

City of Grand Prairie

City Hall 317 College Street Grand Prairie, Texas

Meeting Agenda

City Council

Tuesday, November 15, 2016 4:30 PM City Hall - Briefing Room 317 College Street

Call to Order

Staff Presentations

1	<u>16-5971</u>	Human Resources Update - Presented by Lisa Norris, Human Resources
		Director
2	16-6038	Prairie Lights Update - Presented by Rick Herold, Parks, Arts and Recreation

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" Contemplated Litigation re: New Harmony Elementary School site plan
- (2) Section 551.072 "Deliberation Regarding Real Property"
- (3) Section 551.074 "Personnel Matters" City Manager's Contract
- (4) Section 551.087 "Deliberations Regarding Economic Development Negotiations"

Recess Meeting

 6:30 PM Council Chambers
 0.30 1 W Council Chambers

Presentations

<u>16-6249</u> Miss Grand Prairie Proclamation Presentation by Mayor Pro Tem Jorja Clemson

Attachments: 2016 Miss Grand Prairie.doc

Invocation: Pastor Justice Ekejiuba, Above All Church Pledge of Allegiance to the US Flag and to the Texas Flag led by Council Member Fregoe 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.

view inis agenda in more detail.			
3	<u>16-6245</u>	Minutes of the November 1, 2016 Meeting	
		Attachments: 11-1-2016 Council Minutes.pdf	
4	<u>16-6230</u>	Price agreement for pavement leveling services with Nortex Concrete Lift & Stabilization (up to \$632,730 annually) for one year with the option to renew for four additional one year periods totaling \$3,163,650 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: NORTEX TAB #16137.pdf 16-6230 Paving	
5	<u>16-6232</u>	Purchase of twenty-two (22) Panasonic "Toughbook" mobile laptops and docks from GTS Technology Solutions (GTS), a State approved Department of Information Resources (DIR) vendor, in the amount of \$102,890.70 for the Police Department Attachments: Expenditure Information Form - CTAX.doc Capital Projects Budget Summary for CC's	
6	<u>16-6141</u>	Service contract with Komatsu Architects in an amount not to exceed \$400,000 for architectural and engineering design; and documentation services to expand the Warmack Library Attachments: 16-6141 Warmack Library	

Purchase of one (1) 2017 Kenworth T470 roll-off truck for the Landfill, one (1) 2017 Kenworth T470 flush truck for Wastewater Maintenance, two (2) 2017 Kenworth T370 utility body trucks for Water/Wastewater, and eight (8) 2017 Kenworth T440 tandem dump trucks through a national inner-local agreement with Buyboard from MHC Kenworth Dallas in the amount of \$1,703,100.07

Attachments: Solid Waste Expenditure.doc

Streets Eqpt Acq Fund Expenditure.doc

WDST Expenditure.doc
WWTR Expenditure.doc

8 16-6176

Purchase of one (1) 2017 CATERPILLAR INC Model: D6T-T4 track dozer for Landfill, two (2) 2017 CATERPILLAR INC Model: 430F2 backhoe loaders for Public Works (Streets), one (1) 2017 CATERPILLAR INC Model: 938M wheel loader for Wastewater, three (3) 2017 CATERPILLAR INC Model: 289D skid steer loader for Wastewater, Storm Water and Public Works (Streets) and one (1) 2017 CATERPILLAR INC Model: 299D skid steer loader for Landfill through a national, interlocal agreement with Buyboard from Holt Cat in the amount of \$1,149,834.

Attachments: Storm Water Expenditure.doc

Solid Waste Expenditure.doc

Streets Eqpt Acq Fund Expenditure.doc

WWTR Expenditure.doc

9 16-6180

Award bid to Freedom Dodge & Chevrolet (\$615,100) for the purchase of nineteen (19) Tahoe PPV's; Grapevine DJC, LLC (\$46,906) for two (2) 1/2 ton extended cab pickups, Caldwell Country Chevrolet (\$112,635) for the purchase of three (3) 1 ton vans with KUV utility bodies; and Freedom Dodge and Chevrolet (\$142,400) for the purchase of four (4) 3/4 ton utility body pickups and one (1) 3/4 ton 4x4 utility body pickup, for a combined total of \$917,041

