



City of Grand Prairie

City Hall
317 College Street
Grand Prairie, Texas

Meeting Agenda

City Council

Tuesday, November 21, 2017

4:30 PM

City Hall - Briefing Room
317 College Street

Call to Order

Staff Presentations

- 1 [17-7359](#) Discussion of Historical Building Renovations with Input from Historical Organization Members
- 2 [17-6795](#) Library STEAM Programming - Presented by Amy Sprinkles, Library/Marketing Director, and Mia Harris
- 3 [17-7159](#) Parks, Arts and Recreation Marketing Update - Presented by Kelly Eddlemon and Brandon Huether

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: Gwen Massey, Vice-Chair, Baha'i Local Spiritual Assembly of Grand Prairie
Pledge of Allegiance to the US Flag and to the Texas Flag led by Council Member Tony Shotwell

Presentations

- 4 [17-7313](#) Annual Cowboy Cops Check Presentation to Special Olympics - Presented by Chief Steve Dye
- 5 [17-7372](#) Proclamation Recognizing Hector Montoya - Presented by Mayor Ron Jensen
- 6 [17-7373](#) Honoring The Summit Ceramic Club Texas State Fair Ribbon Winners - Presented by Mayor Ron 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.

- 7 [17-7351](#) Minutes of the August 25, 2017 Special Council Meeting (Budget Workshop); Minutes of the November 1, 2017 Special Council Meeting; Minutes of the November 7, 2017 Council Meeting
Attachments: [08-25-2017 Minutes \(Budget Workshop\).docx](#)
[Minutes 11-01-2017 Special Meeting.pdf](#)
[Minutes 11-07-2017.pdf](#)
- 8 [17-7362](#) Price agreement amendment and renewal #1 for Security Systems Monitoring, with Dallas Security Systems, Inc., at an estimated annual cost not to exceed \$48,505.92 and for a total cost not to exceed \$242,529.60 if all four one-year renewal options are exercised; this action would amend the current contract establishing four (4) additional one-year renewals as well as executing renewal #1 extending the contract through December 31, 2018; and authorize the City Manager to execute any additional 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 term(s)
- 9 [17-7361](#) Price agreement for PHPM-50 from Professional Coating Technologies, Inc. DBA Fastphalt through a master inter-local agreement with the City of Mesquite at an estimated annual cost of \$30,000 for one year with the option to renew for ----two (2) additional one year periods totaling \$90,000.00 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: [Expenditure Information Form.doc](#)

- 10** [17-7348](#) Price agreement for 2018 ½ ton extended cab pickups and 2018 ½ ton crew cab short box pickups from Grapevine DCJ, LLC (up to \$378,312.00 annually) for a one year term
Attachments: [17-7348.docx](#)
[ATTACHMENT A - 18007 - Evaluation Template.pdf](#)
- 11** [17-7350](#) Price agreement for one year only to purchase 2018 police pursuit vehicles (PPV) CC15706 2WD Tahoes from Freedom Chevrolet not to exceed \$871,765
Attachments: [17-7350.docx](#)
[ATTACHMENT A.pdf](#)
[Evaluation Template \(low bid\).xlsx](#)
- 12** [17-7353](#) Price agreement renewal #3 for large water meter testing and repair services with UWS, Inc. in the estimated annual amount not to exceed \$24,950 for a total contract value not to exceed \$74,850.00 if all renewal options are exercised
Attachments: [Water 17-7353 Exp. Info.doc](#)
- 13** [17-7347](#) Purchase of the following for Parks and Recreation: one (1) 2018 Toro Sand Pro 5040 (\$20,963.07), one (1) 2018 Toro GM3280-D 2WD (\$21,000.33) and one (1) 2018 Toro GM4000-D (\$63,594.52); and, one (1) 2018 Toro LCE 74960 (\$9,995.29) for Airport all from Professional Turf Products for a combined total of \$115,553.21 through a national, interlocal agreement with Buyboard
Attachments: [17-7347.docx](#)
- 14** [17-7193](#) Contract Change Order/Amendment #8 with Itron, Inc. for the City-Wide Automated Metering System installations in the amount of \$1,959,158 (this item was tabled at the October 17, 2017 Council Meeting)
Attachments: [17-7193 FIS.xlsx](#)
[PO C15127.pdf](#)
- 15** [17-7366](#) Change Order/Amendment No. 10 with Lee Lewis Construction, Inc. in the amount of \$797,413 for mechanical louver revisions, basement areaway wall adjustments, door changes from wood to fiberglass, door hardware adjustments to coordinate with planned operations, structural concrete pier depth reconciliation, removal of shower doors, glazing type changes in glass doors, elimination of mechanical room glazing, addition of door access into lazy river wave generation room, expansion of synthetic turf to include outdoor Epic Fit space, basketball wood flooring revision, exterior video board addition and lock modification for locker room patron lockers
Attachments: [615.120](#)
- 16** [17-7346](#) Change Order No.1 to the Interlocal Price Agreement with awarding entity (City of Arlington) to Reynold Asphalt in the amount of \$75,000; future renewals are also requested to be increased to a total annual amount of \$375,000
Attachments: [14038 CO1 Hot Mix Asphalt - Reynolds Arlington - Amendment.xlsx](#)

