



City of Grand Prairie

City Hall
317 College Street
Grand Prairie, Texas

Meeting Agenda

City Council

Tuesday, June 21, 2016

4:30 PM

City Hall - Briefing Room
317 College Street

Call to Order

Staff Presentations

- 1 [16-5563](#) Lake Parks Update - Presented by Rick Herold, Parks, Arts and Recreation Director
- 2 [16-5759](#) Atmos Energy Safety and Integrity Program - Presented by Gina Alley, Senior Assistant to the 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"*
- (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: TBD

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

Presentations

- 3 [16-5764](#) Presentation and Recognition of Candace Payne, best known as viral sensation "Chewbacca Mom"
Attachments: [2016 Candace Payne Day.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.

- 4 [16-5762](#) Minutes of the June 7, 2016 Meeting

 Attachments: [06-07-2016 Council Minutes.pdf](#)

- 5 [16-5721](#) Professional Engineering Services Contract with Halff Associates, Inc. for Floodplain Permitting Assistance Associated with TxDOT I-30 Improvements in Grand Prairie in the amount of \$68,000

 Attachments: [TxDOT letter requesting assistance 5-19-16.pdf](#)
 [16-5721 Expenditure Information Blank Form.doc](#)

- 6 [16-5732](#) Purchase of Security Equipment for Municipal Court from Knight Security in the amount of \$108,594.96

 Attachments: [01609003](#)

- 7 [16-5751](#) Change Order No. 2 to the Fire Station No. 10 Contract with Pogue Construction in the amount of \$44,227.97

 Attachments: [16-5751 Capital Projects Budget Summary.xlsx](#)

- 8 [16-5752](#) Authorize city manager to execute a management agreement with American Resort Management Inc. to operate Epic Waters for an initial term of five (5) years with the option to renew for two (2) additional five (5) year terms

- 9 [16-5756](#) Price agreement for electrical installation, maintenance and repairs from Ed's Electric Services for up to \$750,000 annually for one (1) year with the option to renew for four (4) additional one year periods totaling \$3,750,000 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: [16088 - Tabulation.pdf](#)

- 10 [16-5755](#) Ordinance of the City of Grand Prairie, Texas, amending the 2016 Calendar Year Section 8 Administrative Budget by transferring and appropriating \$68,437.95 from the Section 8 unobligated fund balance to the Section 8 Administrative Budget (300192 63010 64016009) and approving a contract with Johnson Construction Services for a general remodel of the Housing and Neighborhood Services Building

 Attachments: [Attachment A.pdf](#)

- 11 [16-5743](#) Ordinance amending the FY 2015/2016 Capital Improvement Projects Budget; Amendment/Change Order No. 1 with Interstate Trailers, Inc. for purchase/installation of dual spring assist ramps in the amount of \$2,750
Attachments: [Capital Projects Budget Summary - Trailers2.xlsx](#)
[Interstate Trailers Inc. - Addition.pdf](#)
- 12 [16-5742](#) Ordinance amending the Unified Development Code, Article 22, "Fee Schedule," Section 22.2.3.8 "Vacating fees," to add a fee of \$25 for abandonment of unused alleyways to adjacent property owners in residential areas that are no longer being used by utility companies or private individuals for existing rear entry access to their property
- 13 [16-5757](#) Ordinance amending the FY 2015/2016 Capital Improvement Projects Budget; and a Professional Contract with Birkhoff, Hendricks & Carter, LLP for engineering services for the State Highway 360 Utility Relocations Project in the amount of \$81,930 with 5% contingency of \$4,096, for a total request of \$86,026
Attachments: [16-5757 Capital Projects Budget Summary.xlsx](#)

