



# City of Grand Prairie

City Hall  
317 College Street  
Grand Prairie, Texas

## Meeting Agenda

### City Council

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Tuesday, June 19, 2018

4:30 PM

City Hall - Briefing Room  
317 College Street

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#### Call to Order

#### Staff Presentations

- 1      [18-7973](#)      Water Meter Customer Portal - Presented by Doug Cuny, Utility Customer Service Manager
- 2      [18-7836](#)      Construction Status Update for Fish Creek Road, Great Southwest Parkway and Palace Parkway - Presented by Romin Khavari, City Engineer
- 3      [18-7966](#)      Hazardous Materials Response - Revenue Recovery Ordinance - Presented by Robert Fire, Fire Chief
- 4      [18-7977](#)      PlayGrand Adventures Water Bill Program - Presented by Rick Herold, Parks, Arts and Recreation Director, and Andrew Fortune, 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

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**6:30 PM Council Chambers**

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**Invocation: Andy Powell, Pastor, St. Andrew's Church**

**Pledge of Allegiance to the US Flag and to the Texas Flag led by Boy Scout Troop 388**

**Presentations**

- 5      [18-7963](#)      Presentation of City Flag to Troop 389 - Presented by Deputy Mayor Pro Tem Greg Giessner
- 6      [18-7967](#)      Historical Organization Award - Presented to City Council

**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.*

- 7      [18-7980](#)      Minutes of the June 5, 2018 meeting  
**Attachments:** [Minutes 06-05-2019.pdf](#)
- 8      [18-7962](#)      Five-year sublease to the Golden Triangle Radio Control Club, Inc of approximately 15 acres of land located within Low Branch Park, and adjacent Joe Pool Lake for a rental payment of \$1,500 (One Thousand Five Hundred Dollars) per year to the City during the term of the sublease agreement
- 9      [18-7965](#)      Purchase and installation of one Fire Alarm System to replace the existing system for Grand Prairie Memorial Library from Honeywell, Inc. through a national inter-local agreement with General Services Administration (GSA) in the amount of \$87,427.32 with a 5% contingency of \$4,731, for a total cost not to exceed \$91,798.32  
**Attachments:** [18-7965 FY18 Bldg Infrastructure](#)  
[18-7965 FY18 Fire Panels](#)
- 10     [18-7972](#)      Purchase of (3) three sets of four, 22,000 lbs. Heavy-Duty Mobile Column Earthlifts and their heavy-duty support stands from Reeder Distributors, Inc. in the amount of \$127,735, through a national, inter-local agreement with National Joint Power Association, contract #061015-SKI  
**Attachments:** [615.27.xlsx](#)
- 11     [18-7964](#)      Resolution authorizing City Staff to submit a Texas Water Development Board Flood Protection Grant Application and committing to provide 50% local matching funds in the amount of \$130,000 or more  
**Attachments:** [18-7951 - Stormwater ALERT 2.doc](#)  
[File Summary](#)
- 12     [18-7896](#)      Resolution approving an Airport Emergency Plan (AEP) for the Grand Prairie Municipal Airport  
**Attachments:** [2018 Airport Emergency Plan.docx](#)

- 13      [18-7974](#)      Resolution amending the agreement with Highway I-30 Investors, LLC, providing that that \$7,250 of the funds approved for tree removal are used for the cost of a new property survey; Dedicating rights-of-way and easements and constructing a Palace Parkway Extension  
**Attachments:** [Highway I-30 Investors LLC.pdf](#)  
[18-7974 Palace](#)
- 14      [18-7976](#)      Resolution authorizing the City Manager to enter into an agreement with Texas Department of Transportation for the 100% reimbursement for the City cost of the construction of traffic signals at IH30 at Carrier Pkwy, and IH30 at NW 7th Street
- 15      [18-7956](#)      SNC180601 - Street Name Change - D.R.B.J. Horton Street (City Council District 1). A request to change the name of Jones St to D.R.B.J. Horton St. Jones St runs north-south, beginning at Shady Grove Rd and ending at Wright Blvd. The applicant is William Earl Horton.  
**Attachments:** [Exhibit A - Location Map.pdf](#)  
[Request to Rename.pdf](#)  
[Notification Labels.pdf](#)