- 17 [17-7305](#) Purchase of security equipment and installation for Prairie Paws Adoption Center Renovation from Knight Security in the amount of \$143,224.38 through a national interlocal agreement with Department of Information Resources (DIR)
Attachments: [17-7305 \(Att. 1\).xlsx](#)
[17-7305 \(Att. 2\).xlsx](#)
- 18 [17-7352](#) Change Order/Amendment No. 3 with Insight Research for Planning Services/Economic Analysis services in the amount of \$15,000
Attachments: [17-7352.xlsx](#)
- 19 [17-7356](#) Professional Services Contract with Halff Associates, Inc. for the engineering design and construction services for the addition of a right turn lane from eastbound IH-20 frontage road to southbound Lake Ridge Parkway in the amount of \$87,310
Attachments: [617.134](#)
- 20 [17-7363](#) Amendment/Change Order No. 4 with McMahon Contracting, L.P. for Drainage Improvements (#Y1118): Section 1-Cottonwood Creek Culvert Improvements at Great Southwest Parkway; Section 2 Oakdale Road Culvert Improvements in the total amount of \$122,667.95
Attachments: [612.46 FIS.xlsx](#)
- 21 [17-7303](#) Ordinance amending the FY 2017/2018 Capital Improvement Projects Budget; Change Order/Amendment No. 2 in the net amount of \$333,965.05 with Texas Standard Construction for the Main Street and Jefferson Area Storm Drain Improvements project
Attachments: [614.52.xlsx](#)
- 22 [17-7237](#) Ordinance amending the FY 2017/2018 Capital Improvement Projects Budget; Construction Contract with McMahon Contracting, L.P. in the amount of \$4,134,454.19 for Fish Creek Road from Beltline Road to IH-20 ; Material testing with Team Consultants, Inc. in the amount of \$87,190; 5% contingency in the amount of \$206,723; In-house engineering in the amount of \$103,361; street lighting estimated at \$25,000 for a total project cost of \$4,556,728.19
Attachments: [618.56.xlsx](#)
[618.118.xlsx](#)
[618.126.xlsx](#)
[REV1 Fish Creek Road - Proposer Recommendation Letter.pdf](#)
[617.142](#)
- 23 [17-7365](#) Ordinance authorizing the City Manager to execute an Easement Abandonment Quitclaim at 7500 Lake Ridge Parkway to HPC Lake Ridge Residential Ltd
Attachments: [EXHIBIT A PROPERTY DESCRIPTION 7500 LAKE RIDGE ABANDONMENT.](#)
[EXHIBIT B AERIAL MAP.pdf](#)

Public Hearing Consent Agenda

- 24** [17-7315](#) S171104 - Site Plan - Mira Lagos Townhomes (City Council District 4). A request to approve a Site Plan for two residential townhome developments on 25.479 acres. Tracts 2.3, 2.7, 2.8, 2.9, 3.1, 3.2, 3.3, 4.1, B B B & C RR Survey, Abstract 1700, City of Grand Prairie, Dallas County, Texas, zoned PD-365, within the Lakeridge Overlay District, and located west of Lake Ridge Parkway on the north and south sides of S. Grand Peninsula Drive. The owner/applicant is Ben Luedtke, Peninsula Investment Limited Partnership. (On November 6, 2017, the Planning and Zoning Commission tabled this case by a vote of 9-0).
- 25** [17-7325](#) SU171102 - Specific Use Permit - All Storage (City Council District 2). Specific Use Permit request for Mini-Storage uses on an existing min-storage facility. Lot 1R, Block A, Enterprise Commercial Park Addition, City of Grand Prairie, Dallas County, Texas and addressed as 1102 W Pioneer Parkway. Zoning is C, Commercial District. The applicant is Coy Quine, Quine Associates, and the owner is Mark McDowell, Pioneer Drive-Thru Self Storage, Ltd. (On November 6, 2017, the Planning and Zoning Commission tabled this case by a vote of 9-0).
- 26** [17-7196](#) SU171002/S171002 - Specific Use Permit/Site Plan - QuikTrip, QT 953 Addition Revised, Block A, Lot 1R (City Council District 1). A request to approve a Specific Use Permit and Site Plan to allow for more parking to an existing convenience store with gasoline sales. The 2.58 acre property is zone PD-217, Planned Development-217 District and lies within the Belt Line Corridor Overlay District. The property is generally located on the East side of N. Belt Line Rd. The property is address as 1110 N. Belt Line Rd. The owner/applicant is John Pimentel, QuikTrip. The property is address as 1110 N. Belt Line Rd. The owner/applicant is John Pimentel, QuikTrip. (On November 6, 2017, the Planning and Zoning Commission tabled this case by a vote of 9-0).