Attachments: 17004-17007 Tabs combined.docx

Expenditure Info.docx

10 16-6215

Contract with DCC in the amount of \$40,953.87 with a 5 % contingency of \$2,048 for a total of \$43,001.87 for Summit Pool Re-plastering/Renovation through a national inter-local agreement with Buyboard and contract with Sunbelt Pools in the amount of \$67,500 with a 5 % contingency of \$3,375 for a total of \$70,875 for UV replacement at The Summit pool through a national interlocal agreement with Buyboard

<u>Attachments:</u> Budget Expeniture .doc

Summit Pool Plaster UV.pdf

11	<u>16-6217</u>	Change Order/Amendment No.2 with Jackson Construction LTD for I-30 Frontage Road Utility Relocations (from NW 7th St. to Belt Line Rd.) in the amount of \$10,960 Attachments: 615.91
12	<u>16-6218</u>	Engineering services from Motorola Solutions through a national inter-local agreement with Houston Galveston Area Council (HGAC) to resolve issues with the Service Center 400-foot guyed tower for the city-wide P25 radio system in the amount of \$40,388.18; repairs to all three tower shelters: Service Center, Lake Dam and 109th Street, in the amount of \$56,971.27, for a total of \$97,359.45
		Attachments: 16-6218 Capital Projects Budget Summary.xlsx
		16-6218 Capital Projects Budget Summary
13	<u>16-6224</u>	Award bid to Mark Rite Lines Equipment Company for the purchase of a Thermoplastic Application System at a total price of \$72,245 Attachments: CCC EXP INF RFB# 17013.doc
		RFB# 17013 MARK RITE LINES TAB.pdf
14	<u>16-6226</u>	Change Order/Amendment #1 for engineering and surveying services with Westra Consultants, LLC. for 20th Street and Walnut Street drainage improvements in the amount of \$64,665 Attachments: 616.43.xlsx
15	<u>16-6231</u>	Interlocal Agreement with the City of Grand Prairie and the Trinity River Authority of Texas for the construction of Mountain Creek Fish Creek Interceptor, Segment MC-3 Project in conjunction with the City's Great Southwest Parkway Improvements Attachments: GREAT SW PKWY - ILA with GP MC-3 Phase 2(CITY).doc
16	<u>16-6227</u>	Ordinance amending the FY 2016/2017 Capital Improvement Projects Budget; and Change Order/Amendment No. 2 for the engineering contract with Espey Consultants Inc. DBA RPS for general support services related to the City's wastewater system master plan and operations in the amount of \$145,908 Attachments: 616.127.xlsx
17	<u>16-6247</u>	Ordinance amending the FY 2016/2017 Capital Improvement Projects Budget; contract with Marathon Fitness in the amount of \$291,800.80 through a national interlocal agreement with BuyBoard; approve contract with Comm Fit in the amount of \$6,174.25 through a national interlocal agreement with BuyBoard; approve contract with Rubber Flooring Systems, Inc. in the amount of \$64,564 through a national interlocal agreement with BuyBoard; and approve a 5% contingency in the amount of \$18,127 for a total project cost of \$380,666.05 <u>Attachments:</u> 16-6247 Summit Fitness & Flooring Capital Projects Budget Summary.xlsx 16-6247 Summit Fitness & Flooring Capital Projects Budget Summary

18	<u>16-6229</u>	Resolution approving Texas Department of Transportation recommendations
		for the maintenance and operation of traffic signals at certain locations along
		State Highway 360 during the construction with Lane Abrams Joint Venture for
		the SH 360 Project

Resolution supporting a Municipal Setting Designation for a site located at 1000 and 1030 W. Arkansas Lane in Arlington, Texas

Attachments: Arlington Ordinance 16-048.pdf

MSD Request.pdf

Public Hearing Consent Agenda

16-5993 S160904 - Site Plan - New Harmony Elementary School (City Council District 6). Approve a site plan to construct and operate a school. The 8.98-acre property, located at 4603, 4607, and 4611 S. Carrier Parkway, is zoned PD-136C. The applicant is Joyce Stanton, DiSciullo-Terry, Stanton & Associates and the owner is Hakan Yagci, Charter School Solutions. (On November 7, 2016, the Planning and Zoning Commission recommended approval by a vote of 3-5, motion failed).

