



City of Grand Prairie

City Hall
317 College Street
Grand Prairie, Texas

Meeting Agenda

City Council

Tuesday, August 15, 2017

4:30 PM

City Hall - Briefing Room
317 College Street

Call to Order

Staff Presentations

- 1 [17-7014](#) Update on Epic Fees - Presented by Rick Herold, Parks & Recreation Director
- 2 [17-6999](#) Traffic Management System Improvements - Presented by Assistant Chief Christy Martinez and Walter Shumac, Transportation Director
- 3 [17-7000](#) Summer Recreation Update - Mariana Espinoza, Senior Recreation Supervisor

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: Charles Smith, Minister of Education, First Baptist Church

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

Presentations

- 4 [17-7067](#) Recognition of Jasmine Moore by Mayor Ron Jensen

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.

- 5 [17-7059](#) Minutes of the August 1, 2017 Council Meeting
Attachments: [Minutes 08-01-2017.pdf](#)
- 6 [17-7043](#) Price agreement for Uptown Theater temporary bar and wait staff services from Abba Staffing up to \$10,000 annually for one year with the option to renew for four additional one-year periods totaling \$50,000 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: [17-7043 - CC Exhibit.docx](#)
[17-7043 Expenditure Information Form.doc](#)
- 7 [17-7027](#) Price agreement for all labor, supervision, materials, and equipment necessary for Utility Billing Printing and Mailing Services and Insert Printing Services from DATA PROSE, LLC (\$120,000 annually) through a Master Interlocal Agreement with City of Plano, Texas, with an initial term of six months with the option to renew for four additional one-year periods totaling \$540,000 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: [17-7027 - Expenditure Form.docx](#)
[2016-0370-C Executed Contract.pdf](#)
[dataprose_plano \(2\).pdf](#)
[Grand Prairie PA 20041115.pdf](#)
[Plano Piggyback letter Grand Prairie.docx](#)
[17-7027 - Expenditure Form2.docx](#)

- 8 [17-7037](#) Price agreement for building maintenance, repair and operating supplies and construction materials, tools and equipment from Lowes (\$20,000) through a national inter-local agreement with National IPA (NIPA), HD Supply (\$30,000) through a national inter-local agreement with US Communities, Fastenal (\$170,000) through a national inter-local agreement with NIPA, W W Grainger (\$250,000) through a national inter-local agreement (NIPA), and Home Depot (\$280,000) through a national inter-local agreement with US Communities, at an estimated annual cost of \$750,000, for one year with the option to renew for four additional one-year periods totaling \$3,750,000 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
- 9 [17-7010](#) Contract with Make It Ready for Sign and Lamp Post Replacements and Repairs in the amount of \$97,819 - Peninsula PID (Council Districts 4 and 6)
Attachments: [Exhibit A-PID Budget Peninsula FY17.pdf](#)
- 10 [17-7053](#) Construction Manager at Risk (CMAR) Contract with Pogue Construction for pre-construction services for additions and renovations to Warmack Library in the amount of \$7,500 and approve a Construction Services Fee of 4.00% to be applied to the actual approved construction costs for the library additions and renovations
Attachments: [17-7053 Warmack 617.17.xlsx](#)
- 11 [17-7042](#) Purchase of a 50' x 100' x 18' Metal Building from Nomallice, LLC in the amount of \$73,419.22
Attachments: [CC METAL BLDG SVC CTR BID TAB.pdf](#)
[CCC - METAL BLDG SVC CTR EXPEND INFO FORM.doc](#)
- 12 [17-7049](#) Lease with Eddlemon Brothers to provide food and beverage services at Prairie Lakes Golf Course for an initial term of five years with the option to renew for up to three (3) additional two-year periods (the City will receive 15% of gross food and beverage revenues)
Attachments: [17-7049 BID TAB EXHIBIT.docx](#)
- 13 [17-7047](#) Ordinance amending the FY 2016/2017 Capital Improvement Project Budget; Construction contract with Klutz Construction for the North Side Drainage Repairs and TW'B' culvert Replacement at the Grand Prairie Municipal Airport, in the amount of \$430,626.10, 5% contingency in the amount of \$21,531 and Material Testing with Team Consultants in the amount of \$7,338 for a total project cost of \$459,495.10
Attachments: [Memo to MD NPE Costs 2017-08-04.pdf](#)
[17-7047 Klutz 616.02](#)

