



City of Grand Prairie

City Hall
317 College Street
Grand Prairie, Texas

Meeting Agenda

City Council

Tuesday, April 19, 2016

4:30 PM

City Hall - Briefing Room
317 College Street

Call to Order

Staff Presentations

- 1 [16-5428](#) Main Street Festival 2016 Kick-Off - Presented by Erin Fralicks, Parks, Arts and Recreation Department
- 2 [16-5532](#) Zika Virus Update - Presented by Jim Cummings and Cindy Mendez, Environmental Services
- 3 [16-5538](#) Mounted Patrol Unit - Presented by Chief Dye, Police Department
- 4 [16-5539](#) Communication Plan to Water Customers - Presented by Amy Sprinkles, Marketing 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"*
- (4) Section 551.087 "Deliberations Regarding Economic Development Negotiations"*

Recess Meeting

6:30 PM Council Chambers

Invocation: Pastor Elias Lopez, Iglesia de Dios Filadelfia

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

Presentations

- 5 [16-5485](#) PaRD State Awards Presentation and CAPRA Update - Presented by Rick Herold, Parks, Arts and Recreation Director
- 6 [16-5552](#) Presentation of Awards to Sister City Cultural Art Competition Winners and 2016 Scholarship Winner

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 [16-5561](#) Minutes of the April 5, 2016 Meeting
Attachments: [Minutes 04-05-2016.pdf](#)
- 8 [16-5540](#) Contract with Future Outdoors, LLC for Fence Construction in the Amount of \$146,485 - High Hawk PID (Council District 6)
Attachments: [Exhibit A-Budget 5yr service plan-FY16-HH.pdf](#)
- 9 [16-5543](#) Service agreement with Dewberry Architects for architectural and engineering design and documentation services to expand the Shotwell Library in an amount not to exceed \$75,000
Attachments: [16-5543 Capital FIS](#)
- 10 [16-5555](#) Price agreement for vehicle leasing from Acme Auto Leasing (\$75,000 annually) through a Master Interlocal Agreement with the City of Plano for one (1) year, with four (4) additional renewals
Attachments: [Operating Expenditure Form - Acme Leasing.docx](#)
- 11 [16-5556](#) Resolution declaring expectation to reimburse expenditures with proceeds of future debt for removal of solar panels and replacement of the main library roof
- 12 [16-5553](#) Ordinance amending the FY 2015/2016 Capital Improvement Projects Budget; Replace the existing roof at the Main Library and remove the solar panel equipment.
Attachments: [Library Roof Replacement.xlsx](#)
- 13 [16-5550](#) Ordinance amending Schedule III of the Traffic Register by extending the east end of two existing school zones and updating three existing school zones for Daniels Elementary School on SW 19th Street; and updating effective times for two zones on Warrior Trail for the South Grand Prairie High School 9th Grade Center

Public Hearing Consent Agenda

- 14** [16-5519](#) SU131103B - Specific Use Permit Renewal - 1818 Dalworth Street (City Council District 5). Renewal of a Specific Use Permit for a self-service coin operated laundry in an existing multi-tenant commercial building located on .957 acres. The property is located on the northeast corner of Dalworth Street and N.W. 19th Street, zoned General Retail (GR) District and within the State Highway 161 (SH-161) Overlay District. The owner is Christopher Dao. (On April 4, 2016, the Planning and Zoning Commission recommended approval of this request by a vote of 7-0).
- Attachments:** [Location Map.pdf](#)
 [Exhibit A.pdf](#)
 [PZ DRAFT MINUTES 4-4-16.pdf](#)
- 15** [16-5520](#) SU141001A - Specific Use Permit Renewal - Advance Auto (City Council District 5). Renewal of a Specific Use Permit for New Auto Parts Sales within a General Retail (GR) District. The site is located at 425 S. Belt Line Road. The agent is Samantha Igou, Arc Vision Inc. The agent is Samantha Igou, Arc Vision Inc., the applicant is Gregory Mulkey, Advance Auto Company Stores, Inc., and the owner is Victor Ballas. (On April 4, 2016, the Planning and Zoning Commission recommended approval of this request by a vote of 7-0).
- Attachments:** [Location Map.pdf](#)
 [Exhibit A Site Plan.pdf](#)
 [PZ DRAFT MINUTES 4-4-16.pdf](#)
- 16** [16-5521](#) SU141102A - Specific Use Permit Renewal - 632 E Pioneer Pkwy (City Council District 3). Renewal of a specific use permit and site plan to operate a general automotive repair garage. The 0.86-acre property, zoned General Retail (GR) district, is located at 632 E. Pioneer Pkwy. The applicant is Alaa Hufaila. (On April 4, 2016, the Planning and Zoning Commission recommended approval of this request by a vote of 7-0).
- Attachments:** [Location Map.pdf](#)
 [Exhibit A Site Plan.pdf](#)
 [PZ DRAFT MINUTES 4-4-16.pdf](#)
- 17** [16-5514](#) S160402 - Site Plan - 1628 E Main St (City Council District 5). Consider a request to approve a site plan to construct and operate a warehouse facility. The 0.89-acre property, located at 1612 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 Khajeie, Jahrom LLC, and the surveyor is Luke Keeton, Keeton Surveying Co. (On April 4, 2016, the Planning and Zoning Commission tabled this case by a vote of 7 to 0)