### Public Hearing Consent Agenda

- 16      [18-7935](#)      SU180503 - Specific Use Permit - Event Center, 2601 W. Jefferson St (City Council District 1). Specific Use Permit request for an Event Center on 0.7 acres. Lot 3A1 and 4A1, Block B, Cox and Hines Subdivision, City of Grand Prairie, Tarrant County, Texas, zoned General Retail (GR) within Central Business District (CBD) and addressed 2601 W. Jefferson St. The applicant is Elizabeth Barrera and the owner is Carina Tran. (On June 4, 2018, the Planning and Zoning Commission tabled this case by a vote of 8-0).
- 17      [18-7933](#)      SU030102C/S180603 - Specific Use Permit Renewal/Site Plan Amendment - Lightning Motorsports Amendment (City Council District 2). A Specific Use Permit Renewal and Site Plan amendment for the addition of a new 3240-sf building. Lot 4-R, Block A, Enterprise Commercial Park, City of Grand Prairie, Dallas County, Texas. This property is zoned C, Commercial District, and is addressed as 1100 W. Pioneer Parkway. The agent is E.D. Hill and the owner is Heather and Ronnie Moreno. (On June 4, 2018, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).  
**Attachments:** [Mailing List .pdf](#)  
[Location Map.pdf](#)  
[Exhibit A - Site Plan.pdf](#)  
[Exhibit B - Elevations.pdf](#)  
[PZ Draft Minutes 06-04-18.pdf](#)  
[SU030102C S180603 - Draft Ordinance - Lightning Motor Sports.docx](#)

- 18**      [18-7936](#)      SU180601/S180601 - Specific Use Permit/Site Plan - The Learning Academy (City Council District 5). A Specific Use Permit for a Child Day Care Center use on 2.54 acres. The proposed Child Day Care Center is located on a 2.54 acre tract consisting of a former bank site generally located east of northbound SH 161 Service Road and approximately 318 feet south of W. Tarrant Road (1326 State Hwy 161). The unplatted property is zoned Planned Development-92 (PD-92) District and lies within the SH 161 Overlay (SH-161) Overlay Corridor District. The agent is Ronnye Hoskins, the applicant is Danyell Smith, and the owner is Jacob Kohannim, JB Investment, LLC. (On June 4, 2018, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).

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

[Exhibit A - Boundary Description](#)

[Exhibit B - Operational Plan](#)

[PZ Draft Minutes 06-04-18.pdf](#)

- 19**      [18-7938](#)      SU180604/S180605 - Specific Use Permit/Site Plan - Bank of America ATM Kiosk (City Council District 2). Specific Use Permit and Site Plan for a drive-through ATM kiosk. Lot 4B, Block 1, Carrier Crossing, City of Grand Prairie, Dallas County, Texas, zoned General Retail (GR) District, within the SH 161 Overlay District, and addressed as 817 W Pioneer Pkwy. The applicant is Phil Quinn, Evans & Son and the owner is Michael Berkowitz, 3228 Collinsworth St. (On June 4, 2018, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).

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

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

[Exhibit C - Elevations.pdf](#)

[Mailing List.pdf](#)

[PZ Draft Minutes 06-04-18.pdf](#)

- 20**      [18-7940](#)      SU180608/S180602 - Specific Use Permit/Site Plan - Automatic Car Wash, 2803 N. Green Oaks Blvd (City Council District 1). A Specific Use Permit and Site Plan for Automatic Car Wash on approximately 1.733 acres. A portion of Lot 3A6, Block A, JJ Goodwin Addition, City of Grand Prairie, Tarrant County, Texas, zoned Light Industrial (LI), within the State Highway 360 (SH 360) Corridor Overlay District, and addressed 2803 Green Oaks Blvd. The agent is Vincent Jarrard, EDG Architects and the owner is Mojoy Haddad, Oak Hollow. (On June 4, 2018, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).

