



# City of Grand Prairie

City Hall  
317 College Street  
Grand Prairie, Texas

## Meeting Agenda

### City Council

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Tuesday, October 16, 2018

4:30 PM

City Hall - Briefing Room  
317 College Street

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#### Call to Order

#### Staff Presentations

- 1      [18-8355](#)      Discussion of Warehouse Moratorium - Presented by Steve Norwood, Planning Director, and Megan Mahan, City Attorney
- 2      [18-8268](#)      Traffic Safety Improvements - Presented by Chief Dye
- 3      [18-8320](#)      Plastic Free Plan-It - Presented by Patricia Redfearn, Solid Waste Manager

#### 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

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**6:30 PM Council Chambers**

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**Invocation: Pastor Stanley Smith, Faith Fellowship Missionary Baptist**

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

**Presentations**

- 4      [18-8119](#)      Presentation to the Grand Prairie Police Department from the Federal Bureau of Investigation (FBI) by Mr. Eric Jackson, Special Agent in Charge, Dallas Field Office
- 5      [18-8298](#)      Check Presentation to Special Olympics from proceeds of the Spring Classic Police Motorcycle Competition - Presented by Chief Steve Dye

**Consent Agenda**

*The full agenda has been posted on the city's website, [www.gptx.org](http://www.gptx.org), for those who may want to view this agenda in more detail.*

- 6      [18-8357](#)      Minutes of the September 18, 2018 Meeting  
**Attachments:** [Minutes 09-18-2018](#)
- 7      [18-8339](#)      Price Agreement for Preventative Pond Maintenance at Summit, PSB, and EPIC Grounds from Pond Medics, Inc. (up to \$66,859.80 annually) for one year with the option to renew for four additional one year periods totaling \$334,299.00 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:** [18119 - Pond Medics CC Exhibit.docx](#)  
[18-8339 - EPIC Pond Maintenance - Pond Medics.doc](#)
- 8      [18-8333](#)      Price Agreement for purchase of products, installation and repair services for fire apparatus equipment from Siddons-Martin Emergency Group, LLC (\$50,000.00 annually) through a national inter-local agreement with BuyBoard for one (1) year with the option to renew four (4), one-year periods totaling \$250,000 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:** [18-8333.doc](#)
- 9      [18-8267](#)      Engineering contract with Weaver Consultants Group for continued groundwater monitoring services for the Grand Prairie Landfill for two years, for a total cost of \$71,596  
**Attachments:** [CC 18-8267 Expenditure Information Form.doc](#)

- 10**      [18-8272](#)      Award Navia Benefit Solutions a one-year agreement for Flexible Spending and Dependent Care Account Administration Services (at a contracted rate of \$4.75 per participant per month; estimated at \$17,100 per year, approximately \$85,500 for five years) effective January 1, 2019 through December 31, 2019 with the option to renew annually unless terminated by either party, and authorize the City Manager to execute up to five annual renewal options for this agreement with aggregate price fluctuations of the lesser of up to \$50,000 or 25% of the original contract value so long as sufficient funding is appropriated by the City Council to satisfy the City's obligation during the renewal terms (renewal options beyond the five specified can be authorized however will require additional City Council approval)
- Attachments:** [FSA-DCA Scorecard.pdf](#)  
[FSA-DCA Cost Analysis.pdf](#)  
[Expenditure Information Form-FSA-DCA Admin Fees.pdf](#)
- 11**      [18-8256](#)      Award The Hartford a five-year agreement for Life Insurance effective January 1, 2019 through December 31, 2023 in the amount of \$2,616,647, with the option to renew for additional one-year increments. Additionally, award Hartford a five-year agreement for Long-Term Disability insurance effective January 1, 2019 through December 31, 2023 in the amount of \$564,186 with the option to renew for additional one-year increments, and authorize the City Manager to execute annual renewal options for both contracts with aggregate price fluctuations of the lesser of up to \$50,000 or 25%, per contract, of the original contract value so long as sufficient funding is appropriated by the City Council to satisfy the City's obligation during the renewal terms
- Attachments:** [Life-LTD RFP Analysis-Council Attachments.pdf](#)  
[Expenditure Information Form-Life Insurance.pdf](#)  
[Expenditure Information Form-LTD.pdf](#)
- 12**      [18-8297](#)      Award Deer Oaks a five-year agreement for Employee Assistance Program services (at a Per Employee Per Month (PEPM) cost of \$1.37; estimated \$26,304 annually; approximately \$131,520 for five years; \$263,040 for ten years) effective January 1, 2019 through December 31, 2023 with the option to renew annually unless terminated by either party. Additionally, authorize the City Manager to execute up to five annual renewal options for this agreement with aggregate price fluctuations of the lesser of up to \$50,000 or 25% of the original contract value so long as sufficient funding is appropriated by the City Council to satisfy the City's obligation during the renewal terms. Renewal options beyond the five specified can be authorized however will require additional City Council approval.
- Attachments:** [EAP Scorecard and Proposal Cost Analysis.pdf](#)  
[Expenditure Information Form-EAP.pdf](#)

