



City of Grand Prairie

City Hall
317 College Street
Grand Prairie, Texas

Meeting Agenda

City Council

Tuesday, May 16, 2017

4:30 PM

City Hall - Briefing Room
317 College Street

Call to Order

Staff Presentations

- 1 [17-6758](#) Homestead Exemption Increase - Presented by Anna Doll, Deputy City Manager
- 2 [17-6527](#) Summer Reading Club - Presented by Amy Sprinkles, Library and Marketing Director
- 3 [17-6682](#) Parks Master Plan - Presented by Rick Herold, Parks, Arts and Recreation Director

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: Larry Land, Crisis Response Ministry Chaplain

Pledge of Allegiance to the US Flag and to the Texas Flag led by Council Member Richard Fregoe

- 4 [17-6745](#) Resolution Canvassing the votes of the May 6, 2017 City Election

- 5 [17-6756](#) Administer Oath of Office to Jorja Clemson, Council District 1; Mike Del Bosque, Council District 3; and Jeff Copeland, Council Place 7, at large

Presentations

- 6 [17-6737](#) Police Department "Citizen Award of Merit" recognizing Eustorgio and Ruben Salas - Presented by Chief Dye
- 7 [17-6751](#) Motorcycle Safety and Awareness Month - Presented 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.

- 8 [17-6762](#) Minutes of the May 2, 2017 Meeting
Attachments: [Minutes 05-02-2017.pdf](#)
- 9 [17-6736](#) Ratification of contract with Motorola Solutions, Inc. for engineering services, design, and anchor guy wire reinforcement for the Service Center Radio System Tower in the amount of \$211,405.28
Attachments: [17-6736 Motorola Solutions](#)
- 10 [17-6739](#) Price agreement with OneRain, Inc. for rain/stream gauge software for up to \$17,000 annually, and an one-time cost of \$33,200 for hardware installation, configuration, and training, and a 5% contingency in the amount of \$1,660, for a year one total of \$51,860, with the option to renew for four additional one-year periods totaling \$119,860 if all extensions are exercised; and authorize the City Manager to execute 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: [17-6739.docx](#)
[233010-61640 Expenditure Information Form.doc](#)
- 11 [17-6742](#) Price agreement with Consolidated Traffic Controls, Inc. for traffic control and signal pre-emption equipment through a national inter-local agreement with HGAC at an estimated annual cost of \$200,000 for one year with the option to renew for one additional one-year period totaling \$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 term(s)
Attachments: [17-6742 Exp. Info.doc](#)

- 12 [17-6748](#) Price agreement for chlorine cylinders from DPC Industries, Inc. in the amount of \$64,518, and ammonia cylinders from Airgas in the amount of \$43,218.15; authorize the City Manager to execute up to four one-year renewals with aggregate price fluctuations of the lesser of up to \$50,000 or 25% or 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 for an annual supply of chlorine and ammonia
Attachments: [17-6748 - Expenditure Form.docx](#)
[17089 - Tabulation & Scorecard, Chlorine & Ammonia Cylinders.docx](#)
- 13 [17-6694](#) Professional Services Contract with H. W. Lochner for engineering services for three intersection improvements in the amount of \$134,473 with a 5% contingency of \$6,724 for a total request of \$141,197
Attachments: [17-6694 High Accident](#)
- 14 [17-6723](#) Renewal of Sanitary Sewer Overflow Initiative Agreement with TCEQ
Attachments: [SSO agreement 10_12_2006.pdf](#)
[SSO renewal4_19_17.pdf](#)
- 15 [17-6734](#) Authorize the City Manager to enter into a grant application with Texas State Library and Archives Commission for Interlibrary Loans (ILL)
- 16 [17-6735](#) Authorize the purchase of a tax foreclosure lot located at 2105 Beaumont in Dalworth Park Addition
- 17 [17-6743](#) Change Order No. 4 with McMahon Contracting, Inc. in the net amount of (-\$187,367.49) for Capetown Drive paving, drainage, and wastewater improvements project
Attachments: [615.66 STRT.xlsx](#)
[615.102.xlsx](#)
[616.42.xlsx](#)
- 18 [17-6744](#) Change Order/Amendment No. 2 with Freese and Nichols, Inc. for professional engineering services relating to landfill levee remediation services in the amount of \$20,000
Attachments: [17-6744 Landfill](#)
- 19 [17-6746](#) Change Order/Amendment No. 1 for the Developer Participation Agreement with Weeks-Robinson for the construction of an oversized storm drain under SH303 in the amount of \$34,328.88
Attachments: [616.48 STRM](#)
- 20 [17-6754](#) Resolution adopting the Project Discovery 2026 Parks, Recreation and Open Space