**Attachments:** [Mailing List.pdf](#)  
[Location Map.pdf](#)  
[Exhibit A - Boundary Description](#)  
[Exhibit B - Site Plan](#)  
[PZ Draft Minutes 06-04-18.pdf](#)

- 21**      [18-7937](#)      SU180602 - Specific Use Permit - Paintless Dent Repair, 2100 N. Highway 360 (City Council District 1). A Specific Use Permit for an Auto Body Shop use within a 7,500 square foot commercial lease space. The proposed auto body shop is located within a commercial lease space in the DFW Corporate Park Office Campus at 2100 N. Hwy 360, Suite 2200. Zoned Light Industrial (LI) District and located within the SH 360 Overlay Corridor District, GSC Development Corp Addition is generally located northeast of W. Carrier Pkwy and northbound SH 360 Service Road. The agent is Shane Clark and the owner is Ben Weil. (On June 4, 2018, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).

**Attachments:** [Mailing List, SU180602.pdf](#)  
[Exhibit A - Location Map](#)  
[Exhibit B - Site & SUP Operational Plan.pdf](#)  
[Exhibit C - Elevation.pdf](#)  
[PZ Draft Minutes 06-04-18.pdf](#)

- 22**      [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 June 4, 2018, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).

**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](#)

[Exhibit F - Renderings.pdf](#)

[SU180301 Mailing List.pdf](#)

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

[PZ Draft Minutes 06-04-18.pdf](#)

## Public Hearing on Zoning Applications

- 23**      [18-7472](#)      Z180101/CP180101 - Zoning Change/Concept Plan - Camp Wisdom Mixed Use (City Council District 4). Planned Development for commercial-retail, multi-family residential, and commercial/residential mixed use consisting of approximately 39,250 square feet of commercial-retail and multi-family residential with a density of no more than 20 dwelling units per acre within nine single and multi-story buildings up to four floors in height. 26.78 acres described as tracts 1G, 2, and 3, Memucan Hunt Survey, Abstract No. 758, City of Grand Prairie, Tarrant County, Texas, approximately 26.78 acres zoned PD-48 partially within the Lake Ridge Corridor Overlay, generally located 400 to 800 feet west of Lake Ridge Parkway between Kingswood Blvd. and W Camp Wisdom Rd. and addressed as 2650 W Camp Wisdom Rd. The agent is Eric Swartz and the owner is Hamilton Peck, Hamilton Commercial LLC. (On June 4, 2018, the Planning and Zoning Commission recommended approval of this request by a vote of 6-1-1 with Commissioner Lopez Abstaining).

**Attachments:** [Mailing List.pdf](#)

[Exhibit A - Location Map](#)

[Exhibit B - Project Narrative](#)

[Exhibit C - Concept Plan](#)

[Exhibit D - Building Elevations](#)

[Exhibit E - Hamilton-HOA Agreement](#)

[Exhibit F - Line of Sight Study](#)

[Exhibit G - Resident Correspondence](#)

[PZ Draft Minutes 05-07-18.pdf](#)

[PZ Draft Minutes 06-04-18.pdf](#)

- 24**      [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 June 4, 2018, the Planning and Zoning Commission denied this request by a vote of 7-1). This case is being appealed per Article 1 Section 1.11.5.9 of the Unified Development Code.

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

[Exhibit B - Boundary Survey.pdf](#)

[Mailing List.pdf](#)

[PZ Draft Minutes 06-04-18.pdf](#)