- 13**      [18-8299](#)      Contract between the City and the Grand Prairie Arts Council for promotion and facilitation of arts in the community from Oct. 1, 2018, through September 30, 2019, in exchange for \$74,000 from the FY 2018/2019 Hotel Motel fund as approved in the budget  
**Attachments:** [Expenditure Information Arts Council 10-2018.docx](#)
- 14**      [18-8305](#)      Purchase of one (1) 2019 International 4300 TYMCO model 500x from TYMCO totaling \$253,802 through an Interlocal Agreement with BuyBoard  
**Attachments:** [18-8305.doc](#)
- 15**      [18-8325](#)      Purchase of the following for Parks and Recreation: three (3) 2019 Workman GTX (\$8,976.13 each), one (1) 2019 Toro Workman HDX (\$23,916.06) and one (1) 2019 Toro GM5910 (\$111,962.97) from Professional Turf Products for a combined total of \$162,807.42 through a national, interlocal agreement with BuyBoard  
**Attachments:** [18-8325.docx](#)
- 16**      [18-8346](#)      Purchase of three (3) 2019 Dodge Ram 4500 diesel cab and chassis 4x2 at a cost of \$153,000 through HGAC contract from Mac Haik Dodge Chrysler Jeep of Houston, Texas; Type I ambulance boxes to be mounted on the Dodge 4500's at a cost of \$468,000 through the HGAC contract from Frazer through the licensed franchised dealer, Mac Haik Dodge Chrysler Jeep of Houston, Texas; and an estimated cost of \$130,349 for related replacement equipment  
**Attachments:** [18-8346 FY19 Amulance Replacement.xlsx](#)
- 17**      [18-8307](#)      Purchase of one (1) 2019 CATERPILLAR INC Model: 300.9D mini excavator for Public Works (Streets), two (2) 2019 CATERPILLAR INC Model: 430F2 backhoe loaders for Public Works (Water), two (2) 2019 CATERPILLAR INC Model: 420F backhoe loaders for Parks and Recreation, one (1) 2019 CATERPILLAR INC Model: 725C articulated dump truck for Landfill, one (1) 2019 CATERPILLAR INC Model: 930M wheel loader for Landfill, one (1) 2019 CATERPILLAR Model: CP34 padfoot compactor for Public Works (Streets), and one (1) WEILER TT250 tack distributor for Public Works (Streets) from Holt CAT for a total of \$1,295,979 through a national, interlocal agreement with Sourcewell  
**Attachments:** [Streets.doc](#)  
[Water.doc](#)  
[Parks & Recreation.doc](#)  
[Landfill.doc](#)

