



# City of Grand Prairie

City Hall  
317 College Street  
Grand Prairie, Texas

## Meeting Agenda

### City Council

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Tuesday, January 22, 2019

4:30 PM

City Hall - Briefing Room  
317 College Street

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#### Call to Order

#### Staff Presentations

- 1      [19-8595](#)      Findings of SH161 North Corridor Study - Presented by Freese and Nichols
- 2      [19-8586](#)      Airport Update - Presented by Mark Divita, Airport Director
- 3      [19-8596](#)      Prairie Lights Update - Presented by Duane Strawn, Assistant Parks, Arts and Recreation 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" City Manager's Contract*
- (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: Pastor Denny Davis, St. John Baptist Church**

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

## 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      [19-8602](#)      Minutes of the January 8, 20129 Meeting  
**Attachments:** [Minutes 01-08-2019](#)
- 5      [19-8561](#)      Assignment and Assumption of Commercial Lease Agreement and Public Fueling Agreement and Obligation from Aviator Air, LLC - Chad Ferrell to Aviator Air Flight School, LLC - Brian Messersmith, effective January 15, 2019
- 6      [19-8566](#)      Long-Term Ground Lease Agreement for Hangar Construction and Aircraft Storage for Staggerwing Development #5 LLC for a period of thirty (30) years beginning February 1, 2019 and ending December 31, 2049 for an annual income of \$9,453.96, payable in monthly installment of \$787.83
- 7      [19-8569](#)      Purchase of a 26-foot PackCat Boat from Munson Boats of Burlington, Washington, for a total cost of \$257,185 through the General Services Administration's Cooperative Purchasing Program.  
**Attachments:** [19-8569 - FY19 Fire Boat.xlsx](#)
- 8      [19-8572](#)      Price agreement for SNAP Heartworm, SNAP Parvo, SNAP FeLV, and SNAP Feline Triple tests for testing animal shelter animals from sole source provider IDEXX Laboratories (up to \$16,470 annually) for one year with the option to renew for four additional one year periods totaling \$65,880 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:** [2018 Sole Source.pdf](#)  
[Expenditure Information IDEXX.doc](#)
- 9      [19-8577](#)      Purchase of recycling bins from Pollock Investments of Grand Prairie, Texas in the amount of \$54,531.60  
**Attachments:** [19030 - CC Exhibit.docx](#)
- 10     [19-8587](#)      Contract with Garland/DBS for the purchase of roofing services in the amount of \$750,000 through a national interlocal agreement with U.S. Communities for a one-year term
- 11     [19-8584](#)      Authorize City Manager to enter into Agreement to Mediate and Arbitrate Disputes with the Trinity River Authority

- 12      [19-8589](#)      Final Reconciliation Change Order No. 7 for the Irrigation Water Well at Central Park in the net negative amount of -\$45,070.99  
**Attachments:** [19-8589 Irrigation Well.xlsx](#)
- 13      [19-8590](#)      Professional Services Contract to Halff Associates, Inc. for design and construction plan preparation for Cottonwood and Fish Creek Stream Stability: Cottonwood Creek from West of Carrier to FM1382 W.O. #619.57 Fish Creek Watershed from Magna Carta to Carrier W.O. #619.60 in the amount of \$154,980 plus a 5% contingency of \$7,749 for a total amount of \$162,729  
**Attachments:** [19-8590 - 619.57.xlsx](#)  
[19-8590 - 619.60.xlsx](#)
- 14      [19-8591](#)      Professional Engineering and Surveying Services contract with Kimley Horn for final design services of intersection improvements in the amount of \$260,400 plus a 5% contingency of \$13,020 for a total of \$273,420  
**Attachments:** [19-8591 Intersection Improv.xlsx](#)
- 15      [19-8581](#)      Ordinance authorizing the abandonment of general utility easements and sanitary sewer easements for Lots 1 and 2, Block 1, MacArthur Crossing Addition to Mac Crossing, LLC, a Delaware limited liability company, for \$250; authorize City Manager to sign a quitclaim deed on behalf of the City  
**Attachments:** [EXHIBIT A EASEMENT DESCRIPTIONS.pdf](#)  
[EXHIBIT B AERIAL OF MACARTHUR CROSSING ADDITION.pdf](#)
- 16      [19-8579](#)      Resolution for the City Manager to submit an application for FY 2019 Emergency Management Performance Grant (EMPG) and accept grant award from the Texas Department of Public Safety/Texas Division of Emergency Management, in an anticipated amount of \$57,581
- 17      [19-8594](#)      Resolution amending Resolution 4940-2018 granting a revised 380 Incentive Agreement with Dolabi Family LTD, doing business as National Autobody Parts, granting a 75% rebate on real property for nine years and rebating a share of selected fees
- 18      [19-8578](#)      Resolution authorizing the City Manager to execute a master interlocal purchasing agreement between the City of Grand Prairie and the City of Sanger, Texas  
**Attachments:** [19-8578 City of Sanger Resolution form](#)

