



City of Grand Prairie

City Hall
317 College Street
Grand Prairie, Texas

Meeting Agenda

City Council

Tuesday, March 21, 2017

4:30 PM

City Hall - Briefing Room
317 College Street

Call to Order

Staff Presentations

- 1 [17-6487](#) 1/4 Cent Street Sales Tax Education Program - Presented by Amy Sprinkles, Marketing, Communications and Library Director
- 2 [17-6511](#) Prairie Lights Update - Presented by Mae Smith, Duane Strawn and Chief Dye
- 3 [17-6595](#) Comprehensive Annual Financial Report - Presented by Diana Ortiz, Chief Financial Officer, and Jerry Gaither, Weaver, LLP

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: Ray Bush, Chaplain, Grand Prairie Crisis Response Ministry
Pledge of Allegiance to the US Flag and to the Texas Flag led by Council Member Shotwell

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 [17-6593](#) Minutes of the March 7, 2017 Meeting

 Attachments: [Minutes 03-07-2017.pdf](#)

- 5 [17-6560](#) Accept the City's Comprehensive Annual Financial Report for Fiscal Year
Ending September 30, 2016

- 6 [17-6590](#) Price agreement for Safariland ballistic vests from GT Distributors, Inc., in the
annual estimated amount of \$85,000 for one year with the option to renew for
four additional one-year periods 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: [Attachment A.pdf](#)
 [Ballistic Vest Expenditure Information Form](#)

- 7 [17-6587](#) Price agreement for plumbing services from The Brandt Companies through a
national inter-local agreement with Buyboard at an estimated annual cost of
\$100,000 for one year; 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

- 8 [17-6525](#) Professional Services Contract with Freese and Nichols to Update Grand Prairie
Master Transportation Plan and Comprehensive Plan in the amount of \$375,053

 Attachments: [17-6525 Bud Sum.xlsx](#)

- 9 [17-6534](#) Two year renewal with OverDrive, Inc. for e-books through the OverDrive
platform in an amount up to \$130,000 for the two year period (\$65,000
annually); authorize the City Manager to execute future renewals so long as
each renewal does not exceed \$130,000 and so long as sufficient funding is
appropriated by the City Council to satisfy the City's obligation during the
renewal terms

 Attachments: [Library 17-6534 Expenditure Form.doc](#)

- 10 [17-6578](#) Contract with BrightView Landscapes, LLC for landscape maintenance
(\$749,581) in Peninsula PID (Council Districts 4 and 6)

 Attachments: [Exhibit A-PID Budget Peninsula FY17.pdf](#)

- 11 [17-6584](#) Contract with High Sierra Electronics, Inc. for the purchase and installation of four (4) Automated Low Water Crossing Gates in the amount of \$160,118
Attachments: [17058 - Tabulation.xlsx](#)
[63517013.xlsx](#)
[233010-61405.doc](#)
[01706203](#)
- 12 [17-6586](#) Engineering and Surveying Services contract with RLG Consulting Engineers for FY17 Neighborhood Drainage Improvements in the amount of \$84,261, plus a 5% contingency of \$4,213 for a total project request of \$88,474
Attachments: [01705403.xlsx](#)
- 13 [17-6591](#) Award a contract to the recommended low bidder, Collins Company, for safety netting and safety padding replacement for the Airhog Baseball Stadium in the amount of \$77,935
Attachments: [17076 - Exhibit A.pdf](#)
[Base ballExpenditure Information Form.doc](#)
- 14 [17-6596](#) Resolution granting 380 Incentive Agreement with CardinalHealth; granting a five-year 50% rebate on sales tax revenues
- 15 [17-6585](#) Ordinance authorizing the abandonment of utility easements at 218 East Main contingent upon building expansion plans
Attachments: [AERIAL MAP UPLIFT UTILITY ABANDONMENT .pdf](#)
[EXHIBIT A TRACTS 1 AND 2 ESMT ABANDONMENT .pdf](#)

Public Hearing Consent Agenda

- 16 [17-6379](#) TA170101 - Text Amendment - Article IV, "Permissible Uses" of the UDC. Amending Section 14, "Use Charts" of Article 4: Permissible Uses of the Unified Development Code, to establish a specific use permit requirement for all new schools (public, private, vocational and institutional), exclusive of additions and remodels, in all zoning districts. The owner/applicant is the City of Grand Prairie Planning Department. (On January 9, 2017, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0; tabled at the January 24, 2017 Council meeting)
Attachments: [Exhibit - Use Chart .pdf](#)
[PZ Draft Minutes 01-09-17.pdf](#)

- 17 [17-6546](#) S170301 - Site Plan - Arise and Build Christian Church (City Council District 5). Approve a site plan for a new 3,250 sf sanctuary building addition to an existing church campus on one lot on 1.19 acres. The 1.19 acre property is generally located at the southeast corner of N.W. 17th Street and Cain Lane (518 N.W. 17th Street). The property is zoned Single Family 4 (SF-4) District and is within the State Highway 161 Overlay Corridor District (SH-161). The applicant is James Buford, Arise and Build Church. (On March 6, 2017, the Planning and Zoning Commission recommended approval of this request by a vote of 7-0).