- 18**      [18-8343](#)      Purchase and prepayment of Fire Department Truck 9 from Siddons-Martin of Denton, Texas through BuyBoard cooperative agreement at a total cost of \$1,335,575 after a \$52,000 trade-in and \$40,699 prepayment discounts; and the purchase of related equipment at a total cost of \$116,425 through current price agreements, HGAC, and BuyBoard contracts according to City purchasing policies and procedures  
**Attachments:** [18-8343 FY19 Truck Replacement.xlsx](#)
- 19**      [18-8313](#)      Authorize the City Manager to enter into grant applications with Texas Commission on the Arts (TCA) for Library programming in FY 2018/2019 not to exceed \$50,000  
**Attachments:** [expenditure form library grant applications with TCA](#)
- 20**      [18-8337](#)      Software Support and Maintenance Agreement with Superion, LLC for NaviLine Applications support and maintenance in the estimated annual amount of \$57,585.32 with 5% annual increase for one year with the option to renew for four additional one-year periods totaling approximately \$318,197.03 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:** [EXP 18-8337](#)
- 21**      [18-8336](#)      Renewal of the annual Software Maintenance Agreement with Superion, LLC for support and maintenance of our Public Safety software in the estimated annual amount not to exceed \$241,068.88 with 5% annual increase; and authorize renewal options for this agreement for one year with the option to renew for four additional one year periods totaling approximately \$1,332,057.74 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 (renewal options beyond the five specified can be authorized however will require additional City Council approval)  
**Attachments:** [EXP 18-8336](#)

- 22**     [18-8315](#)     Annual Software and Maintenance Agreement with the sole source provider, ESRI, in the amount of \$62,952.88 for the City's enterprise Geographic Information System software used by Public Works, Planning, Engineering, Transportation, and other departments, with the option to renew for four additional one-year periods totaling \$314,764.40 if all renewals are exercised; authorize the City Manager to execute up to four annual renewal options for this agreement with aggregate price fluctuations of the lesser of up to \$50,000 or 25% of the original contract value so long as sufficient funding is appropriated by the City Council to satisfy the City's obligation during the renewal terms  
**Attachments:** [EXP 18-8315](#)
- 23**     [18-8316](#)     Annual software licenses and support renewal with North Central Texas Council of Governments (NCTCOG) for Lawson Financial and Human Resources applications in the amount of \$203,123  
**Attachments:** [18-8316](#)
- 24**     [18-8330](#)     Interlocal Agreement with North Central Texas Trauma Regional Advisory Council (NCTTRAC) for a Mobile Emergency Response Restroom Trailer to be provided at no cost by NCTTRAC, provided that the City pay for the cost of maintenance and insurance
- 25**     [18-8331](#)     Change Order/Amendment No.2 for Vision Communities Management for Westchester PID management services and miscellaneous repairs in the total amount of \$31,250 (Council District 6)  
**Attachments:** [Exhibit A-Budget 5yr service plan-FY19-WC.pdf](#)
- 26**     [18-8353](#)     Change Order/Amendment No.1 for Arbor Masters Tree Service for Westchester PID tree services in the total amount of \$26,252.75 (Council District 6)  
**Attachments:** [Exhibit A-Budget 5yr service plan-FY19-WC.pdf](#)
- 27**     [18-8294](#)     Change Order (Amendment) No. 4 in the net amount of \$16,731.13 with Texas Standard Construction for the Main Street and Jefferson Area Storm Drain Improvements project  
**Attachments:** [18-8294 Main Jefferson](#)
- 28**     [18-8332](#)     Warmack Library Change Order/Amendment No. 3 with Pogue Construction in the amount of \$96,838.74 for added structural steel framing, metal stud wall framing adjustments, existing restroom renovations, floor drain provision in mechanical room, entry ramp and vestibule changes, mechanical unit concrete pad adjustments with landscape changes, storm drainage realignment, partition wall allowance reimbursement credit, new acoustical ceiling tile support grid and insulation of piping at restrooms  
**Attachments:** [18-8332 Warmack Library.xlsx](#)