- 25**      [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 June 4, 2018, the Planning and Zoning Commission denied this request by a vote of 6-2). This case is being appealed per Article 1 Section 1.11.5.9 of the Unified Development Code.
- Attachments:** [Exhibit A - Location Map.pdf](#)  
[Exhibit B - Concept Plan.pdf](#)  
[Exhibit C - Conceptual Images Page 1](#)  
[Exhibit C - Conceptual Images Page 2](#)  
[Exhibit C - Conceptual Images Page 3](#)  
[Exhibit C - Conceptual Images Page 4](#)  
[Exhibit C - Conceptual Images Page 5](#)  
[Exhibit D - Amenities.pdf](#)  
[Exhibit E - Carport.pdf](#)  
[Exhibit F - Tree Exhibit.pdf](#)  
[Exhibit G - Proposed Development Standards.pdf](#)  
[Exhibit H - Letter of Opposition.pdf](#)  
[Exhibit I - March Staff Report.pdf](#)  
[Exhibit J - Boundary Survey.pdf](#)  
[Mailing List.pdf](#)  
[PZ Draft Minutes 06-04-18.pdf](#)
- 26**      [18-7943](#)      CPA180303 - Comprehensive Plan Amendment - Luxe Grand Prairie (City Council District 4). Amendment to the Comprehensive Plan to change approximately 23.39 acres from Commercial/Retail/Office to High-Density Residential. A portion of Tract 1, Memucan Hunt Survey, Abstract No. 757, City of Grand Prairie, Tarrant County, Texas, zoned PD-30 and PD-44 in the IH-20 Corridor Overlay, addressed as 4115 S. Great Southwest Parkway and generally located south of the intersection of Bardin Road and Sgt. Greg L. Hunter Lane, approximately 750 feet east of Great Southwest Parkway. (On June 4, 2018, the Planning and Zoning Commission denied this request by a vote of 6-2). This case is being appealed per Article 1 Section 1.11.5.9 of the Unified Development Code.
- Attachments:** [Mailing List .pdf](#)  
[Location Map](#)  
[Exhibit A - Amendment Boundary](#)  
[PZ Draft Minutes 06-04-18.pdf](#)



- 27**      [18-7947](#)      Z180303/CP180302 - Planned Development Request/Concept Plan - Luxe Grand Prairie (City Council District 4). Zoning Change and Concept Plan for approximately 318 multi-family units on 22.50 net acres. A portion of Tract 1, Memucan Hunt Survey, Abstract No. 757, City of Grand Prairie, Tarrant County, Texas, 23.39 acres zoned PD-30 and PD-44 in the IH-20 Corridor Overlay, addressed as 4115 S. Great Southwest Parkway and generally located south of the intersection of Bardin Road and Sgt. Greg L. Hunter Lane, approximately 750 feet east of Great Southwest Parkway. The applicant is Aaron Graves, Kimley-Horn and the owner is Steve Cope, MBC Land Partners, LLC. (On June 4, 2018, the Planning and Zoning Commission denied this request by a vote of 6-2). This case is being appealed per Article 1 Section 1.11.5.9 of the Unified Development Code.

**Attachments:** [Mailing List .pdf](#)

[Location Map](#)

[Exhibit A - Zoning Boundary](#)

[Exhibit B - Development Regulations](#)

[Exhibit C - Concept Plan](#)

[Exhibit D - Conceptual Elevations](#)

[PZ Draft Minutes 06-04-18.pdf](#)

- 28**      [18-7944](#)      P180306 - Preliminary Plat - MBC GSW Bardin Addition (City Council District 4). Preliminary Plat for Lots 1 and 2, Block 1, MBC GSW Bardin Addition, for the purpose of creating two lots for residential and commercial development. A portion of Tract 1, Memucan Hunt Survey, Abstract No. 757, City of Grand Prairie, Tarrant County, Texas, 34.23 acres zoned PD-30 and PD-44 in the IH-20 Corridor Overlay, addressed as 4115 S. Great Southwest Parkway and generally located southeast of the intersection of Bardin Road and S. Great Southwest Parkway. The applicant is Aaron Graves, Kimley-Horn and the owner is Steve Cope, MBC Land Partners, LLC. (On June 4, 2018, the Planning and Zoning Commission denied this request by a vote of 6-2). This case is being appealed per Article 1 Section 1.11.5.9 of the Unified Development Code.

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

[Exhibit B - Preliminary Plat](#)

- 29**      [17-7032](#)      SU170805/S170801 - Specific Use Permit/Site Plan - West Polo Road Retail (City Council District 6). A Specific Use Permit/Site Plan to allow two commercial buildings totaling 24,000 square feet with a drive through on 3.416 acres. Thomas J. Tone Survey, Abstract No. 1460 City of Grand Prairie, Dallas County, zoned Planned Development-136 (PD-136), and addressed as 4700 S. Carrier Parkway. The agent is Daniel Dewey, JBI Partners, Inc. and the owner is William Pohl. (On June 4, 2018, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).

