



# City of Grand Prairie

City Hall  
317 College Street  
Grand Prairie, Texas

## Meeting Agenda

### City Council

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Tuesday, March 20, 2018

4:30 PM

City Hall - Briefing Room  
317 College Street

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#### Call to Order

#### Staff Presentations

- 1 [18-7626](#) Parks, Arts and Recreation End of Year Report - Presented by Rick Herold, Director of Parks, Arts and Recreation
- 2 [18-7627](#) Grand Prairie Senior Games Announcement - Presented by The Summit

#### 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" - High Speed Rail*
- (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

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**6:30 PM Council Chambers**

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**Invocation: Larry Lane, CRM Chaplain**

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

#### Presentations

- 3 [18-7700](#) Recognition of Wayne Hunter, RPS Investments, for PlayGrand Donation

## 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.*

- 4      [18-7703](#)      Minutes of the March 6, 2018 meeting  
  
                 **Attachments:** [Minutes 03-06-2018.pdf](#)
- 5      [18-7702](#)      Price agreement for diesel exhaust fluid (DEF) from Western Marketing (up to \$20,000 annually) for one year with the option to renew for four additional one year periods totaling \$100,000 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:** [18-7702 - 18044-CC Exhibit.docx](#)
- 6      [18-7705](#)      Price agreement for printing services for specific items from AC Printing (\$17,670), Bankers Products (\$12,795), Logan Graphics (\$7,140), and Comark Direct (\$4,907) for an annual total of \$42,512 for one year with the option to renew for four additional one year periods totaling \$212,560 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:** [18-7705 - 18037 - CC Exhibit.docx](#)
- 7      [18-7713](#)      Price agreement for ammonia cylinders from Airgas USA, LLC., in the amount of \$94,200; authorize the City Manager to execute up to four one-year renewals with aggregate price fluctuations of the lesser of up to \$50,000 or 25% or 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 for an annual supply of ammonia  
  
                 **Attachments:** [18059 - Ammonia Cylinders, Tabulation & Scorecard.docx](#)  
                                 [18-7713 - Expenditure Form.docx](#)
- 8      [18-7693](#)      Renew the price agreement with Santos Construction for Concrete Paving and approve a monetary increase of 2.95%, increasing the estimated annual amount to \$10,616,626.; renew the price agreement with McMahon Contracting for Concrete Paving and approve a monetary increase of 3.64% increasing the estimated annual amount to \$9,924,275.02; renew the price agreement with New Star Grading & Paving and approve a monetary increase of 6.8% increasing the estimated annual amount to \$12,174,780

- 9      [18-7697](#)      Final renewal with monetary change on the Onsite Veterinarian services Price Agreement through RSVP & Act, Inc, a sole source provider, increasing the contract amount by \$69,000 to an estimated annual cost of \$182,861  
*Attachments:* [18-7967 - RSVP.doc](#)
- 10     [18-7675](#)      Accept the City's Comprehensive Annual Financial Report for Fiscal Year Ending September 30, 2017
- 11     [18-7680](#)      Contract with Great Lakes Recycling, Inc. D/B/A Simple Recycling for collection and recycling of residential textiles and payment to the City \$20 per ton collected, for a three (3) year term, through the interlocal agreement with the City of Plano
- 12     [18-7689](#)      Contract with BrightView Landscapes, LLC for landscape maintenance (\$935,749) in Peninsula PID (Council Districts 4 and 6)  
*Attachments:* [Exhibit A - PID Budget Peninsula FY18 Final.pdf](#)
- 13     [18-7704](#)      Purchase of network switches to upgrade the City's fiber infrastructure from Flair Data Systems through DIR Contract No. DIR-TSO-2542 in the total amount of \$117,816.84  
*Attachments:* [18-7704 IT](#)
- 14     [18-7710](#)      Purchase of security equipment and installation for Parks Administration, Housing Administration, CVE Training Center, Summit Recreation Center, and Radio Tower (Camp Wisdom Rd.) from Knight Security in the amount of \$358,803.47 through a national interlocal agreement with Department of Information Resources (DIR)  
*Attachments:* [18-7710 Security IT](#)  
[18-7710 Expenditure Information Form.doc](#)
- 15     [18-7699](#)      Resolution reappointing Bryan Arnold as Presiding Municipal Judge for a two-year term  
*Attachments:* [16-5446 Expenditure Information Form.doc](#)
- 16     [18-7696](#)      Resolution authorizing the City Manager to execute a master inter-local purchasing agreement between the City of Grand Prairie and the City of Cleburne, Texas
- 17     [18-7712](#)      Resolution approving a Separated Sales Tax Contract with Parkway Logistics Center Grand Prairie Venture, LLC to rebate 50% of the 1% documented general sales tax revenue on construction materials purchased to complete the new development
- 18     [18-7692](#)      Resolution authorizing the City Manager to execute a master inter-local purchasing agreement between the City of Grand Prairie and the City of Kyle, Texas

