



City of Grand Prairie

City Hall
317 College Street
Grand Prairie, Texas

Meeting Agenda

City Council

Tuesday, April 18, 2017

4:30 PM

City Hall - Briefing Room
317 College Street

Call to Order

Staff Presentations

- 1 [17-6592](#) Main Street Fest Kick-Off - Presented by Erin Hart, Parks, Arts and Recreation Department
- 2 [17-6672](#) Detention Center Update - Presented by Kristin Swanson, Detention Manager
- 3 [17-6674](#) Proactive Prosecution Report - Presented by City Attorney Don Postell and City Prosecutor Patricia Nasworthy

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 Tom Watson, Bowles Baptist Church

Pledge of Allegiance to the US Flag and to the Texas Flag led by Council Member Jeff Copeland

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.

- 4 [17-6670](#) Minutes of the April 4, 2017 Meeting
Attachments: [Minutes 04-04-2017.pdf](#)
- 5 [17-6662](#) Ratification of contracts for repairs to the Airhogs Baseball Stadium as follows:
\$199,288 to Trane for the HVAC equipment and installation through a national-interlocal agreement with US Communities; \$43,301 to Entech for repairs to water heater, faucet, pumps, and other miscellaneous plumbing items through a national-interlocal agreement with Buyboard; \$50,000 to Texas Airhogs for shared cost of Terraplast field cover for a total of \$292,589
Attachments: [17-6662 Airhogs](#)
[17-6662 Airhogs Exp. Info..doc](#)
- 6 [17-6659](#) Price agreement with Landmark Earth Services, for vegetation management services at an estimated annual cost of \$70,526.35 for one year with the option for four additional one-year periods totaling \$352,631.75 if all extensions are exercised; 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)
Attachments: [CCC - Landmark Earth Expend Info Form.doc](#)
[CCC LANDMARK EARTH TAB.pdf](#)
[CC Landmark Earth Exp Info AIRP.doc](#)
[CC Landmark Earth Exp Info SWU.doc](#)
- 7 [17-6657](#) Price agreement for grass sod and seed with King Ranch Turfgrass, LP (\$17,780) and Justin Seed (\$9,920), at an estimated annual cost of \$27,700 for one year with the option to renew for four additional one-year periods totaling \$138,500 if all extensions are exercised; 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% 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 term(s)
Attachments: [CCC GRASS SOD SEED TAB.pdf](#)
[CCC - GRASS SOD SEED PA EXPEND INFO FORM.doc](#)
- 8 [17-6656](#) Contract with Child's Play, Inc. for Playground Construction in the Amount of \$218,219 - High Hawk PID (Council District 6)
Attachments: [Exhibit A-Budget 5yr service plan-FY17-HH.pdf](#)

- 9 [17-6619](#) Change Order/Amendment No. 2 with Klütz Construction, LLC in the negative amount of (\$67,397.00) for Sir Roland Drive Wastewater Improvements and Slope Repairs
Attachments: [17-6619 Sir Roland.xlsx](#)
- 10 [17-6665](#) Change Order/Amendment No. 2 with Insight Research Corporation in the amount of \$15,000 to provide additional planning and statistical support services for development goals
Attachments: [17-6665 Insight.xlsx](#)
- 11 [17-6658](#) Professional services contract with Halff Associates, Inc. for the design of the Johnson Creek Channel Floor Repair in the amount of \$74,297
Attachments: [Expenditure Information Form - 233010-68560.doc](#)
- 12 [17-6655](#) Suspension Resolution for Oncor Rate Filing
- 13 [17-6661](#) Resolution granting 380 Incentive Agreement with CardinalHealth; granting a partial rebate on sales tax revenues
- 14 [17-6664](#) Resolution approving and authorizing a Principal Forgiveness Agreement between the Texas Water Development Board and the City.
- 15 [17-6607](#) Ordinance amending the FY 2016/2017 Capital Improvement Projects Budget; proposed appropriation of \$320,000 for city participation in a regional lift station for area developments
Attachments: [17-6607 Regional Lift Station](#)
- 16 [17-6663](#) Ordinance authorizing the issuance and sale of “City of Grand Prairie, Texas, Water and Wastewater System Revenue Bonds, New Series 2017”
- 17 [16-6335](#) Ordinance providing for a six month moratorium on the acceptance of any development related applications or permits for schools
- 18 [17-6434](#) Reject bids for 1401 Ranch Road and 1701 Corral Road (tabled at the January 10, 2017, February 7, 2017, March 7, 2017 and April 4, 2017 Council Meetings)
Attachments: [16-6337 Lot Map.pdf](#)