- 29**      [18-8334](#)      Interlocal Agreement with City of Irving, Texas for the construction of a trail that will provide a trail in Grand Prairie and connect to the Rock Island Road Bike and Pedestrian Facility in Irving  
**Attachments:** [Rock Island Road trail agreement final 2018-10-02.doc](#)
- 30**      [18-8335](#)      Construction contract with Excel 4 Construction, LLC in the amount of \$1,234,327 for the FY19 Water and Wastewater Improvements; Material testing with Alliance Geotechnical Group in the amount of \$17,739.50; In-house labor distribution in the amount of \$61,716.35; 5% contract contingency in the amount of \$61,716.35; for a total project cost of \$1,375,499.20  
**Attachments:** [FY 18 Water & Wastewater Replacements recommendation letter.pdf](#)  
[Bid Proposal Items Form-Addendum final-BID SUMMARY.PDF](#)  
[619.123 WWST.xlsx](#)  
[619.109 WTER.xlsx](#)
- 31**      [18-8295](#)      Interlocal Agreement with City of Arlington, Texas for the construction of Arlington's Avenue H Street rebuild project between State Highway 360 and Great Southwest Parkway and paving improvements at the intersection of Great Southwest Parkway and Avenue H East  
**Attachments:** [Interlocal Agreement Arlington-Grand Prairie-Avenue H.pdf](#)
- 32**      [18-8340](#)      Fleet Service Center Change Order/Amendment No. 7 with Modern Contractors in the amount of \$28,953.39 for spiral ductwork, restroom air conditioning, natural gas connections, site grading changes, added demolition, wood furring, energy compliance additions, grouting of existing door frame, GFCI receptacles, air reel addition, canopy steel, door hardware changes, exterior painting/miscellaneous electrical changes adding power, temporary office trailer provisions and allowance reimbursement  
**Attachments:** [615.27](#)
- 33**      [18-8345](#)      Change Order/Amendment No. 16 in the net amount of \$184,500.00 with HKS Architects, Dallas, Texas for the EPIC Recreation and Indoor Water Park Project  
**Attachments:** [18-8345 615.120](#)
- 34**      [18-8349](#)      Change Order/Amendment No. 13 with Lee Lewis Construction, Inc. in the amount of \$180,129 for multiple items including additional railing at the wave pools, Epic Murals package, additional electrical and insulation modifications  
**Attachments:** [EXHIBIT A - Change Order 13.pdf](#)  
[615.120](#)

- 35**      [18-8351](#)      Change Order/Amendment No. 1 with Hill & Wilkinson General Contractors in the amount of \$12,844,411 for the balance of construction cost for phase one construction of the new Grand Prairie City Hall Complex and civic campus master plan work; 5% contingency in the amount of \$600,000; budget allowance of \$923,000 for owner-provided furniture/fixtures/equipment (FF&E); \$75,000 allowance for construction testing; \$185,000 allowance for audio/visual (A/V) provisions; \$100,000 allowance for IT/data design and installation; plus a \$110,000 allowance for door access and security systems for a total funding request in the amount of \$14,837,411  
  
                 **Attachments:** [618.16](#)
- 36**      [18-8354](#)      Change Order/Amendment No. 2 with Hill & Wilkinson General Contractors in the amount of \$1,885,000 for the balance of construction cost for the Firehouse Gastro Park restaurant; 5% contingency in the amount of \$90,000; \$2,500 allowance for additional geotechnical consultation and construction testing; plus a \$5,000 allowance for audio/visual (A/V) provisions for a total funding request in the amount of \$1,982,500  
  
                 **Attachments:** [617.139](#)
- 37**      [18-8301](#)      Ordinance authorizing the abandonment of 2-feet for the entire platted 10-foot utility easement at 4948 Marsh Harrier Avenue to John W. White for \$250; authorize the City Manager to sign a quitclaim deed on behalf of the City  
  
