 7700 Arlington Webb Britton Road, and is within the Lake Ridge Corridor Overlay District. The agent is Matt Cragun, Cumulus Design, the applicant is Raymond Mallick, Vector Builders, and the owner is Patricio Medrano Jr. (On November 2, 2015, the Planning and Zoning Commission tabled this case by a vote of 8 to 0).
- 25** [15-5115](#) SU120101B - Specific Use Permit Amendment - 3110 E Main Street (City Council District 5). Consider approval of a Specific Use Permit amendment for the purpose of expanding an existing used auto sales business. The site is generally located east of NE 31st St, on the north side of E Main St, and is currently zoned Commercial (C) District and Single Family-Four (SF-4) Residential District within Central Business District 4 (CBD 4). The applicant is also applying for a zone change (Case Z151102), which will rezone the single family portions of the site to commercial, if approved. The owner is Navid Forutan. (On November 2, 2015, the Planning and Zoning Commission tabled this case by a vote of 8 to 0).

- 26** [15-5116](#) Z151102 - Zoning Change - 114 NE 31st Street (City Council District 5). Consider a request to rezone approximately 0.55 acres of land from Single Family-Four (SF-4) Residential District to Commercial (C) District for the purpose of expanding an existing used auto sales business. The site is generally located on the east side of N.E. 31st St, north of E. Main St., and is located within Central Business District 4 (CBD 4). The owner is Navid Forutan. (On November 2, 2015, the Planning and Zoning Commission tabled this case by a vote of 8 to 0)
- 27** [15-5123](#) S151102 - Site Plan - Wildlife Commerce Park Building 4 (City Council District 1). Approve a site plan to construct a 205,550-square-foot speculative warehouse building. The 12.88-acre property, zoned Planned Development-217C (PD-217C) District, is located west of Lion Country Parkway and south of East Wildlife Parkway. The applicant is Richard Nordyke, O'Brien Architecture and the owner is Will Mundinger, Chi Wildlife Park, LP. (On November 2, 2015, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).
Attachments: [Location Map.pdf](#)
[PON.pdf](#)
[Notify.pdf](#)
[Exhibit Site Plan Package.pdf](#)
[PZ DRAFT MINUTES 11-2-15.pdf](#)
- 28** [15-5124](#) S151103 - Site Plan - Wildlife Commerce Park Building 5 (City Council District 1). Approve a site plan to construct a 682,240-square-foot speculative warehouse building. The 81.39-acre property, zoned Planned Development-217C (PD-217C) District, is located at 2000 Beltline Road, 1225 Beltline Road, 601 Wildlife Parkway, 225 Wildlife Parkway, and 618 Palace Parkway, is partially within the Beltline Corridor Overlay District. The applicant is Richard Nordyke, O'Brien Architecture and the owner is Will Mundinger, Chi Wildlife Park, LP. (On November 2, 2015, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).
Attachments: [Location Map.pdf](#)
[PON.pdf](#)
[Notify.pdf](#)
[Exhibit Site Plan Package.pdf](#)
[PZ DRAFT MINUTES 11-2-15.pdf](#)

- 29** [15-5125](#) SU140702A - Specific Use Permit Renewal - 521 W Marshall Drive (City Council District 2). Renew a Specific Use Permit for Automotive Uses; Tire Sales (New and Used), Car Wash and Detailing, Quick Lube & Tune Services (Oil Change), and Minor Auto Repair. The subject property is located at 521 W. Marshall Dr. and zoned General Retail District (GR). The owner/applicant is Pastor Gomez. (On November 2, 2015, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).
- Attachments:** [Location Map.pdf](#)
 [PZ DRAFT MINUTES 11-2-15.pdf](#)
- 30** [15-5127](#) SU120404B - Specific Use Permit Renewal - 2502 Central Avenue (City Council District 5). Approval of a Specific Use Permit Renewal for an auto body shop with general auto repair on 1.026 acres. The subject property, zoned Commercial (C) District, is located at the northeast corner of Central Avenue and N.E. 25th Street. The subject property is located within the Central Business District-Four (CBD-4) Corridor Overlay District. The agent is Steve Keeton, Keeton Surveying and the owner is Vincente Duan. (On November 2, 2015, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).
- Attachments:** [Location Map.pdf](#)
 [Environmental Services and Code Violation Update.pdf](#)
 [Exhibit A - Location Map.pdf](#)
 [Exhibit B - Operational Plan.pdf](#)
 [Exhibit C - Site Plan.pdf](#)
 [Exhibit D - Building Photo.pdf](#)
 [Exhibit F - Legal Description.pdf](#)
 [PZ MINUTES 11-2-15.pdf](#)
- 31** [15-5128](#) SU150502/S150504 - Specific Use Permit/Site Plan - 1519 E Main Street (City Council District 5). Consider a request for the approval of a specific use permit for used auto sales within a Light Industrial (LI) District and within Central Business District No. 3 (CBD 3) and to codify any non-conforming uses. The subject site is located at 1519 E. Main St. The agent is Alfonso Lopez and the owner is Ricardo Flores. (On November 2, 2015, the Planning and Zoning Commission tabled this case by a vote of 8 to 0) .

