



City of Grand Prairie

City Hall
317 College Street
Grand Prairie, Texas

Meeting Agenda

City Council

Tuesday, February 19, 2019

4:30 PM

City Hall - Briefing Room
317 College Street

Call to Order

Staff Presentations

- 1 [19-8527](#) Clean Prairie Program - Presented by Chief Dye

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" City Manager Performance Review*
- (4) Section 551.087 "Deliberations Regarding Economic Development Negotiations"*

Recess Meeting

6:30 PM Council Chambers

Invocation: Pastor Michael Brooks, St. Andrews Anglican Church

Pledge of Allegiance to the US Flag and to the Texas Flag led by Council Member Cole Humphreys

Presentations

- 2 [19-8646](#) Recognition of the Grand Prairie Police Department Youth Boxing Golden Gloves Winners and Participants - Presented by Steve Dye, Police Chief/Deputy City Manager

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.

- 3 [19-8686](#) Minutes of the February 5, 2019 Meeting
Attachments: [Minutes 02-05-2019](#)
- 4 [19-8664](#) Price Agreement for veterinary services with Relief Services for Veterinary Practitioners (RSVP) up to \$168,324 annually for one year with the option to renew for four additional one year periods totaling \$841,620 amount 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: [19-8664 - RSVP Bid.pdf](#)
[19-8664 - Expenditure Information.doc](#)
- 5 [19-8666](#) Continuation of Maintenance Agreement with Envisionware for the annual maintenance of our library hardware and software systems, at an estimated annual cost of \$29,367.07 for a total of \$146,835.35 over a five-year period (this includes the library's RFID tagging system, security and anti-theft gates, and our credit card payments and collections system) and authorize the City Manager to execute the 5 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; maintenance periods beyond the five specified will require additional City Council approval
Attachments: [Envisionware Expenditure Information Form.doc](#)
- 6 [19-8667](#) Amendment to the integrated supply agreement with Genuine Parts Co. dba NAPA for on-site fleet parts store management and parts purchases to extend the final renewal option (Renewal #4) with an additional five (5) months and increase the contract value in the amount of \$712,500 for a total of \$1,912,500 for the final 17 month term through a Master Interlocal Agreement with Sourcewell
Attachments: [19-8667.doc](#)
- 7 [19-8678](#) Award a Personal Services Contract to artists Chris Arnold and Jeff Garrison (dba Eyecon Studios, Inc.) to paint murals on two bridges in the Westchester Public Improvement District (PID) in the amount of \$61,910
Attachments: [Copy of 19-8678 Bridges and Mural.xlsx](#)
[19-8678 Bridges and Mural](#)

- 8 [19-8680](#) Professional Services Contract with Willdan Financial Services to provide a Utility Revenue Requirement Study and Long-Term Financial Plan in the amount of \$19,500
Attachments: [619.119 WTER.xlsx](#)
[Presentation.pdf](#)
[Utility Revenue Requirement Study - Score Card.xlsx.pdf](#)
- 9 [19-8662](#) Resolution authorizing the City Manager to execute a master interlocal purchasing agreement between the City of Grand Prairie and the City of Red Oak, Texas
- 10 [19-8676](#) Resolution authorizing the execution and delivery of a continuing disclosure agreement with the Trinity River Authority
Attachments: [RE Continuing Disclosure Agreement Rule 15c2-12.msg](#)
- 11 [19-8663](#) Resolution nominating Gruma Corporation dba Mission Foods as an Enterprise Zone Project
- 12 [19-8672](#) Resolution granting 380 Agreement for Economic Development Incentives with Gruma Corporation dba Mission Foods granting a 75% rebate on added business personal property improvements for seven years
- 13 [19-8623](#) Resolution authorizing the City Manager to execute an Interlocal Agreement between the City of Grand Prairie and the City of Arlington, Texas for development of 3.89 acres located on the boundary of Arlington and Grand Prairie east of 111th Street at its intersection with Ruggles Drive north of Avenue H and south of Avenue J.
Attachments: [Exhibit A - Replat.pdf](#)
[Interlocal Agreement for Development of 111th Street.pdf](#)
- 14 [19-8660](#) Resolution for a Separated Sales Tax Contract with Stream Realty Acquisition, LLC to rebate 50% of the \$.01 documented general sales tax revenue on construction materials purchased to complete the new development
- 15 [19-8685](#) Resolution authorizing the City Manager to enter into a Memorandum of Understanding / Interlocal Agreement (MOU/ILA) among participating Local Governments to share law enforcement incident data through Dallas County Adult Information System (AIS)
Attachments: [AIS MOU - Court Approved 20180703.pdf](#)
[AIS MOU Signatory Page.docx](#)
- 16 [19-8575](#) Ordinance amending the Code of Ordinances, Chapter 6, "Airports/Aviation," by deleting Section 6-14 "Airport Advisory Committee Created", Section 6-15 "Term of Office and Membership Requirements" and Section 6-16 "Meetings"
Attachments: [Chapter 6. Sec. 6-14.1 \(repeal.airport adv comm\).pdf](#)