- 14 [17-7050](#) Ordinance amending the Code of Ordinances, Chapter 23 "Streets, Alleys, Sidewalks, Easements and Other Public Ways," by adding Section 23-60 Pertaining to Deployment of Network Nodes in the City Right-of-Way and Adopting a Design Manual
Attachments: [Network Nodes design manual 8-9](#)
- 15 [17-6989](#) Ordinance amending the FY 2016/2017 Capital Improvement Projects Budget; Contract for construction of the canopy awning at the Veterans Event Center with Falkenberg Construction in the amount of \$63,587.37, through TXMAS Cooperative Agreement; contract with Insite Amenities in the amount of \$50,498.50 through BuyBoard ; include \$3,500 for geotechnical study and approve a 5% contingency in the amount of \$5,880
Attachments: [17-6989 - Veterans Event Center Canopy](#)
- 16 [17-7005](#) Resolution authorizing the City Manager to enter into an Interlocal Agreement with Dallas County Governing Co-Sponsored and/or Co-Funded Road & Bridge Maintenance Projects
Attachments: [GRAND PRAIRIE ILA 2017.pdf](#)
- 17 [17-6955](#) Resolution supporting a Municipal Setting Designation for a site located at 12700 Calloway Cemetery Road in Arlington, Texas
Attachments: [16164 - Resolution Request - City of Grand Prairie.pdf](#)
- 18 [17-7058](#) Resolution granting 380 Incentive Agreement with Bloomfield Homes granting a partial rebate on use tax revenue
Attachments: [Grand Prairie Chapter 380 Estimated Savings.xlsx](#)

Public Hearing Consent Agenda

- 19 [17-7030](#) SU170803/S170802 - Specific Use Permit/Site Plan - Race Trac (City Council District 2). A request to approve a Specific Use Permit and Site Plan authorizing the construction and operation of a convenience store with gasoline sales. The 2.847-acre property is located on the NWC of State Highway 161 and Mayfield Road, zoned Planned Development-266 (PD-266), and within the SH 161 Overlay District. The agent is David Bond, Spiars Engineering and the owner is John Weber, Weber & Company. (On August 7, 2017, the Planning and Zoning Commission tabled this case by a vote of 9-0).
- 20 [17-7032](#) S170801 - Site Plan - West Polo Road Retail (City Council District 6). Consider a request to approve a Site Plan to construct a retail commercial development. The 3.416-acre property is zoned Planned Development-136 (PD-136) and addressed as 4700 S. Carrier Parkway. The agent is Daniel Dewey, JBI Partners, Inc. and the owner is William Pohl. (On August 7, 2017, the Planning and Zoning Commission tabled this case by a vote of 9-0).

Public Hearing on Zoning Applications

- 21** [17-7024](#) S170607 - Site Plan - Retail at Bush & Pioneer Centre (City Council District 2). A request to approve a Site Plan authorizing the construction of two buildings for retail and restaurant uses. The 3.796-acre property is zoned Planned Development-351 (PD-351) District, within the SH 161 Overlay District, and addressed as 1215 W. Pioneer Parkway. The agent is Kevin Wier, Spiars Engineering, Inc. and the owner is Robert Dorazil, Bush Pioneer Property LP c/o UCD Development. (On August 7, 2017, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).

Attachments: [Location Map.pdf](#)

[PON.pdf](#)

[Notify.pdf](#)

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

[Draft PZ Minutes 08-07-17.pdf](#)

- 22** [17-7026](#) SU170602/S170602 - Specific Use Permit/Site Plan - Restaurant at Bush and Pioneer Centre (City Council District 2). A request to approve a Specific Use Permit and Site Plan authorizing the construction and operation of a restaurant with a drive-through. The 1.164-acre property is zoned Planned Development-351 (PD-351) District, within the SH 161 Overlay District, and addressed as 1220 Arkansas Lane. The agent is Kevin Wier, Spiars Engineering, Inc. and the owner is Robert Dorazil, Bush Pioneer Property LP c/o UCD Development. (On August 7, 2017, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).

Attachments: [Exhibit A - Legal Description.pdf](#)

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

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

[PON, Public Owner Notification Map.pdf](#)

[Notify.pdf](#)

[PZ Draft Minutes 08-07-17.pdf](#)

- 23** [17-7028](#) SU170801 - Specific Use Permit - Life Storage Phase 2 (City Council District 6). Approval of a Specific Use Permit/Site Plan to allow for amending an existing SUP for proposed expansion of an existing mini-warehouse self-storage facility. Proposed Phase 2 consists of 241 additional units. The 4.046 property is generally located south of W. Westchester Parkway and approximately 600 feet west of S. Carrier Parkway (335 W. Westchester Pkwy). The property is zoned Planned Development 173 (PD-173) with Specific Use Permit 645 (SUP-645). The agent/applicant is Tracy LaPiene, Ridinger Associates and the owner is Robert Fisher, SH 746-755 LLC. (On August 7, 2017, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).

Attachments: [PON, Public Owner Notification Map.pdf](#)

[Notify.pdf](#)

[Draft PZ Minutes 08-07-17.pdf](#)

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

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

[Exhibit C - Storage Elev.pdf](#)

[Exhibit C - Storage Elev2 6.pdf](#)

- 24** [17-7031](#) SU170804/S170806 - Specific Use Permit/Site Plan - Courtyard by Marriott at Grand Central Crossing (City Council District 2). A request to approve a Specific Use Permit and Site Plan authorizing the construction and operation of a hotel on 3.064 acres. The subject property, Lot 6, Block A of Grand Central Crossing Addition, is generally located on the SEC of State Highway 161 and Arkansas Lane. The property is zoned Planned Development-273A (PD-273A) District and within the SH 161 Overlay District. The applicant is Ray Francis, Grand Prairie Hotels, LLC. (On August 7, 2017, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).