- 32** [15-5129](#) SU151101 - Specific Use Permit - 2000 E Pacific Ave (City Council District 5). Consider a request to approve a Specific Use Permit permitting the operation of small trucking company w/fleet truck maintenance (including major truck repair) AND permitting the operation of major truck repair of non-fleet vehicles. The 0.257 acre property, zoned Light Industrial (LI) District and located within the Central Business District No. 3 (CBD-3), is addressed as 2000 E. Pacific Avenue. The property is located at the northeast corner of E. Pacific Avenue and Industrial Avenue. The agent is Angelo Chokas, the applicant is David Ramirez, Ramco Logistics, and the owner is Billy Suggs. (On November 2, 2015, the Planning and Zoning Commission tabled this case by a vote of 8 to 0)
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- 33** [15-5139](#) SU151002/S151002 - Specific Use Permit/Site Plan - Gables at Green Oaks (City Council District 1). Consider a request to approve a specific use permit and site plan to construct and operate a restaurant with drive-through. The 1.05-acre property, zoned Multi-Family-2 (MF-2) District, is located at 2150, 2351, and 2375 N. State Highway 360 (SH 360), is within the State Highway 360 (SH 360) Corridor Overlay District. The agent is Martin Schelling, Conifer Real Estate, the applicant is Edward Eckart, Goodwin & Marshall, Inc., and the owner is Dennis Rainosek, Gables Realty LTD. (On November 2, 2015, the Planning and Zoning Commission tabled this case by a vote of 8 to 0)

Public Hearing on Zoning Applications

- 34** [15-5126](#) CP151102 - Concept Plan - International Leadership of Texas (City Council District 4). Approve a Concept Plan increasing the size of the International Leadership of Texas charter school to approximately 120,000 sq. ft. The applicant obtained Site Plan approval from City Council in 2014 to construct and operate a 75,705 sq. ft. school facility on 23.797 acres that has yet to be constructed. The 28.51 acre property split zoned Agriculture (A) District and Planned Development (PD-319) District and located within the S.H 360 Corridor Overlay District, is generally located north of Ragland Road and east of S.H. 360. The agent is Brian Huffaker, The Charter School Fund III and the owner is Robert and Lola Elrich. (On November 2, 2015, the Planning and Zoning Commission recommended approval of this request by a vote of 6-2).

Attachments: [Location Map.pdf](#)

[PON.pdf](#)

[Notify.pdf](#)

[Concept Plan Narrative.pdf](#)

[Traffic Management Plan Narrative.pdf](#)

[Site Plan Amendment Architectural Relief Request.pdf](#)

[Concept Plan.pdf](#)

[Exhibit Traffic Plan.pdf](#)

[Elevations.pdf](#)

[PZ DRAFT MINUTES 11-2-15.pdf](#)

- 35** [15-5140](#) Z151001/CP151001 - Zoning Change/Concept Plan - Gables at Green Oaks (City Council District 1). Rezone 12.21 acres from Multi-Family-2 (MF-2) District to General Retail-1 (GR-1) District. The 12.21-acre property, zoned Multi-Family-2 (MF-2) District, is located at 2150, 2351, and 2375 N. State Highway 360 (SH 360), is within the State Highway 360 (SH 360) Corridor Overlay District. The agent is Martin Schelling, Conifer Real Estate and the owner is Dennis Rainosek, Gables Realty LTD. (On November 2, 2015, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).

Attachments: [Location Map.pdf](#)

[PON.pdf](#)

[Notify.pdf](#)

[Exhibit Zoning Plan.pdf](#)

[PZ DRAFT MINUTES 11-2-15.pdf](#)

- 36** [15-5019](#) SU151003/S151003 - Specific Use Permit/Site Plan - CST Corner Store (City Council District 6). Approve a specific use permit and site plan to construct and operate a convenience store with gasoline sales and a single-bay automatic car wash. 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 November 2, 2015, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).

Attachments: [Location Map.pdf](#)

[PON.pdf](#)

[Notify.pdf](#)

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

[Exhibit B - Elevations.pdf](#)

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

[PZ DRAFT MINUTES 11-2-15.pdf](#)

- 37** [15-5130](#) SU151102/S151101 - Specific Use Permit/Site Plan - J&E Masonry (City Council District 1). Approve a Specific Use Permit/Site Plan permitting the operation of masonry contractor shop with outside storage. The 4.85 acre property is the proposed new headquarters for J & E Masonry. The proposal includes the construction of three new buildings totaling approximately 12,300 sq. ft. and two new covered storage areas totaling approximately 6,000 sq. ft. 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 November 2, 2015, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).

Attachments: [Location Map.pdf](#)

[PON.pdf](#)

[Notify.pdf](#)

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

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

[Exhibit C - Elevations.pdf](#)

[PZ DRAFT MINUTES 11-2-15.pdf](#)

Items for Individual Consideration

- 38** [15-5186](#) Resolution of City of Grand Prairie v. Chesapeake Energy

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 November 13, 2015.

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.