- 21** [17-6733](#) Ordinance Amending the Code of Ordinances, Chapter 24 "Taxation," to increase the Homestead Exemption to from \$7,500 to \$10,000.
Attachments: [ORD 10232 02-07-2017 \(2\).pdf](#)
[Homestead F&G 5-2-17.pdf](#)
- 22** [17-6766](#) Ordinance amending the FY 2016/2017 Capital Improvement Projects Budget; and authorize payment of the Loan Origination fee of \$94,535 for the Principal Forgiveness Agreement Loan between the Texas Water Development Board and the City
Attachments: [Grand Prairie NS2017 TWDB Closing Memo FINAL.pdf](#)
[Grand Prairie, TX Water & Wastewater System Revenue Bonds, New Series 20617.146 TWDB.xlsx](#)

Public Hearing Consent Agenda

- 23** [17-6702](#) S170501 - Site Plan - 701 W Jefferson Street (City Council District 5).
Approve a Site Plan of Lot 1, Block 1, of Indian Hills Addition, to construct and operate commercial development. The 1.44-acre property is zoned Commercial (C) within the Central Business District and located at the address 701 W. Jefferson St. The applicant is Julio Santiago and the owner is Arturo Torres. (On May 1, 2017, the Planning and Zoning Commission tabled this case by a vote of 7-0).
- 24** [17-6703](#) Z170401 - Zoning Change - Epic Towne Crossing (City Council District 2). A request to expand the boundary of and amend the requirements for Planned Development-266 (PD-266) District for a mixed use development totaling 88.15 acres. The subject property, located on both sides of S. Highway 161 between Mayfield Road and W. Warrior Trail, is zoned PD-266, PD-91, PD-273A, and PD-187 and within the SH 161 Overlay District. The agent is Gerald Luecke, Hodges Architecture, the applicant is Mark Davis, Weber & Company, and the owners are Sally Smith Mashburn, Bob Smith Management Company, LTD, John P. Weber, Epic West Towne Crossing L.P., John P. Weber, Mayfield Towne Crossing L.P., and John P. Weber, Epic East Towne Crossing L.P. (On May 1, 2017, the Planning and Zoning Commission tabled this case by a vote of 7-0).

Public Hearing on Zoning Applications

- 25** [17-6719](#) Z170502 - Zoning Change - 602 NW 19th Street (City Council District 5). Approval of a rezoning request from Planned Development 112 (PD-112) Commercial to Single Family Six (SF-6) District Residential. The 0.528 acre vacant property is located at the northeast corner of NW 19th Street and Cain Lane, addressed at 602 NW 19th Street and lies within the State Highway 161 (SH 161) Overlay Corridor District. The agent is Shola Morohunfolo, OKM Engineering, Inc. and the owner is Joel Vallejo. (On May 1, 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](#)

[PZ Draft Minutes 05-01-17.pdf](#)

- 26** [17-6710](#) S170504 - Site Plan - Texas Department of Public Safety Driver License Office (City Council District 5). A request to approve a site plan for Texas Department of Public Safety's Driver's License Facility (12,864 sf) on one lot. The 5.78-acre property is generally located on the northwest corner of Graham Street and Bagdad Road. The property is zoned Planned Development 41 (PD-41) District for Commercial uses, and within Interstate 30 (I-30) Overlay Corridor District. The agent is John Ainsworth, Kimley-Horn, the applicant is John Bundy, and the owner is Debbie Hobbs, I 30 Meyers JV II. (On May 1, 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 05-01-17.pdf](#)