Attachments: Exhibit A Location Map

Exhibit C TIA Executive Summary.pdf

PON Revised.pdf

Notify Revised.pdf

Exhibit - Site Plan Package.pdf

Exhibit - Statement of Operation.pdf

Comment Letter - Bates.pdf

Ltr Deputy Chief Simmons.pdf

Ltr Asst. City Attorney M Mahan.pdf

PZ Draft Minutes 11-07-16.pdf

SU151004B - Specific Use Permit Renewal - 309 SE 14th Street (City Council <u>16-6199</u> District 5). Consider a request for the indefinite renewal of Specific Use Permit No. 978A (Ordinance No. 10086-2016) permitting the operation of a Major Auto Repair and Auto Body & Paint facility. The 0.3 acre property, addressed as 309 SE 14th Street, is generally located south of Jefferson Street and west of SE 14th Street. The property is zoned Commercial © District. The property is

> also located within Central Business District No. 3 (CBD-3). The applicant is Vincente Duan.

> (On November 7, 2016, the Planning and Zoning Commission tabled this case by a vote of 9 to 0).

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16-6139

22	<u>16-6201</u>	SU151006A - Specific Use Permit Renewal - Import Auto Center (City Council District 2). Consider a request for the indefinite renewal of Specific Use Permit No. 976 (Ordinance No. 9956-2015) permitting the operation of a Major Auto Repair Business, Auto Body & Paint Business and Use Auto Sales Lot. The 0.67 acre property, addressed as 2621 Skyway, is generally located south of Arkansas Lane and east of Forum Drive. The property is zoned Light Industrial (LI) District. The applicant is Hieu V Ha. (On November 7, 2016, the Planning and Zoning Commission tabled this case by a vote of 9 to 0).
23	<u>16-6208</u>	SU141103B - Specific Use Permit Renewal - 301 N Belt Line Road (City Council District 5). Consider a request for the indefinite renewal of Specific Use Permit No. 945A (Ordinance No. 10031-2016) permitting the operation of a Quick Lube & Tune Services and Auto Tire Sales & Installation facility. The 0.821 acre property, addressed as 301 N. Belt Line Road, is generally located at the northwest corner of Small Hill St. and N. Belt Line Rd. The property is zoned General Retail (GR) District. The applicant is Aladdin Hamed. (On November 7, 2016, the Planning and Zoning Commission tabled this case by a vote of 9 to 0).
24	<u>16-6209</u>	SU161101/S161104 - Specific Use Permit - Pollo Regio on S Carrier Pkwy (City Council District 2). Consider a request to approve a specific use permit and site plan to construct and operate a restaurant with drive-through. The 0.71-acre property, located at 3713 S. Carrier Parkway, is zoned General Retail (GR) District. The agent is C.R. Bonilla, Bonilla Group and the owner is Ricardo Camarena, Carrier Properties RC LLC. (On November 7, 2016, the Planning and Zoning Commission tabled this case by a vote of 9 to 0).
25	<u>16-6206</u>	S161101 - Site Plan - Shopping Center at 510 W Pioneer Pkwy (City Council District 2). Approve a Site Plan authorizing the construction of a 15,206 square foot retail strip center on 1.68 acres. The subject property is zoned Planned Development 56 (PD-56) District and located at 510 W. Pioneer Parkway. The applicant is Edward Arshouk, MA Engineering and the owner is Scope Enterprises Inc. (On November 7, 2016, the Planning and Zoning Commission tabled this case by a vote of 9 to 0).

SU140203A - Specific Use Permit Renewal - Stripe-A-Zone (City Council District 1). Request for the indefinite renewal of Specific Use Permit No. 927 (Ordinance No. 9671-2014) permitting the operation of a Pavement Striping Contractor Shop with Heavy Equipment, Outside Storage and Manufacturing uses. The 7.1 acre property is located at the southwest corner E. Abram Street/W. Jefferson Avenue and Cox Drive. The property is zoned Commercial Office (CO) District. The property is also located within Central Business District No. 1 (CBD-1). The applicant is David Sargent, Strip-A-Zone. (On November 7, 2016, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).