                 **Attachments:** [EXHIBIT A PROPERTY DESCRIPTION 4948 MARSH HARRIER AVE.pdf](#)  
   [EXHIBIT B AERIAL 4948 MARSH HARRIER AVE.pdf](#)
- 38**      [18-8270](#)      Ordinance amending the Code of Ordinances, Chapter 12 "Fire Protection and Emergency Management" by changing Section 12-10 from Reserved to "Third Party Inspections, International Fire Code Section 107.3, Recordkeeping" to become effective upon passage and approval
- 39**      [18-8347](#)      Ordinance amending Schedules III and IV of the Traffic Register by extending the north end of an existing shared school zone for Kennedy Middle School and Milam Elementary School; establishing a new one-way section on Burleson Street for Austin Elementary School; and creating a school zone on Fish Creek Road for the new Harmony Innovation Charter School.
- 40**      [18-8318](#)      Ordinance of the City of Grand Prairie, Texas, amending Ordinance 10430 to define the number of authorized positions within the Fire Department in each classification beginning October 17, 2018.
- 41**      [18-8310](#)      Resolution supporting the two-year continuation of the Police Department's Victim Assistance Program grant from the Texas Criminal Justice Division of the Governor's Office in the amount of \$339,220

- 42      [18-8308](#)      Resolution authorizing the City Manager to apply for funding to the Tarrant County 9-1-1 District Public Safety Answering Points Assistance Program (PSAP), in the amount of \$78,435 to purchase 9-1-1 related equipment and supplies  
**Attachments:** [Grand Prairie.pdf](#)
- 43      [18-8302](#)      Resolution authorizing the filing of an application requesting financial assistance from the Texas Water Development Board in an amount not to exceed \$3,750,000 to provide costs of replacement of deteriorated sanitary sewer pipe, and designating authorized representatives for the CWSRF 2019 project
- 44      [18-8291](#)      Resolution authorizing the City Manager to execute a master inter-local purchasing agreement between the City of Grand Prairie and the City of Carrollton, Texas
- 45      [18-8344](#)      Resolution authorizing the City Manager to execute a master inter-local purchasing agreement between the City of Grand Prairie and the City of Heath, Texas  
**Attachments:** [18-8344 City of Heath Resolution form](#)
- 46      [18-8269](#)      Resolution authorizing the City Manager to execute a master inter-local purchasing agreement between the City of Grand Prairie and the City of Lavon, Texas

### **Public Hearing Consent Agenda**

- 47      [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 C. Read Survey, Abstract No. 875, 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).

- 48**      [18-8283](#)      S181009 - Site Plan - Luxe at Grand Prairie (City Council District 4). Site Plan for Luxe Grand Prairie, approximately 315 multi-family residential units on 22.50 net acres. A portion of Tract 1, Memucan Hunt Survey, Abstract No. 757, City of Grand Prairie, Tarrant County, Texas, 23.39 acres zoned PD-378 in the IH-20 Corridor Overlay, addressed as 4115 S. Great Southwest Parkway and generally located south of the intersection of Bardin Road and Sgt. Greg L. Hunter Lane, approximately 750 feet east of Great Southwest Parkway. The agent is Jason Pyka, Manhard Consulting, the applicant is David Coldea, DLC Residential, and the owner is Mark Cope. (On October 1, 2018, 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](#)  
[Exhibit C - Landscape Plan](#)  
[Exhibit D - Building Elevations](#)  
[S181009 Mailing List.pdf](#)  
[PZ Draft Minutes 10-01-18.pdf](#)