Public Hearing Consent Agenda

- 14 [16-5708](#) SU160504 - Specific Use Permit - 2248 Poulin Ave (City Council District 5). A request for a Specific Use Permit on a 2,400 square foot major auto repair facility and a 893 square foot addition to an existing auto repair facility on one lot on 0.459 acre. The property is zoned Light Industrial (LI) and lies within the Central Business Corridor District No. 3; generally located at the southeast corner of Poulin Avenue and Jere Street. The agent is E.D. Hill and the owner is Mauricio and Flor Figueroa. (On June 6, 2016, the Planning and Zoning Commission tabled this case by a vote of 9 to 0).
- 15 [16-5695](#) SU150201A/S150201A - Specific Use Permit/Site Plan Renewal - 2233 E Main Street (City Council District 5). Renewal of a specific use permit and site plan for used auto sales within a Light Industrial (LI) District and also within Central Business District No. 3 (CBD 3). The subject property is located at 2233 E. Main St. (On June 6, 2016, the Planning and Zoning Commission recommended approval to renew this SUP by a vote of 9-0).
Attachments: [Location Map.pdf](#)
[Exhibit A Site plan.pdf](#)
[2233 E MAIN ST.pdf](#)
[PZ DRAFT MINUTES 6-6-16.pdf](#)

- 16** [16-5696](#) SU140205A - Specific Use Permit Renewal - 3402 S Gilbert Rd - Environmental Cleanup (City Council District 1). Renewal of a Specific Use Permit for an environmental cleanup company on 1.893 acres. The property, zoned Light Industrial (LI), is located east of S. Gilbert Road and north of E. Shady Grove Road. (On June 6, 2016, the Planning and Zoning Commission recommended approval to renew this SUP by a vote of 9-0).
Attachments: [Location Map.pdf](#)
[Exhibit A - Amended Site Plan.pdf](#)
[PZ DRAFT MINUTES 6-6-16.pdf](#)
- 17** [16-5697](#) SU150301A - Specific Use Permit Renewal - 3435 Roy Orr Blvd (City Council District 1). Renewal of a of a Specific Use Permit for Used Auto Sales in a Light Industrial (LI) District, within the SH 161 Corridor Overlay District, and located at 3435 Roy Orr Blvd. (On June 6, 2016, the Planning and Zoning Commission recommended approval to renew this SUP by a vote of 9-0).
Attachments: [Location Map.pdf](#)
[Exhibit Site Plan.pdf](#)
[PZ DRAFT MINUTES 6-6-16.pdf](#)
- 18** [16-5698](#) SU130702B/S130702B - Specific Use Permit/Site Plan Renewal- Wells Enterprise (City Council District 5).Renewal of a Specific Use Permit and Site Plan for outside storage on 2.98 acres at 202, 305 and 307 N.E. 19th Street. The subject property is zoned Light Industrial-Limited Standards (LI-LS) District. The property is located in Central Business District No. 3 Overlay District. (On June 6, 2016, the Planning and Zoning Commission recommended approval to renew this SUP by a vote of 9-0).
Attachments: [Location Map.pdf](#)
[Exhibit A - Site Plan.pdf](#)
[PZ DRAFT MINUTES 6-6-16.pdf](#)
- 19** [16-5700](#) SU140403A - Specific Use Permit Renewal- Tiger Auto (City Council District 5). Renewal of a Specific Use Permit for an Auto sales lot with general auto repair and auto body and painting. The property is zoned Heavy Industrial (HI) District. The property is generally located on the east side of Camden Drive south of E. Jefferson Street. (On June 6, 2016, the Planning and Zoning Commission recommended approval to renew this SUP by a vote of 9-0).
Attachments: [Location Map.pdf](#)
[Exhibit - Site Plan.pdf](#)
[PZ DRAFT MINUTES 6-6-16.pdf](#)