Attachments: Exhibit A - Concept Plan.pdf

Exhibit B - Phase One Site Plan.pdf

Exhibit C - Phase One Landscape Plan.pdf

Exhibit D - Phase One Building Elevations.pdf

Exhibit E - Location Map.pdf

PZ Draft Minutes of 11-07-16.pdf

27 <u>16-6194</u>

SU140901A - Specific Use Permit Renewal - Avera (City Council District 5). Request for the indefinite renewal of Specific Use Permit No. 942 (Ordinance No. 9758-2014) permitted outdoor storage uses associated with newly constructed industrial warehouse. The 18.82 acre property, addressed as 2010 January Lane, is generally located north of January Lane and west of SH 161. The property is zoned Planned Development 347 (PD-347) for industrial warehouse uses. The property is also located within the SH 161 Corridor Overlay District. The applicant is Rick Kight, Avera Companies. (On November 7, 2016, 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 - Conceptual Plans.pdf

Exhibit D - Elevations.pdf

PZ Draft Minutes 11-7-16.pdf

SU150503A - Specific Use Permit Renewal - 2441 Houston Street (City Council District 1). Request for the indefinite request for the indefinite renewal of Specific Use Permit No. 957 (Ordinance No. 9864-2015) permitting the operation of a Truck Repair facility. The 0.4348 acre property, addressed 2441 Houston Street, is generally located south of Houston Street and east of NW 25th Street. The property is zoned Light Industrial (LI) District. The property is also located within Central Business District No. 1 (CBD-1). The applicant is Richard Messina, RNL Commercial Prop LLC. (On November 7, 2016, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).

Attachments: Location Map.pdf

Exhibit A Meets and Bounds.pdf

Exhibit B Site Plan.pdf

PZ Draft Minutes 11-7-16.pdf

29 16-6196

SU150602A - Specific Use Permit Renewal - 2305 Fort Worth Street (City Council District 1). Request for the indefinite request for the indefinite request for the indefinite renewal of Specific Use Permit No. 970 (Ordinance No. 9889-2015) permitting the operation of a Plumbing Contractor facility. The 0.703 acre property, addressed 2305 Fort Worth Street, is located at the southwest corner of Fort Worth Street and NW 23rd Street. The property is zoned Light Industrial (LI) District. The property is also located within Central Business District No. 1 (CBD-1). The applicant is Charles Burton. (On November 7, 2016, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).

Attachments: Exhibit A Site Plan.pdf

Exhibit B - Location Map.pdf
PZ Draft Minutes 11-7-16.pdf

30 16-6197

SU150604A - Specific Use Permit Renewal - 2422 NW Dallas Street (City Council District 1). Request for the indefinite renewal of Specific Use Permit No. 968 (Ordinance No. 9876-2015) permitting the operation of a Contractor's Shop with Limited Outdoor Storage. The 0.35 acre property, addressed as 2422 NW Dallas Street, is generally located north of NW Dallas Street and west of NW 24th St. The subject property is zoned Light Industrial (LI) District. The property is also located in Central Business District No. 1 (CBD-1). The applicant is Paul Upchurch. (On November 7, 2016, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).

Attachments: Exibit A - Site Plan.pdf

Exhibit B - Location Map.pdf
PZ Draft Minutes 11-7-16.pdf

SU151001A - Specific Use Permit Renewal - Auto Care Central (City Council District 2). Request for the indefinite renewal of Specific Use Permit No. 829B (Ordinance No. 9953-2015) permitting the operation of a Used Auto Sales lot. The 1.23 acre property, addressed as 520 W. Pioneer, is generally located on the north side of Pioneer Pkwy and east of S. Carrier Pkwy. The property is zoned Planned Development 56 (PD-56) District. The agent is Rick Sala and the applicant is Nader Farokhrouz, Scope Enterprises, Inc. DBA/Auto Care Central. (On November 7, 2016, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).

Attachments: Exhibit A Site Plan.pdf

Exibit B - Location Map.pdf

PZ Draft Minutes of 11-07-16.pdf

32 16-6200

SU151005A - Specific Use Permit Renewal - 3318 E Jefferson Street (City Council District 5). Request for the indefinite renewal of Specific Use Permit No. 977 (Ordinance No. 9955-2015) permitting the operation of a Used Auto Sales lot. The 0.34 acre property, addressed as 3318 E. Jefferson, is generally located west of Camden Drive and on the north side of E. Jefferson Street. The property is zoned Light Industrial (LI) District. The property is also located within Central Business District No. 4 (CBD-4). The applicant is Juan Rodriguez. (On November 7, 2016, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).