- 27** [17-6636](#) S160901A - Site Plan Amendment - Sonic Drive-Thru Restaurant (City Council District 4). Amend a site plan to allow for variance to required masonry fence/screening requirements associated with proposed restaurant with drive-through. The 0.67 acre property is generally located north of W. Camp Wisdom Road and approximately 580 feet east of Magna Carta Boulevard (2864 W. Camp Wisdom Road). The property is zoned Planned Development 130B (PD-130B) District and was granted Specific Use Permit 1006 (SUP-1006) allowing for restaurant with a drive-through. The agent is Michael Salcedo, Salcedo Group, Inc. and the owner is J.D. Franks. (On April 3, 2017, the Planning and Zoning Commission recommended approval of this request by a vote of 4-1). (Tabled at the 4-18-2017 Council Meeting)

Attachments: [Location Map.pdf](#)

[PON.pdf](#)

[Notify.pdf](#)

[Exhibit - Fence Variance Ltr .pdf](#)

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

[PZ Draft Minutes 04-03-17.pdf](#)

[Exhibit - Revised Fence Landscaping.pdf](#)

- 28** [17-6711](#) S170505 - Site Plan - Restaurant and Retail at Grand Central Crossing, Lot 2 (City Council District 2). A request to approve a Site Plan authorizing the construction of a 6,813-square-foot building for retail and restaurant uses on Lot 2 of Grand Central Crossing Addition. The 0.99-acre property is generally located on the southeast corner of State Highway 161 and Arkansas Lane, zoned Planned Development-273A (PD-273A) District, and within the SH 161 Overlay District. The agent is Byron Waddey, Vasquez Engineering, LLC, the owner is Chad DuBose, JCD Holdings, LLC, and the owner is James F. Mason Jr., FRC/AC Grand Prairie Arkansas, LLC. (On May 1, 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 - Landscape Plan.pdf](#)

[Exhibit - Building Elevations.pdf](#)

[Exhibit - Materials Board.pdf](#)

[Exhibit - Signage Plan.pdf](#)

[PZ Draft Minutes 05-01-17.pdf](#)

- 29** [17-6716](#) SU170503/S170509 - Specific Use Permit/Site Plan - Retail, Restaurant, and QSR at Grand Central Crossing, Lot 3 (City Council District 2). A request to approve a Specific Use Permit and Site Plan authorizing the construction of a 6,813-square-foot building for retail/restaurant uses and operation of a restaurant with a drive-through. The 1.74-acre property is generally located on the southeast corner of State Highway 161 and Arkansas Lane, zoned Planned Development-273A (PD-273A) District, and within the SH 161 Overlay District. The agent is Byron Waddey, Vasquez Engineering, LLC, the applicant is Chad DuBose, JCD Holdings, LLC, and the owner is James F. Mason Jr., FRC/AC Grand Prairie Arkansas, LLC. (On May 1, 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 - Site Plan Package.pdf](#)

[PON.pdf](#)

[Notify.pdf](#)

[PZ Draft Minutes 05-01-17.pdf](#)

- 30** [17-6713](#) SU170501/S170507 - Specific Use Permit/Site Plan - Restaurant and Retail at Grand Prairie Corners (City Council District 2). A request to approve a Specific Use Permit and Site Plan authorizing the construction of two buildings for retail/restaurant uses and the operation of a restaurant with a drive-through. The 3-acre property is zoned Planned Development-294 (PD-294) District, within the SH 161 Overlay District, and located on the east side of State Highway 161, south of Ikea Place. The agent is Johnathan Hake, Cross Engineering, the applicant is Dave Carter, NDC Holdings, and the owner is Charlie Anderson, TA Ikea 10, LP. (On May 1, 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 - Site Plan Package.pdf](#)

[PON.pdf](#)

[Notify.pdf](#)

[PZ Draft Minutes 05-01-17.pdf](#)