- 27** [17-7323](#) S171103 - Site Plan - Zaza Auto (City Council District 5). A request to approve a site plan for three (3) major auto repair shops on one lot on 0.818 acres. Two of the proposed shops are single story, single tenant, 3,200 square feet; with the third single story shop being 1,800 square feet. The 0.818 acre property is located in the William C. May Survey, Abstract No. 891, being Idlewild Heights Addition, Block 4, Lot 15 and Lots 40-43. The property is generally located west of Camden Drive and approximately 558 feet south of E. Jefferson Street (more specifically addressed at 365 Camden Drive). The property is zoned Heavy Industrial (HI) District and is within the Central Business District Corridor, Section 4 (CBD-4) District. The agent is Joe Ezzell, Ezzell & Associates, the applicant is Timothy Mankin, Peiser & Mankin Surveying, LLC, and the owner is Hassan Alizaza. (On November 6, 2017, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).

Attachments: [Location Map.pdf](#)
[Mailing List.pdf](#)
[Exhibit A - Site Plan.pdf](#)
[Exhibit B - Elevations.pdf](#)
[Exhibit C- Landscape Plan.pdf](#)
[PZ Draft Minutes 11-06-17.pdf](#)

- 28** [17-7328](#) Z171101/CP171101 - Zoning Change/Concept Plan - Ramirez Residence, Jacob Watson Survey, ABST 1632 (City Council District 4). Rezoning of 2.85 acres from A, Agriculture District to a Planned Development District for the purpose of creating two single-family residential lots including a barn conversion to a home. Tracts 1A and 1B, Joab Watson Survey, Abstract No. 1632, City of Grand Prairie, Tarrant County, Texas. Generally located northwest of the intersection of Broad St. and Day Miar Rd. and addressed as 4665 E. Broad St. Zoned Agriculture (A) District. The applicant is Bryan Connally, CBG Surveying and the owner is John Ramirez. (On November 6, 2017, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).

Attachments: [Location Map.pdf](#)
[Mailing List.pdf](#)
[Exhibit A - Site Plan .pdf](#)
[Exhibit B - Elevations.pdf](#)
[Exhibit C - Floor Plan.pdf](#)
[Exhibit D - PD Regulations.pdf](#)
[PZ Draft Minutes 11-06-17.pdf](#)

- 29 [17-7330](#) TA171101 - Text Amendment - Infant Changing Stations - Article 11: Performance Standards within the Unified Development Code - to add a section requiring infant changing stations at all full-service restaurants. The owner/applicant is The City of Grand Prairie. (On November 6, 2017, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).

Attachments: [Exhibit A - Article 11 redline.pdf](#)
[PZ Draft Minutes 11-06-17.pdf](#)

Public Hearing on Zoning Applications

- 30 [17-7322](#) S171101 - Site Plan - Carrier Parkway Offices (City Council District 5). Site Plan for three office single-story medical office buildings totaling 20,000 square feet on a 2.56 acre tract. Tract 6.23, Elizabeth Gray Survey, Abstract No. 517, in the City of Grand Prairie, Dallas County, Texas and generally located northwest of the intersection of S. Carrier Parkway and Bennie Lane. Zoned PD-12, Planned Development. The agent is Walter Nelson, Walter Nelson and Associates and the owner/applicant is Fray Webster, Bramata. (On November 6, 2017, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).

Attachments: [Location Map.pdf](#)
[Mailing List.pdf](#)
[Exhibit A - Site Plan.pdf](#)
[Exhibit B - Elevations.pdf](#)
[Exhibit C - Landscape Plan.pdf](#)
[PZ Draft Minutes 11-06-17.pdf](#)

- 31 [17-7324](#) SU171101 - Specific Use Permit - 2911 S. Great Southwest Parkway (City Council District 2). Specific Use Permit for Transfer and Storage Terminal use in conjunction with a proposed 270,400 square foot office/warehouse building. Tracts 1B02 and 1B04, Jose Gill Survey, Abstract No. 567, City of Grand Prairie, Tarrant County, Texas, generally located east of S. Great Southwest Parkway and approximately 623 feet north of W. Warrior Trail. Zoned LI, Light Industrial district. The agent is Dan Gallagher, the applicant is Chris Jackson, Stream Realty Acquisition LLC, and the owner is Concetta Nolan. (On November 6, 2017, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).