**Attachments:** [Mailing List.docx](#)

[Exhibit A - Site Plan](#)

[Exhibit B - Building Elevations](#)

[Exhibit C - Landscape Plan](#)

[Exhibit D - Boundary Description](#)

[PZ Draft Minutes 06-04-18.pdf](#)

- 30**      [18-7942](#)      CPA180503 - Comprehensive Plan Amendment - 515 E. Rock Island Road (City Council District 1) - Amend the 2010 Comprehensive Plan's Future Land Use Map from Mixed Use to Light Industrial. Tract 26, Bear Creek Unrecorded, in the John C. Read Survey, Abstract No 1183, City of Grand Prairie, Dallas County, Texas. 0.904 acres zoned Commercial (C) District generally located south of E. Rock Island Road and approximately 1,200 feet west of N. Belt Line Road, addressed at 515 E. Rock Island Road. (On June 4, 2018, the Planning and Zoning Commission denied this request by a vote of 8-0). This case is being appealed per Article 1 Section 1.11.5.9 of the Unified Development Code.

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

[Mailing List.pdf](#)

[PZ Draft Minutes 06-04-18.pdf](#)

- 31**      [18-7941](#)      Z180503 - Zoning Change - 515 E. Rock Island Rd (City Council District 1). A request to rezone 0.9 acre tract from Commercial (C ), District to a Light Industrial Planned Development (LI-PD) District for consideration of a Truck Storage Facility. Tract 26, Bear Creek Unrecorded, in the John C. Read Survey, Abstract No 1183, City of Grand Prairie, Dallas County, Texas. 0.904 acres zoned Commercial (C) District generally located south of E. Rock Island Road and approximately 1,200 feet west of N. Belt Line Road, addressed at 515 E. Rock Island Road. The owner is Juan Olmedo. (On June 4, 2018, the Planning and Zoning Commission denied this request by a vote of 8-0). This case is being appealed per Article 1 Section 1.11.5.9 of the Unified Development Code.

**Attachments:**   [Mailing List.pdf](#)  
                         [Exhibit A - Location Map.pdf](#)  
                         [Exhibit B - Site Plan](#)  
                         [Exhibit C Operational Plan.doc](#)  
                         [Surrounding Property Owner Correspondence](#)  
                         [PZ Draft Minutes 06-04-18.pdf](#)

- 32**      [18-7939](#)      SU180605/S180604 - Specific Use Permit/Site Plan - Verizon Wireless Cell Tower (City Council District 5). Specific Use Permit to erect an 82 foot monopole tower at 202 W Tarrant Road. Tract 3, Michael Farrans Survey, Abstract No. 469, City of Grand Prairie, Dallas County, Texas, 4.89 acres zoned PD-217 within the Belt Line Overlay District, approximately 450 north of the intersection of Stadium Drive and W Tarrant Road and addressed as 202 W Tarrant Road. The applicant is Peter Kavanagh, Zone Systems, Inc. and the owner is Madie Vernon, First Christian Church. (On June 4, 2018, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).

**Attachments:**   [Exhibit A - Location Map](#)  
                         [Exhibit B - Project Narrative](#)  
                         [Exhibit C - Tower Location](#)  
                         [PZ Draft Minutes 06-04-18.pdf](#)

### **Items for Individual Consideration**

- 33**      [18-7945](#)      USP180601 - Unified Signage Plan - 161 Retail Corners (City Council District 2). A Unified Signage Plan for a 60-foot multi-tenant sign. Lot 1, Block A, 161 Toll Road Retail Corners, City of Grand Prairie, Dallas County, Texas, zoned PD-294, within the SH 161 Overlay District, and addressed as 3450 S Highway 161. The agent is Carlos Granados, ZNG Enterprise and the owner is Andrew Carter. (On June 4, 2018, the Planning and Zoning Commission tabled this case by a vote of 8-0).

**Attachments:**   [Exhibit A - Location Map.pdf](#)  
                         [Exhibit B - Unified Signage Plan.pdf](#)  
                         [Mailing List.pdf](#)

- 34**      [18-7970](#)      Appoint members of the Crime Control and Prevention Board

**Attachments:**   [Board List.docx](#)

### **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 15, 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.*