Public Hearing Consent Agenda

- 19** [16-5993](#) S160904 - Site Plan - New Harmony Elementary School (City Council District 6). Approve a site plan to construct and operate a school. The 8.98-acre property, located at 4603, 4607, and 4611 S. Carrier Parkway, is zoned PD-136C. The applicant is Joyce Stanton, DiSciullo-Terry, Stanton & Associates and the owner is Hakan Yagci, Charter School Solutions. (On November 7, 2016, the Planning and Zoning Commission recommended approval by a vote of 3-5, motion failed). Applicant requested that this item be tabled to the April 18, 2017 Council Meeting.
- Attachments:** [Exhibit A Location Map](#)
 [Exhibit C TIA Executive Summary.pdf](#)
 [PON Revised.pdf](#)
 [Notify Revised.pdf](#)
 [Exhibit - Site Plan Package.pdf](#)
 [Exhibit - Statement of Operation.pdf](#)
 [Comment Letter - Bates.pdf](#)
 [Ltr Deputy Chief Simmons.pdf](#)
 [Ltr Asst. City Attorney M Mahan.pdf](#)
 [PZ Draft Minutes 11-07-16.pdf](#)
- 20** [17-6379](#) TA170101 - Text Amendment - Article IV, "Permissible Uses" of the UDC. Amending Section 14, "Use Charts" of Article 4: Permissible Uses of the Unified Development Code, to establish a specific use permit requirement for all new schools (public, private, vocational and institutional), exclusive of additions and remodels, in all zoning districts. The owner/applicant is the City of Grand Prairie Planning Department. (On January 9, 2017, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0; tabled at the January 24, 2017 Council meeting; tabled at the April 4, 2017 Council meeting)
- Attachments:** [Exhibit - Use Chart .pdf](#)
 [PZ Draft Minutes 01-09-17.pdf](#)
- 21** [17-6637](#) SU170401/S170401 - Specific Use Permit/Site Plan - EchoPark Automotive (City Council District 2 & 4). Consider a request to approve a Specific Use Permit & Site Plan to allow for a Used Car Dealership in conjunction with a Corporate Headquarters Campus. The 9.687 acre property, zoned Planned Development 29 (PD-29) District and located within the I.H. 20 Corridor Overlay District. The property is located north of I.H 20 Service Road at the southwest corner of Bob Smith Parkway and Sara Jane Parkway. The property is addressed at 2200 I.H. 20. The agent is Maxwell Fisher, Masterplan Consultants, the applicant is John E. Russ, EchoPark Realty, TX, LLC, and the owner is Sally Smith Mashburn, Bob Smith Management Company, LTD. (On April 3, 2017, the Planning and Zoning Commission tabled this case by a vote of 5-0).

- 22** [17-6625](#) SU170402 - Specific Use Permit - Truck Parking and Minor Truck Maintenance at 2314 W Main Street (City Council District 1). Consideration of a request for a Specific Use Permit for a Commercial Truck Parking & Maintenance Facility on 1.05 acres. The subject property is zoned Light Industrial (LI) District and is located within Central Business District Three (CBD-1). The property is generally located north of W. Main Street and approximately 180 feet west of SW 23rd Street, specifically 2314 W. Main Street. The owner is Luis E. Ventura and the surveyor is Luke Keeton, Keeton Surveying Co. (On April 3, 2017, the Planning and Zoning Commission tabled this case by a vote of 5-0).
- 23** [17-6635](#) S170403 - Site Plan - Camp Wisdom Road Animal Hospital (City Council District 4). Approve a site plan for a new single story, 4,905 sf Veterinarian Clinic on one lot on 0.86 acres. The 0.86 acre property is generally located north of W. Camp Wisdom Road and approximately 460 feet east of Magna Carta Boulevard (2942 W. Camp Wisdom Road). The property is zoned General Retail-One (GR-1) District. The agent is Michael Salcedo, Salcedo Group, Inc., the applicant is Roy C. Gully, and the owner is Sekhavat D. Sharghi. (On April 3, 2017, the Planning and Zoning Commission recommended approval of this request by a vote of 5-0).

Attachments: [Location Map.pdf](#)

[PON.pdf](#)

[Notify.pdf](#)

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

[PZ Draft Minutes 04-03-17.pdf](#)

Public Hearing on Zoning Applications

- 24** [17-6633](#) S170402 - Site Plan - Riverside Place Apartments (City Council District 1). A request to approve a Site Plan to construct and operate a multi-family residential development. The 9.27-acre property is addressed as 2150 and 2375 N. Highway 360, zoned Multi-Family Two (MF-2) District, and within the SH 360 Overlay District. The agent is John Bezner, Civil Point Engineers, the applicant is Mangesh Patel, and the owner is James C. Shindler, Green Oaks DQ, LLC. (On April 3, 2017, the Planning and Zoning Commission recommended approval of this request by a vote of 5-0).

Attachments: [Location Map.pdf](#)

[PON.pdf](#)

[Notify.pdf](#)

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

[PZ Draft Minutes 04-03-17.pdf](#)

- 25** [17-6636](#) S160901A - Site Plan Amendment - Sonic Drive-Thru Restaurant (City Council District 4). Amend a site plan to allow for variance to required masonry fence/screening requirements associated with proposed restaurant with drive-through. The 0.67 acre property is generally located north of W. Camp Wisdom Road and approximately 580 feet east of Magna Carta Boulevard (2864 W. Camp Wisdom Road). The property is zoned Planned Development 130B (PD-130B) District and was granted Specific Use Permit 1006 (SUP-1006) allowing for restaurant with a drive-through. The agent is Michael Salcedo, Salcedo Group, Inc. and the owner is J.D. Franks. (On April 3, 2017, the Planning and Zoning Commission recommended approval of this request by a vote of 4-1).

Attachments: [Location Map.pdf](#)

[PON.pdf](#)

[Notify.pdf](#)

[Exhibit - Fence Variance Ltr .pdf](#)

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

[PZ Draft Minutes 04-03-17.pdf](#)

[Exhibit - Revised Fence Landscaping.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 14, 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 Gloria Colvin (gcolvin@gptx.org) at least three (3) business days prior to the scheduled meeting to request an accommodation.