## Public Hearing Consent Agenda

- 19**      [19-8547](#)      SU181101/S181101 - Specific Use Permit/Site Plan - Proposed Retail, 904 W. Polo Road (City Council District 6). Specific Use Permit and Site Plan for a proposed retail development with fried chicken, donuts, and an unlisted use. Lot 12, Block 5, Amesbury Estates, City of Grand Prairie, Dallas County, Texas, and zoned Planned Development-247 (PD-247) and located at the address 904 W. Polo Road. The applicant is Ajaz Khan and the owner is Michael Eve. (On January 7, 2019, the Planning and Zoning Commission recommended approval of this request by a vote of 7-0).

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

[Exhibit B – Site Plan.pdf](#)

[Exhibit C – Elevations.pdf](#)

[SU181101 S181101, Mailing List.pdf](#)

[Exhibit D – Landscape Plan.pdf](#)

[PZ Draft Minutes 01-07-19.pdf](#)

- 20**      [19-8540](#)      S190102 - Site Plan - Mariposa Apartment Homes, 4603 and 4607 S Carrier Pkwy (City Council District 6). Site Plan for Mariposa Apartment Homes, a 93-unit multi-family development for adults aged 55 years and older, on 4.130 acres. Westchester Town Center Phase 3A, Lots 1 and 3, Block 1, City of Grand Prairie, Dallas County, Texas, zoned PD-379. The applicant is Stuart Shaw, Mariposa Westchester LP. (On January 7, 2019, the Planning and Zoning Commission recommended approval of this request by a vote of 7-0).

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

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

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

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

[Exhibit E - Amenities Checklist.pdf](#)

[Exhibit F - Corner Feature.pdf](#)

[PON Mailing List.pdf](#)

[PZ Draft Minutes 01-07-19.pdf](#)

- 21**      [19-8541](#)      Z190101 - Zoning Change - 1002 Small Street, Residential (City Council District 5). Zoning Change for 0.990 acre tract from General Retail (GR) to Single Family-Four Detached residential (SF-4) District to allow for the zoning to conform to the existing residential land use. Being a 0.990 acre tract located in the Richard Wilson Survey, Abstract No. 1528, Page 20, City of Grand Prairie, Dallas County, Texas. Zoned GR, generally located at the northeast corner of NE 10th Street and Small Street. The property is located in City Council District 5. The owner is Charles/Katie Hughes. (On January 7, 2019, the Planning and Zoning Commission recommended approval of this request by a vote of 7-0).

**Attachments:** [Exhibit A - Zoning Boundary](#)  
[Z190101 Mailing List.pdf](#)  
[PZ Draft Minutes 01-07-19.pdf](#)

- 22**      [19-8542](#)      Z190102 - Zoning Change - 1621 Alspaugh Lane, Residential (City Council District 6). Zoning Change Plan for Florence Hill 1, Lot 21, on 0.986 acre from Neighborhood Services (NS) to Single Family-Two Residential Detached (SF-2) to allow for the development of two single family detached homes. The 0.986 acre property is located at the southeast corner of Matthew Road and Alspaugh Lane. The owner is David & Susan Hines. (On January 7, 2019, the Planning and Zoning Commission recommended approval of this request by a vote of 7-0).

**Attachments:** [Exhibit A - Zoning Boundary](#)  
[Z190102 CP190102 - Mailing List.pdf](#)  
[PZ Draft Minutes 01-07-19.pdf](#)

- 23**      [19-8543](#)      Z190103 - Zoning Change - 1310 Ranch Road, Residential (City Council District 6). Rezone 0.43 acres from A, Agricultural District to SF, Single-Family Residential District for the purpose of constructing a single-family home. Described as Tract 77, SH 1B, Matthew Road Mobile Home Estates, 0.43 acres out of the Thomas J. Tone Survey, Abstract No. 1460, City of Grand Prairie, Dallas County, Texas, zoned A, Agricultural District. The owner is Benito Galarza. (On January 7, 2019, the Planning and Zoning Commission recommended approval of this request by a vote of 7-0).

