



City of Grand Prairie

City Hall
317 College Street
Grand Prairie, Texas

Meeting Agenda

City Council

Tuesday, May 21, 2019

4:30 PM

City Hall - Briefing Room
317 College Street

Call to Order

Staff Presentations

- 1 [19-8941](#) Summer Reading Club Kickoff - Presented by Caitlin Milligan
- 2 [19-8980](#) Hall of Honor Tribute - Presented by Marcy Sherman

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" Liquor Regulation*
- (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 Randy Capote, South Park Baptist Church

Pledge of Allegiance to the US Flag and to the Texas Flag led by Council Member Jorja Clemson

- 3 [19-8961](#) Administer Oath of Office to Ron Jensen, Mayor, and Jim Swafford, Council District 2

Presentations

- 4 [19-8953](#) Proclamation for Printpack 50th Anniversary - Presented to Jimmy Love, Chairman and CEO, Printpack
 Attachments: [2019 Printpack 50th Anniversary](#)
- 5 [19-8957](#) Drop the Drugs Substance Abuse Prevention Resolution - Presentation by Chief Dye to Dr. Monica Anderson
- 6 [19-8958](#) Recognition of Mayor's Teen Council Seniors
- 7 [19-8830](#) National Public Works Week - Presented to Gabe Johnson, Public Works Director

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.

- 8 [19-8978](#) Minutes of the May 7, 2019 and the May 14, 2019 Council Meetings
 Attachments: [05-07-2019 Council Minutes](#)
 [05-14-2019 Council Minutes Canvassing the 5-4-2019 Election](#)
- 9 [19-8970](#) Ratification of an emergency purchase with North Texas Contracting, Inc. for the repair of a water main break on 5800 block of Tory Drive, in the amount of \$89,566, plus a 5% contingency of \$4,479, for a total of \$94,045
 Attachments: [CC 19-8970 Emergency Ratification North Texas Contracting.pdf](#)
 [19-8970 Expenditure Information Form.doc](#)
- 10 [19-8964](#) Price Agreement with Consolidated Traffic Controls, Inc. for traffic control and signal pre-emption equipment through a national inter-local agreement with HGAC at an estimated annual cost of \$200,000 for one year with the option to renew for one additional one-year period totaling \$400,000 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 term(s)
 Attachments: [19-8964 Exp Info Form.doc](#)
 [19-8964 HGAC contract.pdf](#)
- 11 [19-8972](#) Amendment/Change order No.3 with Excel 4 Construction, LLC in the amount of \$18,154 for the FY19 Water and Wastewater Improvements
 Attachments: [619.123 WWST.xlsx](#)

- 12 [19-8954](#) Contract with Site Landscape Development for landscape maintenance in the amount of \$213,703.44 for Lake Parks PID (Council Districts 4 and 6)
Attachments: [Exhibit A-Budget 5yr service plan-FY19-LP.pdf](#)
- 13 [19-8963](#) Contract with Cobb Fendley & Associates, Inc., in the amount of \$106,000, and a 5% contingency of \$5,300, for a total of \$111,300 for Professional Engineering Services related to repair of the bridge at Mirabella Boulevard over Bowman Branch and the box culvert on South Carrier Parkway over Kirby Creek Tributary
Attachments: [19-8963 AD10 & PSJ.pdf](#)
[19-8963 EXHIBIT A.pdf](#)
[19-8963 CIP Budget Summary](#)
- 14 [19-8967](#) Interlocal Agreement with Grand Prairie Independent School District (GPISD) for three years for summer camp bus services at a reimbursement rate of \$25.00/hr and \$2.00 mile
- 15 [19-8914](#) RA190501 - Right of Way Abandonment (Council District 3) - Abandonment of City right-of-way at Lakecrest Drive east of its intersection with Avenue C for the purpose of creating an additional residential lot, City of Grand Prairie, TX, Dallas County. The applicant is Hillstone Construction, LLC, A Texas Liability Co.
Attachments: [Exhibit A - Location Map](#)
[Exhibit B - Abandonment](#)
[Surrounding Property Owners](#)
- 16 [19-8969](#) Hardware maintenance and support renewal of 2 Isilon NL410 144TB storage nodes and 1 VNX storage node for the City Hall and Public Safety Building Datacenters from Netsync Network Solutions through the national inter-local agreements with DIR in the total amount of \$133,108.69
Attachments: [EXP 19-8969](#)
- 17 [19-8973](#) Resolution authorizing the City Manager to execute an amendment to the License Agreement with North Texas Tollway Authority, (NTTA) for installation of additional ITS equipment within NTTA Right-of-Way along SH 161 Frontage Roads from IH 20 to Rock Island
- 18 [19-8968](#) Ordinance amending Schedule II of the Traffic Register to amend the existing 35 mph speed limit on N. Grand Peninsula Boulevard and S. Grand Peninsula to 40 mph
- 19 [19-8951](#) Ordinance amending the FY 2018/2019 Capital Improvement Projects Budget; approve a \$2 million appropriation in the Municipal Facilities Capital Projects Fund for economic redevelopment expenses and an \$800,000 appropriation in the Parks Capital Projects Fund for Splash Factory Improvements
Attachments: [19-8951 Re and New ECO Development](#)
[19-8951 Splash Factory](#)

