



City of Grand Prairie

City Hall
317 College Street
Grand Prairie, Texas

Meeting Agenda

City Council

Tuesday, November 20, 2018

4:30 PM

City Hall - Briefing Room
317 College Street

Call to Order

Staff Presentations

- 1 [18-8447](#) Master Thoroughfare Plan and Comprehensive Plan - Presented by Wendy Shabay, Tiffany McLeod and Kevin Jacques, Freese and Nichols

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: Council Member Jorja Clemson

Pledge of Allegiance to the US Flag and to the Texas Flag led by Council Member Mike Del Bosque

Presentations

- 2 [18-8368](#) 2018 City Christmas Ornament - Presented by First Lady Rebecca Jensen
- 3 [18-8427](#) Recognition of Jasmine Moore, Lake Ridge High School Track and Field Star

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 [18-8439](#) Minutes of the October 30, 2018 Special Meeting and the November 6, 2018 meeting
Attachments: [10-30-2018 Council Minutes](#)
[Minutes 11-06-2018](#)
- 5 [18-8448](#) Price Agreement for security system equipment, installation, and monitoring from Videotronix, Inc. DBA VTI Security in the estimated annual amount not to exceed \$700,000.00 through a National Interlocal Agreement with the State of Minnesota for an initial one-year term with the option to renew for one additional one-year period totaling \$1,400,000, 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 terms
- 6 [18-8423](#) Price Agreement for electronics recycling from American Recycling of Lincoln, Nebraska (up to \$15,395.75 annually) for one year with the option to renew for four additional one year periods totaling \$76,978.75 if all extensions are exercised; award a secondary to United Electronic Recycling of Farmers Branch, Texas (up to \$37,299.80 annually) to be used only if the primary is unable to fulfill the needs of the department for one year with the option to renew four additional one-year periods totaling \$186,499 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: [19007 - CC Exhibit.docx](#)
- 7 [18-8429](#) Price agreement for glass and associated hardware installation, modification, repair and replacement with Glass Doctor of North Texas in the amount of \$60,000 annually, with the option to renew for four additional one year periods totaling \$300,000 if all extensions are exercised, and authorize 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

- 8 [18-8430](#) Price agreement for miscellaneous laboratory testing services from Armstrong Forensic (up to \$100,000 annually); and DNA laboratory testing services from Pure Gold (up to \$50,000 annually) for one year with the option to renew for four additional one year periods totaling \$750,000 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 terms
Attachments: [18-8430 19000 - CC Exhibit](#)
- 9 [18-8426](#) Commercial Lease for J&G Aviation, LLC., for Location 9 North C for a period of three (3) years beginning December 1, 2018 and ending November 30, 2021 for total minimum annual rent of \$13,848
- 10 [18-8384](#) Lease Option Renewal with Larry Tippit for Timeless Hangars, Inc. for 24 South B for a one (1) year term beginning January 1, 2019, and ending December 31, 2019 and an annual rent of Eight hundred Thirty Seven dollars and Ninety Nine cents \$837.99
- 11 [18-8431](#) Construction Contract with Tiseo Paving Company in the amount of \$399,625 for construction of the right turn lane from eastbound IH-20 frontage Road to southbound Lake Ridge Parkway; Material testing with TEAM Consultants in the amount of \$18,668; 5% contract contingency in the amount of \$19,981; In-house engineering in the amount of \$19,981; for a total project cost of \$458,255
Attachments: [18-8431 I20 RTL.xlsx](#)
- 12 [18-8433](#) Change order/ Amendment No.5 with McMahon Contracting in the net total amount of \$22,194.80 for Palace Parkway from Belt Line Road to IH-30 Access Road
Attachments: [590.36](#)
- 13 [18-8438](#) Ratification of a non-binding MOU with East Avenue Development, LLC for the development of a hotel and ancillary project elements at Epic Central
- 14 [18-8424](#) Resolution authorizing the City Manager to request State Highway 180 (Main Street) from FM 1382 (Belt Line Road) to SH 161 to be removed from the State Highway System and assume operation and maintenance responsibility for this same section of roadway in Grand Prairie
- 15 [18-8434](#) Resolution authorizing the City Manager to execute a master inter-local purchasing agreement between the City of Grand Prairie and Harris County, Texas
Attachments: [18-8434 Harris County Resolution form](#)

Public Hearing Consent Agenda

- 16** [18-8387](#) P181001 - Final Plat - Saldivar Addition Revised (City Council District 3). Final Plat for Lots 1-R1 & 1-R2, Block 1, Saldivar Addition, for a Replat to split the property into two pieces. Lot 1, Block 1, Saldivar Addition, City of Grand Prairie, Dallas County, Texas. Zoned General Retail District and addressed as 2510 SE 14th St. The applicant is Luke Keeton, Keeton Surveying Co. and the owner is Juan Salinas. (On November 5, 2018, the Planning and Zoning Commission recommended approval of this request by a vote of 7-0).

Attachments: [Exhibit A - Location Map.pdf](#)
[Exhibit B - Final Plat.pdf](#)
[Notification List.pdf](#)
[PZ Draft Minutes 11-05-18.pdf](#)

- 17** [18-8398](#) S181102 - Site Plan - Wolff Multifamily, Phase 1, Forum Drive & Sara Jane Parkway (City Council District 2). Site Plan for Wolff Multi-Family Phase 1, a 336-unit multi-family development on 14.228 acres. Tract 2, C D Ball Survey, Abstract No. 1699, City of Grand Prairie, Dallas County, Texas, zoned PD-377, within the SH 161 Corridor Overlay and the I-20 Corridor Overlay, and generally located on the southwest corner of Forum Dr and Sara Jane Pkwy. The applicant is William Winkelmann, Winkelmann & Associates and the owner is Jeffrey Moten, KIW Grand Prairie Venture. (On November 5, 2018, the Planning and Zoning Commission recommended approval of this request by a vote of 7-0).