Public Hearing Consent Agenda

- 17 [19-8640](#) CPA190201 - Comprehensive Plan Amendment - from Commercial to Mixed Use (City Council District 1). A Comprehensive Plan Amendment of Tract 6, Elizabeth Gray Survey, Abstract No. 517, City of Grand Prairie, Dallas County, Texas, zoned PD-12, Planned Development in the SH 161 Corridor Overlay and located at the northeast corner of SH 161 and Dickey Road. The owner/applicant is the City of Grand Prairie. (On February 4, 2019, the Planning and Zoning Commission tabled this case by a vote of 9-0).
- 18 [19-8638](#) Z190202 - Zoning Change - Woodhaven Mixed Use Development (City Council District 1). Zoning Change and Concept Plan for Woodhaven Mixed Use, consisting of approximately 272 multi-family units and 80,000 square feet of commercial mini-storage on approximately 6.2 acres. Tract 6, Elizabeth Gray Survey, Abstract No. 517, City of Grand Prairie, Dallas County, Texas, zoned PD-12, Planned Development in the SH 161 Corridor Overlay and located at the northeast corner of SH 161 and Dickey Road. The applicant is Robert Dye and the owner is Christy Jordan. (On February 4, 2019, the Planning and Zoning Commission tabled this case by a vote of 9-0).
- 19 [19-8631](#) S190203 - Site Plan - Lockheed Martin, 1701 W. Marshall Drive (City Council District 1). Site Plan for construction of a two-story 1,700 square foot entry addition to an existing Lockheed Martin industrial facility. Tract 6, Benjamin J. Adair Survey, Abstract No. 19, City of Grand Prairie, Dallas County, Texas, 122.6 acres zoned LI, Light Industrial within the SH 161 Corridor Overlay. The agent is James Tanner, Page Southerland Page, Inc., Steve Heilburn with Pacheco Koch, and Robert Shaw with Lockheed Martin. (On February 4, 2019, 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](#)
[Exhibit C - Building Elevations](#)
[S190203 Mailing List.pdf](#)
[PZ Draft Minutes 02-04-19.pdf](#)

- 20** [19-8632](#) S190204 - Site Plan - Elevation ONE SIX ONE - Apartments (City Council District 2). Site Plan for Elevation - ONE SIX ONE Apartments, a 322-unit multi-family development on 14.447 acres. Tract 2, Frederick Dohme Survey, Abstract No. 395 and Tract 2, Stephen B McCommas Survey, Abstract No. 888, City of Grand Prairie, Dallas County, Texas, zoned PD-383, within the SH 161 Overlay District and the I-20 Overlay District, and generally located south of Forum Dr between SH 161 and Robinson Rd. The agent is Jeff Linder, Bannister Engineering, the agent is James Tanner, the applicant is Chase Debaun, Aerofirma Corporation, and the owner is Rick O'Brien, Campbell-Belt Line LP and Robert Shaw. (On February 4, 2019, 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.pdf](#)
[Exhibit C - Landscape Plan.pdf](#)
[Exhibit D - Building Elevations.pdf](#)
[Exhibit E - Amenities Checklist.pdf](#)
[Property Owner Notification Labels.pdf](#)
[PZ Draft Minutes 02-04-19.pdf](#)

- 21** [19-8633](#) S190205 - Site Plan - Echo Park Canopies - (City Council District 4). Site Plan for Echo Park Solar Canopies, a solar canopy addition on 20.17 acres. Lot 1R, Block 1, Autonation Addition, City of Grand Prairie, Tarrant County, Texas, zoned PD-46, within the I-20 Overlay District, and located at the address 2615 W. Interstate Highway 20. The applicant is David Lindsay, Tri-Tex and the owner is Anthony Mucerino, Sonic Development LLC. (On February 4, 2019, 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.pdf](#)
[Exhibit C - Canopies Example.jpg](#)
[Exhibit D - Inverter Example.jpg](#)
[S190205 Mailing List.pdf](#)
[PZ Draft Minutes 02-04-19.pdf](#)

- 22** [19-8636](#) Z190203 - Zoning Change - 2579 W. Jefferson Street, Used Auto Sales (City Council District 1). A request for a Zoning Change from CO, Commercial Office District to a PD, Planned Development with an underlying zoning of C, Commercial District in order to operate a Used Car Dealership on a 0.358 acre tract of land. 0.358 acres out of Tapley Holland Survey, Abstract No. 750, City of Grand Prairie, Tarrant County, Texas, zoned CO, Commercial District and located at the address 2579 W. Jefferson Street. The is Patrick Lawler, Lawler Enterprises LLC. (On February 4, 2019, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).