- 49**      [18-8286](#)      SU181001/S181001 - Specific Use Permit/Site Plan - Avid Hotel (City Council District 1). Specific Use Permit and Site Plan for a 4-story, 110 room Avid hotel. Lot 1, Block 1, Golden Corral - 360 Addition, City of Grand Prairie, Tarrant County, Texas. 2.34 acres zoned Light Industrial within the State Highway 360 Corridor Overlay (SH 360), and addressed as 1102 N Highway 360. The agent is Paul Cragun, Cumulus Design and the applicant is Kalpesh Patel, Buffalo Lodging. (On October 1, 2018, 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 - Landscape Plan.pdf](#)  
[Exhibit D - Exterior Elevation Option A](#)  
[Exhibit E - Exterior Elevation Option B](#)  
[SU181001 S181001 Mailing List.pdf](#)  
[PZ Draft Minutes 10-01-18.pdf](#)

## **Public Hearing on Zoning Applications**

- 50**      [18-8223](#)      Z180701/CP180701 - Zoning Change/Concept Plan - SWBC at Grand Prairie (City Council District 2). A request to change from Planned Development-294B (PD-294B) to a Planned Development (PD) to allow construction of a multi-family development on approximately 12 acres. Frederick Dohme Abst 395 Pg 110, City of Grand Prairie, Dallas County, Texas, zoned Planned Development-294B (PD-294B), and located within the Highway 161 (Hwy 161) Corridor and Interstate 20 (I 20) Corridor Overlay. The applicant is Spencer Byington, SWBC and the owner is Rick O'Brien, Campbell-Mayfield Road LP. (On September 10, 2018, the Planning and Zoning Commission denied this request by a vote of 1-7. Motion for approval failed 1-7). (On September 18, 2018 the City Council recommended this case to the P&Z for consideration of the revised Concept Plan). (On October 1, 2018, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).

**Attachments:** [Exhibit A - Location Map.pdf](#)  
[Exhibit B - Operational Plan.pdf](#)  
[Exhibit C - Concept Plan.pdf](#)  
[Z180701, Mailing List.pdf](#)  
[PZ Draft Minutes 09-10-18.pdf](#)  
[PZ Draft Minutes 10-01-18.pdf](#)

- 51**      [18-8285](#)      S181006 - Site Plan - Andy's Frozen Custard with ATM (City Council District 6). Site Plan for a proposed Andy's Frozen Custard drive-in service restaurant with ATM. Lot 3R, Block 3, Westchester East Addition, City of Grand Prairie, Dallas County, Texas, and zoned Planned Development-173 (PD-173). The applicant is John Bezner, Civil Point Engineers and the owner is Aaron King, Andy's Frozen Custard. (On October 1, 2018, 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](#)  
[S181006 Mailing List.pdf](#)  
[PZ Draft Minutes 10-01-18.pdf](#)

- 52**      [18-8284](#)      S181003 - Site Plan - Main Event at Epic West Towne Crossing (City Council District 2). Site Plan for Main Event, a 48,560 sq. ft. bowling center with restaurant and amusement services as accessory uses, on 4.62 acres. Lot 1, Block C, Epic West Towne Crossing Phase 1 and Lot 1, Block 5, Central Park Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-364, within the SH 161 Overlay District, and addressed as 3106 S HWY 161. The agent is Michael Clark, Winkelmann & Associates, the applicant is Angel Robinson, Main Event Entertainment, and the owner is John Weber, Epic West Towne Crossing LP. (On October 1, 2018, 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 - Landscape Plan.pdf](#)

[Exhibit D - Building Elevations.pdf](#)

[Exhibit E - Operational Plan.pdf](#)

[S181003 Mailing List.pdf](#)

[PZ Draft Minutes 10-01-18.pdf](#)

- 53**      [18-8290](#)      SU181005/S181005 - Specific Use Permit/Site Plan - Grand Lakes Business Park Phase 4 (City Council District 5). Specific Use Permit & Site Plan for a two-story 297,000 square foot Transfer and Storage Terminal. Lot 1, Block B, Grand Lakes Business Park, Phase 4, City of Grand Prairie, Dallas County, Texas. 15.08 acres zoned Light Industrial (LI) District within the Interstate-30 (IH-30) Overlay Corridor District and addressed as 4025 E IH-30, Grand Prairie, Texas. The agent is Dan Gallagher and the owner is Douglas Drees, Transform Real Estate. (On October 1, 2018, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).