- 20** [16-5701](#) SU150401A/S150401A - Specific Use Permit/Site Plan Renewal - 2755 E Main St (City Council District 5). Renewal of a Specific Use Permit for Used Auto Sales, Villa Real Motors, and a Site Plan to develop 0.5 acres of non-residential property. The subject site is address as 2755 E Main St., generally located on the south side of E Main St. and east of SE 27th St., and is zoned Light Industrial (LI) District within Central Business District 4 (CBD 4). (On June 6, 2016, the Planning and Zoning Commission recommended approval to renew this SUP by a vote of 9-0).
- Attachments:** [Location Map.pdf](#)
 [Exhibit A - Site Plan.pdf](#)
 [PZ DRAFT MINUTES 6-6-16.pdf](#)
- 21** [16-5703](#) SU150402A/S150403A - Specific Use Permit/Site Plan Renewal - 201 W Jefferson Street (City Council District 5). Renewal of a Specific Use Permit for a drive-through restaurant, Taco Hut. The subject site is addressed as 201 W. Jefferson St., located generally south of W. Main St. and west of Center St., and is zoned Central Area (CA) district within Central Business District 2 (CBD 2). (On June 6, 2016, the Planning and Zoning Commission recommended approval to renew this SUP by a vote of 9-0).
- Attachments:** [Location Map.pdf](#)
 [Exhibit A - Site Plan.pdf](#)
 [PZ DRAFT MINUTES 6-6-16.pdf](#)
- 22** [16-5704](#) SU150403A - Specific Use Permit Renewal - 1700 W. Polo Rd. Ste 190, "So Amazing" Day Programs Inc. (City Council District 6). Renewal of a Specific Use Permit for an Adult Day Care facility, "So Amazing" Day Programs Inc. The subject site is addressed as 1700 W. Polo Rd., specifically Suite 190, generally located on the north side of Polo Rd. and east of Matthew Rd., and zoned Planned Development 115 (PD-115) District. (On June 6, 2016, the Planning and Zoning Commission recommended approval to renew this SUP by a vote of 9-0).
- Attachments:** [Location Map.pdf](#)
 [Exhibit Site Plan.pdf](#)
 [PZ DRAFT MINUTES 6-6-16.pdf](#)

- 23** [16-5705](#) SU150406A/S150407A - Specific Use Permit/Site Plan Renewal - Fresh Meal Restaurant (City Council District 5). Renewal of a Specific Use Permit/Site Plan to permit the construction and operation of a 1,270 sq. ft. restaurant with drive through known as the Fresh Meal Restaurant. The 0.34-acre property, zoned Commercial (C) District, is located immediately east of SE 9th Street and approximately 150-feet south of E. Main Street. The property is also located within Central Business District No. 3. (On June 6, 2016, the Planning and Zoning Commission recommended approval to renew this SUP by a vote of 9-0).
- Attachments:** [Location Map.pdf](#)
[Exhibit - Site Plan.pdf](#)
[PZ DRAFT MINUTES 6-6-16.pdf](#)
- 24** [16-5706](#) SU150405A/S150409A - Specific Use Permit/Site Plan Renewal - Hi-Tech Manufacturing Co. (City Council District 5). Renewal of a Specific Use Permit and Site Plan permitting Hi-Tech Manufacturing Company, a "small job" metal fabrication and machine business, to relocate their shop and offices into the building formally occupied by the Shamrock Cake Company. The 0.57-acre property, zoned Commercial (C) District, is located south of NW Dallas Street and between NW 14th Street and NW 15th Street. The property is also located within Central Business District No. 1 and the SH 161 Corridor Overlay District. (On June 6, 2016, the Planning and Zoning Commission recommended approval to renew this SUP by a vote of 9-0).
- Attachments:** [Location Map.pdf](#)
[Exhibit - Site Plan.pdf](#)
[PZ DRAFT MINUTES 6-6-16.pdf](#)
- 25** [16-5593](#) SU160501 - Specific Use Permit - Cinco Technologies (City Council District 2). Approve a specific use permit to operate an indoor computer salvage center. The 13.70-acre property, located at 2725 State Highway 360 (SH-360), is zoned Light Industrial (LI) District and is within the SH-360 Corridor Overlay District. The applicant is Rob King, Cinco Technologies. (On June 6, 2016, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).
- Attachments:** [Exhibit A - Location Map.pdf](#)
[Exhibit B - Legal Description.pdf](#)
[Exhibit C - Site Plan.pdf](#)
[Exhibit D - Operations Plan.pdf](#)
[PON.pdf](#)
[Notify.pdf](#)
[PZ DRAFT MINUTES 6-6-16.pdf](#)