- 31** [17-6717](#) SU170504/S170510 - Specific Use Permit/Site Plan - 7-11 at 161 and Pioneer Pkwy. (City Council District 1). A request to approve a Specific Use Permit/Site Plan for a convenience store with gasoline pumps on one lot. The 1.612-acre property is located on the southwest corner of State Highway 161 and Pioneer Parkway. The property is zoned Light Industrial (LI) District, and within State Highway 360 (SH-360) Overlay Corridor District. The agent is Karen Mitchell, Mitchell Planning Group, LLC and the owner is Gary Fullington, Pioneer 161 Crossing, LLC. (On May 1, 2017, the Planning and Zoning Commission recommended approval of this request by a vote of 5-2).
- Attachments:** [Location Map.pdf](#)
[PON.pdf](#)
[Notify.pdf](#)
[Exhibit - Site Plan.pdf](#)
[Exhibit - Landscape Plan.pdf](#)
[Exhibit - Elevations.pdf](#)
[PZ Draft Minutes 05-01-17.pdf](#)
- 32** [17-6712](#) S170506 - Site Plan - Grocer at Victory @ Lakeridge (City Council District 6). A request to approve a Site Plan authorizing the construction of a 35,962-square-foot grocery store. The 6.17-acre property is generally located on the northeast corner of W. Camp Wisdom Road and Lake Ridge Parkway, zoned Planned Development-283 (PD-283) District, and within the Lakeridge Parkway Overlay District. The agent is Patrick Hogan, Kimley-Horn and the owner is Kris Ramji, Victory at Lake Ridge. (On May 1, 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](#)
[Exhibit - Elevations with Original Roofline.pdf](#)
[PZ Draft Minutes 05-01-17.pdf](#)

- 33** [17-6715](#) SU170502/S170508 - Specific Use Permit/Site Plan - Pilot Travel Center (City Council District 1). Approve a Specific Use Permit and Site Plan for a convenience store/truck fueling station generally located on one non-residential lot. The 4.833-acre tract is zoned Light Industrial (LI) and located at the NWC of Roy Orr and Trinity Blvd. The agent is John Bezner, Civil Point Engineers, the applicant is Brad Alsup, Pilot Travel Centers LLC, and the owner is Oaksbranch LP. (On May 1, 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 - Landscape Plan.pdf](#)

[Exhibit - Elevations.pdf](#)

[PZ Draft Minutes 05-01-17.pdf](#)

- 34** [17-6637](#) SU170401/S170401 - Specific Use Permit/Site Plan - EchoPark Automotive (City Council District 2 & 4). Approve a Specific Use Permit & Site Plan to allow for a Used Car Dealership in conjunction with a Corporate Headquarters Campus. The 9.687 acre property, zoned Planned Development 29 (PD-29) District and located within the I.H. 20 Corridor Overlay District. The property is located north of I.H 20 Service Road at the southwest corner of Bob Smith Parkway and Sara Jane Parkway. The property is addressed at 2200 I.H. 20. The agent is Maxwell Fisher, Masterplan Consultants, the applicant is John E. Russ, EchoPark Realty, TX, LLC, and the owner is Sally Smith Mashburn, Bob Smith Management Company, LTD. (On May 1, 2017, the Planning and Zoning Commission recommended approval of this request by a vote of 5-2).

Attachments: [Location Map.pdf](#)

[PON.pdf](#)

[Notify.pdf](#)

[Exhibit - Site Plan.pdf](#)

[Exhibit - Landscape Plan.pdf](#)

[Exhibit - Elevations.pdf](#)

[PZ Draft Minuts 05-01-17.pdf](#)

- 35** [17-6718](#) Z170501/SU170505 - Zoning Change/Specific Use Permit - Candela Manufactured Home Community (City Council District 1). A request to approve a Planned Development rezone and Specific Use Permit for a Manufactured Home Park consisting of 192 lots and multiple open area lots. The 34.18-acre property is located south of E. Shady Grove Road at Jones Street, just west of N. Belt Line Road, addressed as 201 E. Shady Grove Road. The property is currently zoned Light Industrial (LI) District. The agent is Brad Williams, Winstead PC and the owner is David Zulejkic, 67ECO, LLC. (On May 1, 2017, the Planning and Zoning Commission recommended denial of this request by a vote of 5-2).

Attachments: [Request to Table.pdf](#)

Items for Individual Consideration

- 36** [17-6750](#) First reading of an ordinance approving a negotiated settlement between the Atmos Cities Steering Committee and Atmos Energy Corp., Mid-Tex Division regarding the company's 2017 Rate Review Mechanism Filings
- Attachments:** [2017.05.02 ORDINANCE RE settlement between ACSC and Atmos Energy Mid](#)

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 May 12, 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.