- 18** [16-5515](#) Z160402 - Zoning Change - 1611 Small Street (City Council District 5). Consider a request to change the zoning on 0.89 acres from General Retail (GR) and Light Industrial (LI) Districts to LI District. The 0.89-acre property, located at 1612 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 Alex Daredia, Lucky Texan Stores, the owner is James Bouldin, Laticrete International Inc., and the surveyor is Luke Keeton, Keeton Surveying Co. (On April 4, 2016, the Planning and Zoning Commission tabled this case by a vote of 7 to 0)
- 19** [16-5525](#) Z160401/CP160401 - Zoning Change/Concept Plan - Lake Forest Development (City Council District 4). Consider a request to change the zoning on 7.096 acres from Agriculture District to a Planned Development District for single family detached residential uses. The 7.09-acre property, zoned Agriculture (A) District, is located at 2901 Doryn Drive. The agent is Jim Dewey, JDJR Engineers & Consultants, Inc. the applicant is Mike Nawar, and the owner is Rajan Vishwanathan. (On April 4, 2016, the Planning and Zoning Commission recommended denial of this request by a vote of 5-3). (The applicant has requested this case be tabled to the next City Council meeting of May 3, 2016).

Public Hearing on Zoning Applications

- 20** [16-5522](#) SU141103A - Specific Use Permit Renewal - 301 N Belt Line Road (City Council District 5). Renewal of a Specific Use Permit for Quick Lube and Tune services and Tire Sales and Installation within a General Retail (GR) District. The subject site is located at 301 N. Belt Line Rd at the northwest corner of Small Hill St. and N. Belt Line. The agent is Joel Downs, Texas Horse Stalls and the owner is Mohammad Ghanim, Belal Investment, Inc. (On April 4, 2016, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).

Attachments: [Location Map.pdf](#)

[Exhibit A - LegalDescription.pdf](#)

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

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

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

[Operational Plan.pdf](#)

[PZ DRAFT MINUTES 4-4-16.pdf](#)

- 21 [16-5524](#) S160401 - Site Plan - Stretch Medical Plaza (Desco and Carrier) (City Council District 1). Approve a site plan to construct and operate a single story 3,700 square feet medical office facility. The 0.620 acre property, generally located at the southwest corner of Desco Lane and South Carrier Parkway, is zoned (PD 12) Planned Development 12 District and is within the SH 161 Corridor Overlay District. The owner is Chase Debaun, AeroFirma Corp. (On April 4, 2016, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).

Attachments: [Location Map.pdf](#)

[PON.pdf](#)

[Notify.pdf](#)

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

[PZ DRAFT MINUTES 4-4-16.pdf](#)

Items for Individual Consideration

- 22 [16-5545](#) Resolution authorizing the use, by the power of eminent domain for public use to acquire utility easement parcels, needed for the relocation of City water and sewer lines on the IH 30 frontage road construction by the Texas Department of Transportation

Attachments: [AERIAL MAP EXHIBIT B.pdf](#)

[EXHIBIT A PROPERTY DESC LONE STAR PLAZA LP.pdf](#)

- 23 [16-5548](#) SNC160301 - Street Name Change - Gopher Boulevard - (City Council District 5). A request from the Grand Prairie Independent School District (GPISD) to rename **only a portion of** High School Drive to Gopher Boulevard. GPISD had initially sought to rename the entire two-lane street that runs from Stadium Drive to NE 5th Street; however, **GPISD has revised their request to include only the portion of High School Drive that directly abuts the Grand Prairie High School property.** The balance of High School Drive will continue to be named High School Drive.

Attachments: [Name Change Request Letter.pdf](#)

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

[Revised PON.pdf](#)

[Notify.pdf](#)

[March 31, 2016 Public Meeting - Comments.pdf](#)

[Opposition Letter - R. Cindy Barron @ 434 High School Drive.pdf](#)

- 24 [16-5560](#) Board and Commission Appointments

Attachments: [Nomination Sheet 2015 - Master5.xls](#)

[Lisa Turner Board Application.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 April 15, 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.