**Attachments:** [Exhibit A - Location Map](#)

[Exhibit B - Site Plan](#)

[Exhibit C - Building Elevation](#)

[Exhibit D - Landscape Plan](#)

[SU181005 S181005 Mailing List.pdf](#)

[PZ Draft Minutes 10-01-18.pdf](#)

- 54**      [18-8292](#)      SU181006/S181007 - Specific Use Permit/Site Plan - Grand Lakes Business Park Phase 3 (City Council District 5). Specific Use Permit and Site Plan for a two-story 182,000 square foot Transfer and Storage Terminal. 10.15 acres out of the Dudley F. Pearson Survey, Abstract No. 1130 and James McLaughlin Survey, Abstract No. 846, City of Grand Prairie, Dallas County, Texas, to be platted as Lot 1, Block 1, Grand Lakes Business Park, Phase 3. The property is zoned Light Industrial (LI) District within the Interstate-30 (IH-30) Overlay Corridor District and addressed as 4000 E IH-30, Grand Prairie, Texas. The agent is Eric Swartz, Pacheco Koch and the owner is Bob Rice, Ironwood Interests, LLC. (On October 1, 2018, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).

**Attachments:** [Exhibit A - Location Map](#)  
[Exhibit B - Site Plan](#)  
[Exhibit C - Building Elevations](#)  
[Exhibit D - Landscape Plan](#)  
[Exhibit E - Operational Plan](#)  
[SU181006 S181007 Mailing List.pdf](#)  
[PZ Draft Minutes 10-01-18.pdf](#)

- 55**      [18-8288](#)      SU181003/S181004 - Specific Use Permit/Site Plan - Adonis Auto (City Council District 1). Specific Use Permit and Site Plan for Adonis Auto to operate a Major Auto Repair facility with Auto Body & Paint Shop. Site 3, Block 6, GISD Commercial #5, Phase 3, City of Grand Prairie, Tarrant County, Texas, 5.5 acres zoned Light Industrial (LI) District and addressed as 1908 110th Street, Grand Prairie, Texas. The owner is Vikki Pruitt. (On October 1, 2018, 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 - Landscape Plan.pdf](#)  
[Exhibit D - Building Elevations.pdf](#)  
[Exhibit E - Operational Plan](#)  
[SU181003 Mailing List \(3\).pdf](#)  
[PZ Draft Minutes 10-01-18.pdf](#)

- 56      [18-8293](#)      Z181001/CP181001 - Zoning Change/Concept Plan - Robinson and Forum Apartments (City Council District 2). A Zoning Change and Concept Plan for 329 multi-family units and 26,355 of retail on 17.4 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-294 and PD-294B, 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 applicant is Chase Debaun, AeroFirma Corp and the owner is Rick O'Brien, Campbell-Belt Line LP. (On October 1, 2018, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).

**Attachments:** [Exhibit A - Location Map.pdf](#)  
[Exhibit B - Legal Description.pdf](#)  
[Exhibit C - Concept Plan.pdf](#)  
[Exhibit D - Concept Landscape Plan.pdf](#)  
[Exhibit E - Conceptual Elevations.pdf](#)  
[Exhibit F - Multi-Family Amenities Checklist.pdf](#)  
[Z181001 CP181001 Mailing List.pdf](#)  
[PZ Draft Minutes 10-01-18.pdf](#)

- 57      [18-8168](#)      TA180701 - Text Amendment - Article 4, Use Chart Update and Article 22, Fee Schedule. Amendment to the Unified Development Code, Article 4, "Permissible Uses" to revise the use chart and to revise Article 22, Fee Schedule. An Amendment to the Unified Development Code to revise the use charts to define and establish applicable districts for certain auto-related uses, industrial uses, and freight/transport uses, and billiard parlors. (On October 1, 2018, the Planning and Zoning Commission recommend approval of changes to the use chart pertaining to billiard parlors and recommended postponing all other proposed changes to further evaluate their development impact.)