- 26** [16-5709](#) SU160506/S160502 - Specific Use Permit/Site Plan - 2011 Airport Street (City Council District 5). Approve a Specific Use Permit and Site Plan for 4,800 square foot major auto repair & auto paint and body shop on one property on 0.48 acre. The property is zoned Light Industrial-Limited Standards (LI-LS) zoning district and is located at 2011 Airport Street, approximately 105' west of Industrial Avenue. The agent is Angelo Chokas and the owner is Billy Suggs. (On June 6, 2016, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).

Attachments: [Location Map.pdf](#)

[PON.pdf](#)

[Notify.pdf](#)

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

[Exhibit B - Elevations.pdf](#)

[Operational Plan.pdf](#)

[PZ DRAFT MINUTES 6-6-16.pdf](#)

- 27** [16-5710](#) SU160507/S160503 - Specific Use Permit/Site Plan - 2012 Young Ave (City Council District 5). Approve a Specific Use Permit and a Site Plan for a 4,800 square foot major auto repair facility on one property on 0.321 acre. The property is zoned Light Industrial-Limited Standards (LI-LS) zoning district and is located at 2012 Young Street, approximately 178' west of Industrial Avenue. The agent is Angelo Chokas and the owner is Billy Suggs. (On June 6, 2016, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).

Attachments: [Location Map.pdf](#)

[PON.pdf](#)

[Notify.pdf](#)

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

[Exhibit B - Elevations.pdf](#)

[Operational Plan.pdf](#)

[PZ DRAFT MINUTES 6-6-16.pdf](#)

Public Hearing on Zoning Applications

- 28** [16-5595](#) SU160401/S160402 - Site Plan - 1628 E Main St (City Council District 5). Approve a specific use permit and site plan to construct and operate a warehouse facility. The 0.89-acre property, located at 1611 Small Street and 1628 E. Main Street, is split-zoned General Retail (GR) and Light Industrial (LI) Districts and is within District 3 of the Central Business Overlay District. The applicant is Abraham Khajeie, Eagle Auto Parts, the owner is Abraham, and the surveyor is Luke Keeton, Keeton Surveying Co. (On June 6, 2016, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).
- Attachments:** [Exhibit A - Location Map.pdf](#)
[Exhibit B - Legal Description.docx](#)
[Exhibit C - Site Plan Package.pdf](#)
[PON.pdf](#)
[Notify.pdf](#)
[Drainage Plans.pdf](#)
[PZ DRAFT MINUTES 6-6-16.pdf](#)
- 29** [16-5596](#) Z160402 - Zoning Change - 1628 E. Main Street (City Council District 5). Change the zoning on 0.59 acres from Light Industrial (LI) District to General Retail (GR) District. The 0.59-acre property, located at 1611 Small Street, is zoned Light Industrial (LI) District and is within District 3 of the Central Business Overlay District. The applicant is Alex Daredia, Lucky Texan Stores and the owner is James Bouldin, Laticrete International Inc., and the surveyor is Luke Keeton, Keeton Surveying Co. (On June 6, 2016, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).
- Attachments:** [Exhibit A - Location Map.pdf](#)
[PON.pdf](#)
[Notify.pdf](#)
[PZ DRAFT MINUTES 6-6-16.pdf](#)

- 30** [16-5711](#) SU160601 - Specific Use Permit - Wheel N MHP (City Council District 1). Approval of an expansion to the existing Wheel N Mobile Home Park adding twelve (12) mobile home spaces to the existing fifteen (15) mobile spaces all situated on 3.58 acres within the John C Read Survey, Abstract No. 1183, Dallas County, Texas. The property, zoned Planned Development 4 (PD-4) District and within the SH 161 Corridor Overlay District, is located west of Hardrock Road and north of Parker Road. The owner is Kim Shultz-Rainford, Hardrock Park LLC. (On June 6, 2016, the Planning and Zoning Commission recommended approval of this request by a vote of 6-3).