- 19**      [18-7698](#)      Ordinance authorizing the abandonment of an unneeded drainage easement on South Forum Drive at Waterwood Drive and authorize City Manager to execute a Quitclaim Deed to Nexmetro Heritage LP for \$250  
**Attachments:** [AVILA AERIAL MAP OF EASEMENTS.pdf](#)  
[EXHIBIT A EASEMENTS TO BE ABANDONED.pdf](#)  
[EXHIBIT B AVILA HERITAGE ADDITION PLAT.pdf](#)
- 20**      [18-7695](#)      Ordinance amending the FY 2017/2018 Capital Improvement Projects Budget; Change Order No. 3 for the Irrigation Water Well at Central Park in the Amount of \$96,432.50  
**Attachments:** [18-7695 Irrigation Water Well](#)
- 21**      [18-7688](#)      Ordinance authorizing the abandonment of an unneeded drainage easement in La Jolla, Phase 1 at Del Sol Court; authorize City Manager to execute a Quitclaim Deed to First Texas Homes, Inc. for \$250  
**Attachments:** [EXHIBIT A EASEMENT DESCRIPTION LA JOLLA DEL SOL COURT.doc](#)  
[EXHIBIT B PLAT MAP LA JOLLA PHASE 1.pdf](#)
- 22**      [18-7720](#)      Ordinance conveying an easement and right-of-way to Oncor Electric Delivery for the expansion of the streets maintenance facility (near SH161 and Marshall Drive in Grand Prairie)  
**Attachments:** [Exhibit A.pdf](#)

## Public Hearing Consent Agenda

- 23**      [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 March 5, 2018, the Planning and Zoning Commission tabled this case by a vote of 7-0).

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

[Mailing List.pdf](#)

[PZ Draft Minutes 03-05-18.pdf](#)

- 24**      [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 March 5, 2018, the Planning and Zoning Commission tabled this case by a vote of 7-0).

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

[Z180302, Mailing List.pdf](#)

[Exhibit A - Development Standards Comparison.pdf](#)

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

[Exhibit C - Proposed Standards.pdf](#)

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

[Exhibit E - Renderings.pdf](#)

[PZ Draft Minutes 03-05-18.pdf](#)

- 25**      [18-7660](#)      CPA180301 - Comprehensive Plan Amendment - Approval of the 2010 Comprehensive Plan amendments for the City of Grand Prairie. The annual update is a review of zoning changes, text amendments, annexations, and dis-annexations that have taken place. The annual update also includes revisions to the Future Land Use Map of the Comprehensive Plan. Development must be reviewed with consideration to the goals, objectives, policies and strategies of the Comprehensive Plan. The applicant is the City of Grand Prairie Planning Department. (On March 5, 2018, the Planning and Zoning Commission recommended approval of this request by a vote of 7-0).

**Attachments:** [2016-17 Consistent Zoning Changes w COMP Plan FLUM.doc](#)

[PZ Draft Minutes 03-05-18.pdf](#)

[Exhibit A](#)

[Exhibit B](#)

[Exhibit C](#)

[Exhibit D](#)

- 26**      [18-7666](#)      SU180302 - Specific Use Permit - Polo Adult Care (City Council District 1). Specific Use Permit request for an Adult Day Care Facility to operate in an existing commercial lease space located within the Hospital District. The property is platted as Medical Village, Block 1, Lot 11, generally located southeast of S. Great Southwest Parkway and W.E. Roberts Street. More specifically 601 S. Great Southwest Parkway, Suite 106. The property is zoned Hospital District (HD). The agent is Michael Stanley, EmJay Consult Group, the applicant is Augustine Fombon, and the owner is May Thanth, May Thanth Inc. (On March 5, 2018, the Planning and Zoning Commission recommended approval of this request by a vote of 7-0).