**Attachments:** [Exhibit A - Proposed Article 4 All Changes](#)  
[Exhibit i - Definitions Updates](#)  
[Exhibit ii - Summary of ARB Changes](#)  
[Exhibit iii - Summary of Transport Changes.docx](#)  
[Exhibit iv - Summary of Industrial Changes](#)  
[PZ Draft Minutes 10-01-18.pdf](#)

- 58      [18-8289](#)      SU181004 - Specific Use Permit - 2625 W. Pioneer Parkway (City Council District 1). Specific Use Permit for a Billiard Room with 10 tables at Asia Times Square, 2625 W. Pioneer Pkwy., Suite 900. Lot 2, Sam's Properties Addition, City of Grand Prairie, Tarrant County, Texas, 13.71 acres zoned LI, Light Industrial and located at 2625 W. Pioneer Pkwy., Grand Prairie, Texas. The applicant is Peter Nguyen and the owner is Matthew Loh, LGSW Capital Investment. (On October 1, 2018, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).

**Attachments:** [Exhibit A - Location Map.pdf](#)  
[Exhibit B - BIDA EM operational plan](#)  
[Exhibit C - Bida Em Floor Plan](#)  
[SU181004 Mailing List.pdf](#)  
[PZ Draft Minutes 10-01-18.pdf](#)

- 59      [18-8169](#)      TA180601 - Text Amendment - Article 9, Sign Standards. Amendment to the Unified Development Code, Article 9, "Sign Standards". An Amendment to the Unified Development Code to replace existing standards for signage with new standards governing temporary and permanent signage on residential and non-residential property, defining prohibited signage, murals, billboards, and accent lighting on businesses. (On September 10, 2018, the Planning and Zoning Commission recommended approval of this request by a vote of 7-1).

**Attachments:** [Article 9 Sign Code 10-16 CC](#)  
[PZ Draft Minutes 09-10-18.pdf](#)

### Items for Individual Consideration

- 60      [18-8183](#)      Second reading and adoption of an ordinance modifying the solid waste collection franchise agreement with Republic Waste Services of Texas Ltd., dba Republic Services of Arlington to include a \$0.25 rate increase to residential service, per household, per month, a 7.25% increase to commercial service and a 3.5% increase to roll-off customers
- 61      [18-8184](#)      Second reading and adoption of an ordinance of the City of Grand Prairie, Texas, amending the Utilities and Services Chapter of the Code of Ordinance of the City of Grand Prairie, Texas by amendment of Article VI relating to the regulation of garbage collection and disposal within the city, making this amendment cumulative, repealing all ordinances in conflict herewith; and to become effective upon its passage, approval and publication
- 62      [18-8352](#)      Public Hearing and an Ordinance amendment to Ordinance No. 6095, extending the Tax Increment Reinvestment Zone #1 boundary and term

**Attachments:** [Exhibits](#)  
[Grand Prairie TIRZ 1 PPFP v1](#)

- 63**      [18-8205](#)      Ordinance Amending the Code of Ordinances, Updating Water & Wastewater Impact Fees amending Article 22.3.16; Schedule 22.3-1a of Unified Development Code  
**Attachments:** [2017 Impact Fee Advisory recommendation.pdf](#)
- 64**      [18-8273](#)      Rescind August 21, 2018 action of the City Council tabling of SU180805/S180803, the application of Travis Baxter, Pritchard Associates, for an SUP/Site Plan for 1113 W. Oakdale Road (if this item is passed, Council will hear the Case at the November 6, 2018 Council Meeting)

### **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 October 12, 2018.*

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*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](mailto:mgalicia@gptx.org)) at least three (3) business days prior to the scheduled meeting to request an accommodation.*