Attachments: [Exhibit A - Location Map.pdf](#)
[Exhibit B - Site Plan.pdf](#)
[Exhibit C - Landscape Plan.pdf](#)
[Exhibit D - Building Elevations.pdf](#)
[Exhibit E - Appendix W Amenities.pdf](#)
[Notification List.pdf](#)
[PZ Draft Minutes 11-05-18.pdf](#)

- 18** [18-8394](#) S181104 - Site Plan - Penny Paws Animal Clinic, 2325 W. Warrior Trail (City Council District 2). Site Plan for a proposed animal clinic. Lot 2, Block 1, Cornelius Addition, City of Grand Prairie, Tarrant County, Texas, and zoned Planned Development-58 (PD-58) and located at the address 2325 W. Warrior Trail. The applicant is Rick Davis and the owner is Rob Franklin. (On November 5, 2018, the Planning and Zoning Commission recommended approval of this request by a vote of 7-0).

Attachments: [Exhibit A - Location Map.pdf](#)
[Exhibit B - Site Plan.pdf](#)
[Exhibit C - Elevations.pdf](#)
[Exhibit D - Landscape Plan.pdf](#)
[Notification List.pdf](#)
[PZ Draft Minutes 11-05-18.pdf](#)

Public Hearing on Zoning Applications

- 19** [18-8287](#) SU181002/S181002 - Specific Use Permit/Site Plan - 901 W. Oakdale Road Industrial Building (City Council District 1). Specific Use Permit and Site Plan for a two-story 221,335 square foot Transfer and Storage Terminal and Warehouse with Outside Storage at 901 W. Oakdale Road. 12.58 acres out of the John R Baugh, Abstract 137, Page 65, City of Grand Prairie, Dallas County, Texas, located at the southeast corner of W. Oakdale Road and Hardrock Road. Zoned Planned Development -39 (PD-39) District within the State Highway-161 (SH-161) Corridor Overlay. The agent is Mark Potter, Pritchard Associates and the owner is Jeffrey Cornwell, Airgas USA. (On October 1, 2018, the Planning and Zoning Commission tabled this request by a vote of 7-1). (On November 5, 2018, the Planning and Zoning Commission recommended approval of this request by a vote of 6-1).
- Attachments:** [Exhibit A - Location Map](#)
[Exhibit B - Site Plan](#)
[Exhibit C - Building Elevations](#)
[Exhibit D - Landscape Plan](#)
[PZ Draft Minutes 10-01-18.pdf](#)
[Notification List.pdf](#)
[PZ Draft Minutes 11-05-18.pdf](#)
- 20** [18-8400](#) Z181101 CP181101 - Zoning Change/Concept Plan - Lake Ridge Commons, 7200 Lake Ridge Parkway (City Council District 4). Zoning Change and Concept Plan for Lake Ridge Commons, a mixed use development on 91.113 acres, including single family detached, single family townhouse, multi-family, and commercial uses. Tract 1, William Linn Survey, Abstract No. 926, City of Grand Prairie, Tarrant County, Texas; Tract 1, William Linn Survey, Abstract No. 1725, Tract 2, A.B.F. Kerr Survey, Abstract No. 717, City of Grand Prairie, Dallas County, Texas. Zoned A, within the Lakeridge Overlay District, generally located on the west side of Lake Ridge Pkwy, south of Hanger Lowe Rd. The applicant is Jonathan Jobe, Alluvium Development and the owner is Bobby Waddle, Waddle Partners, LTD. (On November 5, 2018, the Planning and Zoning Commission recommended approval of this request by a vote of 7-0).
- Attachments:** [Exhibit A - Location Map.pdf](#)
[Exhibit B - Legal Description.pdf](#)
[Exhibit C - Land Use.pdf](#)
[Exhibit D - Concept Plan.pdf](#)
[Exhibit E - Phasing Plan.pdf](#)
[Exhibit F - Conceptual Elevations.pdf](#)
[Notification List.pdf](#)
[PZ Draft Minutes 11-05-18.pdf](#)

- 21** [18-8397](#) SU181102/S181103 - Specific Use Permit/Site Plan - McDonald's Redevelopment, 3902 S. Great Southwest Parkway (City Council District 4). Specific Use Permit and Site Plan request to update and rebuild an existing McDonald's. Lot 1A, Block A, Southwest 20 Addition, City of Grand Prairie, Tarrant County, Texas, zoned Planned Development-32 (PD-32) within Interstate 20 Corridor Overlay (I 20) and addressed 3902 S. Great Southwest Pkwy. The applicant is Clay Cristy, Clay Moore Engineering. (On November 5, 2018, the Planning and Zoning Commission recommended approval of this request by a vote of 7-0).

Attachments: [Exhibit A - Location Map.pdf](#)
[Exhibit B - Site Plan.pdf](#)
[Exhibit C - Landscape Plan.pdf](#)
[Exhibit D - Elevation.pdf](#)
[Exhibit E - Color Elevation.pdf](#)
[Notification List.pdf](#)
[PZ Draft Minutes 11-05-18.pdf](#)

Items for Individual Consideration

- 22** [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](#)

- 23** [18-8428](#) Board Appointments

Attachments: [Nomination Sheet 2018- Master 2](#)

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 November 16, 2018.

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.