**Attachments:** [EXHIBIT A SITE PLAN.pdf](#)

[Exhibit B Location Map.pdf](#)

[PZ Draft Minutes 03-05-18.pdf](#)

[SU180302, Mailing List.pdf](#)

## Public Hearing on Zoning Applications

- 27**      [18-7566](#)      TA180201 - Text Amendment - Amendment to the Unified Development Code of the City of Grand Prairie, to update residential development standards pertaining to single-family and multi-family residential development within the City of Grand Prairie, to establish a new Article unifying and consolidating residential development standards, and to make miscellaneous amendments to existing Articles to amend regulations pertaining to residential development standards within the Unified Development Code. (On March 5, 2018, the Planning and Zoning Commission recommended approval of this request by a vote of 7-0).
- Attachments:** [PZ DRAFT MINUTES 03-05-18.pdf](#)  
[Exhibit B - UDC Amendments](#)  
[Exhibit A - Appendix W 3-13-18 DRAFT](#)
- 28**      [18-7559](#)      S180203 - Site Plan - Truong Office Building (City Council District 1). Site Plan for development of a single story, 6,000 square foot office building. Lot 7, Block 1, Greenpoint Center Addition, City of Grand Prairie, Tarrant County, Texas, 0.773 acres zoned Planned Development-350 (PD-350) district and addressed as 2505 S Great Southwest Parkway. The agent is E.D. Hill and the owner is Loc Truong. (On March 5, 2018, the Planning and Zoning Commission recommended approval of this request by a vote of 7-0).
- Attachments:** [Location Map .pdf](#)  
[Mailing List.pdf](#)  
[Exhibit A - Site Plan.pdf](#)  
[PZ Draft Minutes 03-05-18.pdf](#)  
[Exhibit B - Elevation](#)
- 29**      [18-7661](#)      Z180301 - Zoning Change - Ibarra Corner (City Council District 1). A request to rezone 0.506 acres of property from SF-1, Single Family-One Residential District to SF-6, Single-Family Six Residential District to allow for three single-family residential dwellings. The 0.506 acre property is currently SF-1, Single Family-One Residential. The property is generally located on the east side of Gilbert Road, approximately 600-feet south of Oakhaven Drive in the John C. Read Abstract 1183, City of Grand Prairie, Dallas County, Texas. The agent is Yuncela Kanaujiya, the applicant is Luke Keeton, Keeton Surveying Co., and the owner is Jose Ibarra. (On March 5, 2018, the Planning and Zoning Commission recommended approval of this request by a vote of 7-0).
- Attachments:** [Exhibit A - Location Map.pdf](#)  
[Z180301 Draft Ordinance.docx](#)  
[Z180301, Mailing List.docx](#)  
[PZ Draft Minutes 03-05-18.pdf](#)  
[Exhibit B - Zoning Boundary](#)

- 30**      [18-7665](#)      SU180301/S180301 - Specific Use Permit/Site Plan - Quickstop (City Council District 6). Specific Use Permit and Site Plan for Lake Ridge Quickstop consisting of approximately 8,000 square feet of retail including a Convenience Store with Gas Sales on approximately 2.03 acres. B B B & C RR Co, Abstract No. 1700, approximately 2.03 acres zoned PD-297C, in the Lake Ridge Corridor Overlay District and generally located west of the intersection of Lake Ridge Parkway and England Parkway. The applicant is Andy Patel, Lake Ridge Holdings, LLC and the owner is Ben Luedtke, Hanover Property Company. (On March 5, 2018, the Planning and Zoning Commission denied this request by a vote of 5-2).

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

[Exhibit B - Legal Description.pdf](#)

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

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

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

[SU180301 Mailing List.pdf](#)

[PZ Draft Minutes 03-05-18.pdf](#)



## Items for Individual Consideration

- 31**      [18-7567](#)      USP180201 - Unified Signage Plan - 2503 W. Interstate 20 (City Council District 4). Unified Signage Plan for multiple on-site changeable outdoor advertising signs within the Great Southwest Crossing shopping center. Lot 3, Block 1, I-20/Great Southwest Addition, City of Grand Prairie, Tarrant County, Texas, 18.522 acres zoned Planned Development 33 (PD-33) District within the Interstate 20 Overlay Corridor District and generally located at the southeast corner of IH 20 and Great Southwest Parkway. The agent is Brian Guenzel, the applicant is Raymond Rodriguez, and the owner is James Nakagawa, BRE RC GREAT SW TX LP. (On February 5, 2018, the Planning and Zoning Commission denied this request by a vote of 5-1 and Council tabled this item on February 20, 2018)).

**Attachments:** [Exhibit A - Site Plan.pdf](#)  
[PZ Draft Minutes 2-5-18.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 March 16, 2018.*

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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 Mona Lisa Galicia (mgalicia@gptx.org) at least three (3) business days prior to the scheduled meeting to request an accommodation.*