Attachments: [Exhibit A - Boundary Description.pdf](#)
[Exhibit B - Parking Plan.pdf](#)
[Z190203 Mailing List.pdf](#)
[PZ Draft Minutes 02-04-19.pdf](#)

- 23** [18-7567](#) USP180201 - Unified Signage Plan - 2503 W. Interstate 20 (City Council District 4). Unified Signage Plan for multiple on-site changeable outdoor advertising signs within the Great Southwest Crossing shopping center. Lot 3, Block 1, I-20/Great Southwest Addition, City of Grand Prairie, Tarrant County, Texas, 18.522 acres zoned Planned Development 33 (PD-33) District within the Interstate 20 Overlay Corridor District and generally located at the southeast corner of IH 20 and Great Southwest Parkway. The agent is Brian Guenzel, the applicant is Raymond Rodriguez, and the owner is James Nakagawa, BRE RC GREAT SW TX LP. (On February 5, 2018, the Planning and Zoning Commission denied this request by a vote of 5-1 and Council tabled this item on February 20, 2018).

Attachments: [Exhibit A - Site Plan.pdf](#)
[PZ Draft Minutes 2-5-18.pdf](#)
[181105 Great Southwest Crossing SC Grand Prairie TX_Rev2.pdf](#)

Public Hearing on Zoning Applications

- 24** [19-8637](#) Z190201/CP190201 - Zoning Change/Concept Plan - Hillside Multi-Family at SH-360 and Doryn (City Council District 4). Zoning Change and Concept Plan for Hillside, a 140-unit multi-family development on 8.24 acres. Tracts 6D & 5C, Jerome Lynn Survey, Abstract No. 972, City of Grand Prairie, Tarrant County, Texas, zoned PD-255A, within the SH 360 Overlay District, generally located east of S HWY 360 and south of Doryn Dr, and addressed as 2500 Webb Lynn Rd. The agent is John Bezner, Civil Point Engineers. The applicant is Vino Patel, MPH Partners, and the owner is Robert Barham, KP Development Partners, LP. (On February 4, 2019, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).

Attachments: [Exhibit A - Boundary Description.pdf](#)
[Exhibit B - Concept Plan.pdf](#)
[Exhibit C - Project Narrative.pdf](#)
[Exhibit D - Conceptual Elevations.pdf](#)
[Exhibit i - Parking Comparison.pdf](#)
[Property Owner Notification Labels.pdf](#)
[PZ Draft Minutes 02-04-19.pdf](#)

- 25** [19-8634](#) SU190201/S190201 - Specific Use Permit/Site Plan - Chick-fil-A (City Council District 2) Specific Use Permit and Site Plan for Chick-fil-A, a 5,242 sq. ft. restaurant with a drive-thru, on 1.44 acres. Tract 11, Allen Jenkins Survey, Abstract No. 713, City of Grand Prairie, Dallas County, Texas, zoned C, within the SH-161 Overlay District, generally located at the southeast corner of S HWY 161 and W Pioneer Pkwy, and addressed as 1201 Pioneer Pkwy. The agent is Bryan Burger, Burger Engineering, LLC, the applicant is Getra Sanders, Chick-fil-A, Inc., and the owner is Robert Dorazil, Bush Pioneer Property LP c/o UCD Development. (On February 4, 2019, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).

Attachments: [Exhibit A - Boundary Description.pdf](#)
[Exhibit B - Site Plan.pdf](#)
[Exhibit C - Landscape Plan.pdf](#)
[Exhibit D - Building Elevations.pdf](#)
[Property Owner Notification Labels.pdf](#)
[PZ Draft Minutes 02-04-19.pdf](#)

Items for Individual Consideration

- 26** [19-8673](#) Public Hearing and Ordinance amending TIF #1 (IH-30 Entertainment District) Project and Financing Plan

Attachments: [Exhibit A-Grand Prairie TIRZ 1 PPFP v6 Plan.pdf](#)

27 [19-8687](#) Board Appointment

Attachments: [Ferrar Board Application](#)

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 February 15, 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.