Attachments: [Location Map.pdf](#)

[PON.pdf](#)

[Property.pdf](#)

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

[PZ Draft Minutes 3-6-17.pdf](#)

- 18 [17-6547](#) S170302 - Site Plan - Murco Warehouse Facility (City Council District 5). Approve a site plan for a new single story, 7,800 sf office/showroom-warehouse facility on one lot on 0.51 acres. The 0.51 acre property is generally located at the southwest corner of East Main Street and S.E. 19th Street (1825 E. Main Street). The property is zoned Light Industrial (LI) District and is within the Central Business District Overlay Corridor District, Section 3 (CDB-3). The agent is Jim Snyder, Bennett Building System and the owner is Juan Benton, FJM Legacy Property Mgmt. (On March 6, 2017, the Planning and Zoning Commission recommended approval of this request by a vote of 7-0).

Attachments: [Location Map.pdf](#)

[PON.pdf](#)

[Notify.pdf](#)

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

[PZ Draft Minutes 3-6-17.pdf](#)

Public Hearing on Zoning Applications

- 19** [17-6386](#) Z170101/CP170101 - Zoning Change/Concept Plan - ECOM Real Estate (City Council District 4). A request to rezone 19.94 acres from Planned Development-77 (P-77) District to a Planned Development for single family detached uses. The subject property is addressed as 3600 S. Great Southwest Parkway, located on the southwest corner of S. Great Southwest Parkway and S. Forum Drive, and zoned PD-77 District. The agent is Brett Mann, BGE, Inc. and the owner is Dan Luby, ECOM Real Estate Mgmt. (On March 6, 2017, the Planning and Zoning Commission recommended approval of this request by a vote of 7-0).

Attachments: [Exhibit A - Legal Description.pdf](#)
 [Exhibit B - Location Map.pdf](#)
 [Exhibit C - Concept Plan.pdf](#)
 [Exhibit D - Conceptual Open Space Plan.pdf](#)
 [PON Revised.pdf](#)
 [Notify Revised.pdf](#)
 [PZ Draft Minutes 3-6-17.pdf](#)

- 20** [17-6545](#) CP170301 - Concept Plan - SEC of Hwy 161 and Arkansas Ln (City Council District 2). Approval of a Concept Plan for three retail/restaurant buildings, two restaurants, and one hotel on 10 acres. The subject property, addressed as 951 and 1001 Arkansas Lane, is located on the southeast corner of S. Highway 161 and Arkansas Lane, zoned Planned Development 273-A (PD-273A) District, and within the SH 161 Corridor Overlay District. The agent is Byron Waddey, Vasquex Engineering, LLC and the owner is James F. Mason Jr., FRC/AC Grand Prairie Arkansas, LLC. (On March 6, 2017, the Planning and Zoning Commission recommended approval of this request by a vote of 7-0).

Attachments: [Location Map.pdf](#)
 [PON.pdf](#)
 [Notify.pdf](#)
 [Exhibit - Site Plan.pdf](#)
 [Exhibit - Concept Plan with Green Space.pdf](#)
 [PZ Draft Minutes 3-6-17.pdf](#)

- 21** [17-6548](#) Z170202/CP170201 - Zoning Change/Concept Plan - General Retail and add approximately 19 acres of Urban Residential and Multi Family (City Council District 2). A request for approval of a Concept Plan to establish access and circulation for general retail and multi- family residential uses on 39.22 acres. The subject property is addressed as 3600 Robinson Road, generally located at the northeast corner of S. Highway 161 and S. Forum Drive, zoned Planned Development 294 (PD-294) District, and within the SH 161 Corridor Overlay District. The agent is Rob Parsons, Gateway Planning, the applicant is Charlie Anderson, TA Land Fund LP, and the owner is Rick O'Brien, Campbell-Mayfield Road LP. (On March 6, 2017, the Planning and Zoning Commission recommended approval of this request by a vote of 7-0).

Attachments: [Exhibit A - Location Map.pdf](#)
[Exhibit B - Concept Plan Exhibit.pdf](#)
[Exhibit C - Typical Mandatory Circulation Street.pdf](#)
[PON.pdf](#)
[Notify.pdf](#)
[PZ Draft Minutes 3-6-17.pdf](#)

- 22** [17-6549](#) Z170301 - Zoning Change - Single Family at Seeton Road (City Council District 6). Approval of a Zoning Change from Agriculture (A) District to a Planned Development for single family uses. The 8.76-acre property, addressed as 2700 and 2720 E Seeton Road, is generally located east of Day Miar Road. The agent is Rich Darragh, Skorburg Company and the owner is Michael Farah, Rafah Real Estate, LLC. (On March 6, 2017, the Planning and Zoning Commission recommended approval of this request by a vote of 7-0).

Attachments: [Exhibit A - Legal Description.pdf](#)
[Exhibit B - Location Map.pdf](#)
[Exhibit C - Concept Plan.pdf](#)
[PON.pdf](#)
[Notify.pdf](#)
[PZ Draft Minutes 3-6-17.pdf](#)

Items for Individual Consideration

- 23** [16-6335](#) Ordinance providing for a six month moratorium on the acceptance of any development related applications or permits for schools
- 24** [17-6439](#) Public Hearing regarding Water & Wastewater Impact Fees

Attachments: [North Sector Proposed Impact fees 2017.docx](#)
[South Sector Proposed Impact Fees 2017.docx](#)

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 March 17, 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 Gloria Colvin (gcolvin@gptx.org) at least three (3) business days prior to the scheduled meeting to request an accommodation.