Attachments: [Exhibit A - Legal Description.pdf](#)

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

[Location Map.pdf](#)

[PON.pdf](#)

[Notify.pdf](#)

[Draft PZ Minutes 08-07-17.pdf](#)

- 25** [17-7033](#) Z170801 - Planned Development Request - Lake Ridge Mixed Use (City Council District 6). A request to amend Planned Development-297B (PD-297B) District and adjust the district boundaries to include a 1.24-acre tract of land currently zoned Planned Development-297A (PD-297A) District. The amended planned development district, total 17.81 acres, includes multi-family, commercial, and mixed-use. The subject property is addressed as 7500 Lake Ridge Parkway and within the Lakeridge Overlay District. The agent is Robert Baldwin, Baldwin Associates, the applicant is Ben Luedtke, Peninsula Investment Limited Partnership, and the owner is Pool Joe PS Fund Ltd. (On August 7, 2017, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).

Attachments: [Exhibit A - Legal Description.pdf](#)
[Exhibit B - Location Map.pdf](#)
[Exhibit C - Concept Plan.pdf](#)
[Exhibit D - Conceptual Elevations.pdf](#)
[Exhibit E - Density and Dimensional Table.pdf](#)
[PON.pdf](#)
[Notify.pdf](#)
[Draft PZ Minutes 08-07-17.pdf](#)

- 26** [17-7034](#) Z170802/CP170801 - Planned Development Request/Concept Plan - Lake Ridge Townhouse Mixed Use (City Council District 4). A request to rezone 29.7 acres to a Planned Development District for residential and commercial uses. The proposed planned development includes 8.97 acres of townhomes, 16.18 acres of townhomes for active adults, and 4.55 acres for commercial uses. The subject property is generally located west of Lake Ridge Parkway on the north and south side of S. Grand Peninsula Drive, zoned Planned Development-298A (PD-298A) District, and within the Lakeridge Overlay District. The agent is Robert Baldwin, Baldwin Associates and the owner is Ben Luedtke, Peninsula Investment Limited Partnership. (On August 7, 2017, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).

Attachments: [Exhibit A - Legal Description.pdf](#)
[Exhibit B - Location Map.pdf](#)
[Exhibit C - Concept Plan.pdf](#)
[Exhibit D - Density and Dimensional Table.pdf](#)
[PON.pdf](#)
[Notify.pdf](#)
[Draft PZ Minutes 08-07-17.pdf](#)

- 27** [17-7035](#) Z170804/CP170802 - Planned Development Request/Concept Plan - Great Southwest Crossing Mixed Use (City Council District 4). Consider approval of a Concept Plan for retail/restaurant buildings, apartments, and townhomes. Also, please consider a request to amend the requirements for Planned Development-45 (PD-45) District for a mixed use development. The subject property, addressed as 4100 S. Great Southwest Parkway, is located approximately 300 ft west of the intersection of S. Great Southwest Pkwy and W. Bardin Rd., zoned Planned Development-45 (PD-45) District, and within the Interstate 20 Overlay District. The applicant is Hamilton Peck, Hamilton Commercial LLC and the owner is Donald Silverman, GSW Bardin LLC. (On August 7, 2017, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).

Attachments: [Location Map.pdf](#)

[PON, Public Owner Notification Map.pdf](#)

[Notify.pdf](#)

[Exhibit - Color Renderings.pdf](#)

[PZ Draft Minutes 08-07-17.pdf](#)

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

- 28** [17-7038](#) AV170801 - Alcohol Variance - Courtyard by Marriott at Grand Central Crossing (City Council District 2). A request for a variance to the proximity requirement for the sale of alcohol for on premise consumption with 300 feet of a school facility. The subject property, Lot 6, Block A of Grand Central Crossing Addition, is generally located on the SEC of State Highway 161 and Arkansas Lane. The property is zoned Planned Development-273A (PD-273A) District and within the SH 161 Overlay District.

Attachments: [PON.pdf](#)

[Notify.pdf](#)

Items for Individual Consideration

- 29** [17-7045](#) First public hearing seeking citizen comments on proposed tax rate of \$0.669998 per \$100 assessed valuation in accordance with the Texas Property Tax Code
- 30** [17-7008](#) Ordinance prohibiting drilling and mining or the reopening of any abandoned well or mine within the former site of the Great Southwest Golf Course located in Grand Prairie, Texas
- 31** [17-6940](#) Public hearing and resolution in support of a Texas Parks and Wildlife grant application for park property at the former site of the Great Southwest Golf Course (tabled at the August 1, 2017 meeting)
- 32** [17-7013](#) Appoint members of the Crime Control and Prevention Board for two-year terms

Attachments: [Board List.docx](#)

33 [17-7041](#) Board and Commission Appointments

Attachments: [Nomination Sheet 2017- Master 1.xls](#)

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 August 11, 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 Mona Lisa Galicia (mgalicia@gptx.org) at least three (3) business days prior to the scheduled meeting to request an accommodation.