- 20 [19-8930](#) Ordinance amending the Code of Ordinances, Chapter 12 "Fire Protection and Emergency Management", through the amendment of sections 12-1 and 12-2 and the addition of sections 12-11; 12-12; 12-13; and 12-15 and repealing all ordinances in conflict herewith; providing a cumulative clause, a savings clause, a severability clause, a penalty clause, and to become effective upon passage, approval, and publication.
- 21 [19-8867](#) Ordinance calling the June 8, 2019 Runoff Election

Public Hearing Consent Agenda

- 22 [19-8905](#) SU190404 - Specific Use Permit - Batch Plant, 2400 W. Hunter Ferrell Road (City Council District 1). Specific Use Permit to operate a permanent concrete batch plant. Property described as 13.611 acres out of the Israel Jennings survey, abstract no. 679, City of Grand Prairie, Dallas County, Texas, approximately 13.611 acres zoned LI, Light Industrial and addressed as 2400 W Hunter Ferrell Road, Grand Prairie, Texas. The applicant is Maria Bonilla, Winkelmann and the owner is Gary Gilmore, Hunter Ferrell Land LP. (On May 6, 2019, the Planning and Zoning Commission denied this request by a vote of 8-0).
- Attachments:** [Exhibit A - Location Map](#)
 [Exhibit B - Site Plan](#)
 [Exhibit C - Landscape Plan](#)
 [Exhibit D - Operations and Equipment](#)
 [Exhibit i - Noise Abatement Study \(4.10.2019\)](#)
 [Exhibit ii - Env Svcs Concrete Plant memo Hunter Ferrell - April, 2019](#)
 [PZ Draft Minuts 05-06-19.pdf](#)
- 23 [19-8904](#) SU161203A - Specific Use Permit Renewal - U-Haul (City Council District 2) - A request for four (4) U-Haul trucking spaces at 2418 Robinson Road, being all of Lots 1 and 2, Block B of the Enterprise Commercial Park, an addition to the City of Grand Prairie, Dallas County, Texas. (On May 6, 2019, the Planning and Zoning Commission tabled this case by a vote of 8-0).

- 24** [19-8903](#) S190501 - Site Plan - Royalton @ Grand Prairie (City Council District 2). A request to approve a site plan on a vacant lot for multi-family uses. Being 11.997 acres out of the Frederick Dohme Survey, Abstract NO. 395, City of Grand Prairie, Dallas County, Texas zoned PD-382 within the IH 20 and Hwy 161 Corridors, located at the southwest corner of South Forum Drive and Hwy 161. The agent is Scott Minnis, G&A McAdams and the owner is David Dunson, SWBC Real Estate. (On May 6, 2019, 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- Concept Plan .pdf](#)
[Exhibit D- Elevations.pdf](#)
[Exhibit E- Landscape Plan.pdf](#)
[PZ Draft Minutes 05-06-19.pdf](#)

- 25** [19-8906](#) SU190501 - Specific Use Permit - McDonald's at 102 W Pioneer Pkwy (City Council District 2). Specific Use Permit for a restaurant with a drive-through to expand the drive-through of an existing restaurant. Twelve Oaks Addition, Lot 3, Block 1, City of Grand Prairie, Dallas County, Texas, zoned PD-14, addressed as 102 W Pioneer Pkwy. The agent is Matt Korte and the owner is Patrick Piehl. (On May 6, 2019, 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 - Building Elevations.pdf](#)
[Exhibit D - Landscape Plan.pdf](#)
[PZ Draft Minutes 05-06-19.pdf](#)

Public Hearing on Zoning Applications

- 26** [19-8807](#) Z190302/CP190302 - Zoning Change/Concept Plan - Kalterra Mixed Use Development, Highway 161 & Forum Drive (City Council District 2). Zoning Change and Concept Plan for a horizontal mixed use development on 55.5 acres, including Commercial, Retail, Multi-Family, and Single Family Townhouse uses, and allowing for two restaurants with drive-through, two hotels, and a bank with a drive-through by right. Tract 7, William Reed Survey, Abstract No. 1193, and Tract 1.1, Frederick Dohme Survey, Abstract No. 395, City of Grand Prairie, Dallas County, Texas, zoned PD-331, within the SH-161 Overlay District, and generally located on the northwest corner of S Forum Dr. and SH-161. The applicant is Clint Nolen and the owner is Sunny Sheu. (On May 6, 2019, 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 - Boundary Description](#)

[Exhibit B - Use Zones](#)

[Exhibit C - Concept Plan](#)

[Exhibit D - Proposed PD Standards](#)

[Exhibit i - Appeal Request](#)

[PZ Draft Minutes 05-06-19](#)

- 27** [19-8907](#) TA180601A - Text Amendment- Sign Standards. An amendment to Article 9, Sign Standards, of the Unified Development Code, to include or modify language outlining the City's process for taking action against illegal, damaged, or abandoned signs. (On May 6, 2019, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).

Attachments: [PZ Draft Minutes 05-06-19.pdf](#)

- 28** [19-8908](#) TA190601 - Text Amendment - An Amendment to Article 4, Permissible Uses, of the Unified Development Code to add a clarification to the use tables relating to regulations governing the sale of prepackaged liquor for off-site consumption. (Planning and Zoning Commission voted 8-0 to recommend approval).

Attachments: [PZ Draft Minutes 05-06-19.pdf](#)

Items for Individual Consideration

- 29** [19-8871](#) Public Hearing - Resolution to Create Berkshire Park Public Improvement District No. 17 (City Council District 2)

Attachments: [Exhibit A-Budget 5yr service plan-FY20-Berkshire..pdf](#)

[Exhibit B-Berkshire Park Map.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 May 17, 2019.

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.