Attachments: [Location Map.pdf](#)
[Mailing List.pdf](#)
[Exhibit A - Site Plan.pdf](#)
[Exhibit B - Elevations .pdf](#)
[Exhibit C - Landscape Plan.pdf](#)
[Exhibit D - Operations Plan .pdf](#)
[PZ Draft Minutes 11-06-17.pdf](#)

- 32** [17-7326](#) SU171103 - Specific Use Permit - NaturoMulch, John Spoon Survey Abst 1326 (City Council District 1). Specific Use Permit authorizing the construction of one building for office commercial use and to allow sales of playground mulch and other landscaping materials with Outdoor Storage on 3.385 acres. Tracts 17 and 22, John Spoon Survey, Abstract No. 1326, City of Grand Prairie, Dallas County, Texas generally located on the north side of W. Shady Grove Road approximately 1,800 feet east of SH 161 and addressed as 690 and 706 W. Shady Grove Road. Zoned Light Industrial (LI) District, within the SH 161 Overlay District. The agent is Luis Salcedo, Salcedo Group Inc., the owner/applicant is Omprakash Goyal. (On November 6, 2017, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).

Attachments: [Location Map.pdf](#)

[Mailing List.pdf](#)

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

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

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

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

[Exhibit E - Storage Screening.pdf](#)

[PZ Draft Minutes 11-06-17.pdf](#)

- 33** [17-7327](#) SU171104/S171102 - Specific Use Permit/Site Plan - Mayberry Gardens (City Council District 6). Specific Use Permit and Site Plan authorizing the construction and operation of an assisted living facility on 4.85 acres. Lot 2, Block 1, Westchester Town Center Phase Three A, City of Grand Prairie, Dallas County, Texas, zoned PD-136C, and located at 540 E. Polo Road. The agent is Steven Homeyer, Homeyer Engineering, the applicant is Wes Staub, Mayberry Gardens, and the owner is Jason Yagci, Charter School Solutions. (On November 6, 2017, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).

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

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

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

[Exhibit D - Certified Alzheimer's and Dementia Home Care.pdf](#)

[Location Map.pdf](#)

[Mailing List.pdf](#)

[PZ Draft Minutes 11-06-17.pdf](#)

- 34** [17-7329](#) Z171102 - Zoning Change - Cedar Ridge subdivision -Tracts, 3B, 3B01, 3D, 3E, 3F Caroline M. Adams Survey, Abstract No. 38, City of Grand Prairie, Tarrant County, Texas (City Council District 6). Zoning Change from Agricultural to PD, Planned Development for the development of 44 single-story and two-story homes. The 14.38-acre property is zoned Agriculture (A) District, within the Lake Ridge Overlay District, addressed as 1221, 1227, 1231 Day Miar Rd. and generally located at the intersection of Day Miar and E. Seeton Rd. The applicant is Collier Bailey, Skorburg Company. (On November 6, 2017, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).
- Attachments:** [Location Map.pdf](#)
[Mailing List.pdf](#)
[Exhibit A - Concept Plan.pdf](#)
[Exhibit B - Concept Plan Aerial.pdf](#)
[Exhibit C - PD Zoning.pdf](#)
[PZ Draft Minutes 11-06-17.pdf](#)
- 35** [17-7200](#) SU141101B/S141101B - Specific Use Permit Renewal - 1629 E. Main St (City Council District 5). A request to extend the deadline for improvements related to Specific Use Permit No. 973A and Ordinance No. 10196-2016. The property is described as Lot 1, Block 2, D.W. Klein Addition, located at 1629 E Main St and zoned Light Industrial (LI) District within Central Business District, No. 3. The owner and applicant is Hamid Moussavi. (On October 2, 2017, the Planning and Zoning Commission recommended denial of the request for an extension, by a vote of 8-0). (This item was tabled at the October 17, 2017 City Council meeting).
- Attachments:** [Location Map.pdf](#)
[Exhibit A - Site Plan.pdf](#)
[Draft PZ Minutes 10-02-17.pdf](#)

Items for Individual Consideration

- 36** [17-7360](#) First reading of an ordinance granting (renewing) a 20 year non-exclusive electric Franchise to Oncor Electric Delivery Company, L.L.C.
- 37** [17-7370](#) Resolution authorizing an Economic Development Agreement and Five-Year Tenant Lease with Option to Renew for one Five-Year Term with Alchemy Events, LLC, for the Construction and Operation of a Restaurant at 321 Main Street
- Attachments:** [17-7370 Economic Development](#)
- 38** [17-7331](#) Ordinance amending the Code of Ordinances, Chapter 29 "Code Compliance," by the addition of Article VIII: CONVENIENCE STORE SECURITY, providing for a cumulative clause, a savings clause and a penalty clause; and to become effective upon passage, approval and publication

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 17, 2017.

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.