**Attachments:** [Exhibit A - Zoning Boundary](#)  
[Z190103 - Mailing List.pdf](#)  
[PZ Draft Minutes 01-07-19.pdf](#)

- 24**      [19-8544](#)      Z190104 - Zoning Change - 401 and 403 College St (City Council District 5). Zoning change from 2F to CA. Lots 5, 6, and 7, Block J/9, W. H. Thomas' Second Addition, City of Grand Prairie, Dallas County, Texas, zoned 2F, within CBD2. The agent is Michael Salcedo, Salcedo Group, Inc. and the owner is Juan Torres, United Residential Group. (On January 7, 2019, the Planning and Zoning Commission recommended approval of this request by a vote of 6-0-1 with Commissioner Moser abstaining).

**Attachments:** [Exhibit A - Zoning Boundary.pdf](#)  
[Notification Labels.pdf](#)  
[PZ Draft Minutes 01-07-19.pdf](#)

### **Public Hearing on Zoning Applications**

- 25**      [19-8538](#)      S190101 - Site Plan - Texas Roadhouse (City Council District 4). Site Plan for Texas Roadhouse, an 8,210 sq. ft. restaurant on 2.5 acres. Tract 2B02, Charles D Ball Survey, Abstract No. 197, City of Grand Prairie, Dallas County, Texas, zoned PD-29, within the I-20 Overlay District, and generally located north of W I-20, south of Sara Jane Pkwy, and west of Bob Smith Pkwy. The agent is Yelena Fiester, GreenbergFarrow, the applicant is Caitlin Kincaid, Texas Roadhouse Holdings, Inc., and the owner is Sally Smith Mashburn, Bob Smith Management Company, LTD. (On January 7, 2019, the Planning and Zoning Commission recommended approval of this request by a vote of 7-0).

**Attachments:** [Exhibit A - Location Map.pdf](#)  
[Exhibit B - Site Plan.pdf](#)  
[Exhibit C - Landscape Plan.pdf](#)  
[Exhibit D - Building Elevations.pdf](#)  
[PON Mailing List.pdf](#)  
[PZ Draft Minutes 01-07-19.pdf](#)

- 26**      [19-8539](#)      USP190101 - Unified Signage Plan - Texas Roadhouse (City Council District 4). A Unified Signage Plan for Texas Roadhouse. Tract 2B02, Charles D Ball Survey, Abstract No. 197, City of Grand Prairie, Dallas County, Texas, zoned PD-29, within the I-20 Overlay District, and generally located north of W I-20, south of Sara Jane Pkwy, and west of Bob Smith Pkwy. The agent is Yelena Fiester, GreenbergFarrow, the applicant is Caitlin Kincaid, Texas Roadhouse Holdings, Inc., and the owner is Sally Smith Mashburn, Bob Smith Management Company. (On January 7, 2019, the Planning and Zoning Commission recommended approval of this request by a vote of 7-0).

**Attachments:** [Exhibit A - Location Map.pdf](#)  
[Exhibit B - Unified Signage Plan.pdf](#)  
[PON Mailing List.pdf](#)  
[PZ Draft Minutes 01-07-19.pdf](#)

- 27**      [18-8460](#)      SU181201/S181201 - Specific Use Permit/Site Plan - GSW Logistics Addition (City Council District 1). Specific Use Permit and Site Plan for Oscar Orduno, Inc. consisting of 9,485 square feet of Office space along with a Contractor Shop with Outside Storage, Heavy Equipment Storage, and Private Vehicle Maintenance on 6.364 net acres. Lot 4, Block A, GSW Logistics Addition, City of Grand Prairie, Tarrant County, Texas. 9.981 acres zoned LI, Light Industrial within the SH-360 Corridor Overlay, located approximately 950 feet east of SH-360 and addressed as 623 E. Ave. J, Grand Prairie, Texas. (On January 7, 2019, the Planning and Zoning Commission recommended approval of this request by a vote of 6-1).

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

[Exhibit B - Operational Plan](#)

[Exhibit C - Site Plan](#)

[Exhibit D - Office Elevations](#)

[Exhibit E - Shop Elevations](#)

[Exhibit F - Architecture Variance Request](#)

[Exhibit G - Landscaping Plan](#)

[Mailing List.pdf](#)

[PZ Draft Minutes 01-07-19.pdf](#)

### **Items for Individual Consideration**

- 28**      [18-8321](#)      City Manager's Contract

#### **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 January 18, 2019.*

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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.*