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

[PON.pdf](#)

[Notify.pdf](#)

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

[Operational Plan.pdf](#)

[PZ DRAFT MINUTES 6-6-16.pdf](#)

- 31** [16-5712](#) SU160603 - Specific Use Permit - 2315 W. Jefferson Street (City Council District 1). Approval of a request for a Specific Use Permit (SUP) allowing for a multi-purpose special event center to operate within an existing building that was formally occupied by the Hi-Ho Ballroom. The 2.142-acre property, located at 2315 W. Jefferson Street and within the Central Business District No. 1 (CBD-1), is zoned Commercial (C) District. The property is located south of W. Jefferson and west of SW 23rd Street. The Applicant is Jessie Aguilar. (On June 6, 2016, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).

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

[PON.pdf](#)

[Notify.pdf](#)

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

[PZ DRAFT MINUTES 6-6-16.pdf](#)

- 32** [16-5713](#) Z160601/CP160601 - Zoning Change - Lakeway Estates (City Council District 6). Rezone and approve a concept plan for a 19.27 acres from Single Family-4 (SF-4) District to a Planned Development District for single-family residential uses. The 19.27-acre property, located at 1231 E. Seeton Rd., is zoned Single Family-4 (SF-4) District and is within the Lakeridge Parkway Overlay District. The agent is USA Professional Services Group, the applicant is J Waymon Levell, First Southwest Properties Management Co. The owners are Rodney Mellott, Beacon E&P Company, LLC and Mike Martinez, Edge Barnett, LLC. (On June 6, 2016, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).

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

[Exhibit B - Zoning Exhibit Concept Plan.pdf](#)

[Exhibit C - Open Space Wall and Landscape Plan.pdf](#)

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

[PON.pdf](#)

[Notify.pdf](#)

[PZ DRAFT MINUTES 6-6-16.pdf](#)

- 33** [16-5699](#) SU151004A - Specific Use Permit Renewal - 309 SE 14th Street (City Council District 5). Renewal of a Specific Use Permit for Major Auto Repair uses, including mechanical repairs and auto body repairs. The site is 0.3 acres and is zoned Commercial (C) within Central Business District 3 (CBD 3). The property is generally located south of Jefferson St. and east of Belt Line Rd. (On June 6, 2016, the Planning and Zoning Commission recommended approval to renew this SUP by a vote of 9-0).

Attachments: [Location Map.pdf](#)

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

[309 se 14th st.pdf](#)

[PZ DRAFT MINUTES 6-6-16.pdf](#)

- 34** [16-5707](#) SU120404C - Specific Use Permit Renewal - 2502 Central Avenue (City Council District 5). Renewal of a Specific Use Permit 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. (On June 6, 2016, the Planning and Zoning Commission denied this SUP renewal by a vote of 9-0).

Attachments: [Location Map.pdf](#)

[Exhibit - Site Plan.pdf](#)

[2502 CENTRAL AV 1.pdf](#)

[2502 CENTRAL AV 2.pdf](#)

[PZ DRAFT MINUTES 6-6-16.docx.pdf](#)

Items for Individual Consideration

- 35** [16-5636](#) Second reading and adoption of an ordinance approving a negotiated settlement between the Atmos Cities Steering Committee and Atmos Energy Corp., Mid-Tex Division regarding the company's 2016 Rate Review Mechanism Filings

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 17, 2016.

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.