Attachments: Exhibit A - Site Plan.pdf

Exhibit B - Legal Description.pdf

Exhibit C - Location Map.pdf

PZ Draft Minutes 11-7-16.pdf

33 16-6211

S161102 - Site Plan - Family Dollar at 2010 S Belt Line Road (City Council District 2). Approve a Site Plan authorizing the construction of an 8,320 square foot retail store on 1.52 acres. The subject property is currently zoned Single Family-Two (SF-2) District. A request to rezone the property to allow commercial uses is under concurrent review. The property is located at 2010 S. Belt Line Road. The applicant is John Flippo, Max Alley Real Estate Services, LLC and the owner is Benny Emmons, Emmons & Emmons LP. (On November 7, 2016, 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.pdf

Exhibit - Building Elevations.pdf

PZ Draft Minutes 11-7-16.pdf

S161103 - Site Plan - Wildlife Commerce Park Building #6 (City Council District 1). Approve a site plan to construct a 555,160-square-foot speculative warehouse building. The 29.80-acre property, located at 715 Commerce Park Drive, is zoned Planned Development-217C (PD-217C) District. The applicant is Richard Nordyke, O'Brien Architecture and the owner is Drew Tappan, Crow Holdings. (On November 7, 2016, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).

Attachments: Exhbit A Location Map

Exhbit B Site Plan Package.pdf
PZ Draft Minutes 11-7-16.pdf

35 16-6203

TA161001 - Text Amendment - Consider a request for approval of a Text Amendment amending portions of Article 6: Density and Dimensional requirements of the Unified Development Code, said amendments provide for:

1) an Administrative Review of carports and garage conversions that are routinely approved by the Zoning Board of Adjustment and Appeals (ZBA) or are located within an existing mobile home park or single family detached condominium development, 2) enhanced ZBA discretion granting relief for larger and/or uniquely shaped carports or garage conversions, and 3) repealing the requirement for a minimum 6 foot building separation between primary and accessory structures. The owner is The City of Grand Prairie. (On November 7, 2016, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).

Attachments: PZ Draft Minutes 11-7-16.pdf

36 16-6204

TA161002 - Text Amendment - Amending portions of Section 22.2.13, Section 22.2.14, and Section 22.2.17 of Article 22: Fee Schedule of the Unified Development Code, and further amending (typo correction) Section 14.5.11 of Article 14: Drainage of the Unified Development Code; said amendments will increase inspection fees assessed for inspections of multi-family structures, new commercial construction, commercial finish out, and commercial remodels. The owner is The City of Grand Prairie. (On November 7, 2016, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).

Attachments: PZ Draft Minutes 11-7-16.pdf

Public Hearing on Zoning Applications

SU161102 - Specific Use Permit - G&B Bumper Tech (City Council District 5). Approve a specific use permit to allow for outside storage in conjunction with an auto parts retail business. The 0.582-acre property, located at 143 S. E. 16th Street, is zoned Light Industrial (LI) District and is within the Central Business District (CBD Corridor Overlay District, Section 3. The applicant is Enrique Gomez and the owner is Blanca Barbosa. (On November 7, 2016, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).

Attachments: Location Map.pdf

PON.pdf Notify.pdf

Operational Plan.pdf
Exhibit - Site Plan.pdf

PZ Draft Minutes 11-07-16.pdf

<u>16-6212</u>

Z161101 - Zoning Change - General Retail at SEC of Belt Line and Marshall (City Council District 2). Rezone 4.98 acres from Single Family-Two (SF-2) District to a Planned Development District for General Retail uses. The subject property is generally located at the SEC of Marshall Drive and Belt Line Road and addressed as 2010 and 2038 S. Belt Line Road. The applicant is John Flippo, Max Alley Real Estate Services, LLC and the owners are Benny Emmons and Jimmy Emmons, Emmons & Emmons LP. . (On November 7, 2016, 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.pdf

PZ Draft Minutes 11-07-16.pdf

SU161002/S161002 - Specific Use Permit/Site Plan - Murphy Oil (City Council District 2). Approve a specific use permit and site plan to construct and operate a convenience store with gasoline sales. The 1.04-acre property located at the southeast corner of the Arkansas Lane/State Highway-161 (SH-161) intersection, is zoned Planned Development 273A (PD-273A) District for General Retail and Commercial uses and is within the SH-161 Corridor Overlay District. The agent is Lew Richey, Lew Richey & Associates, Inc. . (On November 7, 2016, the Planning and Zoning Commission recommended denial of this request by a vote of 7-2). This case is being appealed per Article 1 Section 1.11.5.9 of the Unified Development Code.

Attachments: Exhibit A Legal Description.pdf

Exhibit B Site Plan Package.pdf

Exhibit C Location Map.pdf

PON.pdf

Notify.pdf

PZ Draft Minutes 11-07-16.pdf

Appeal Letter.pdf

Items for Individual Consideration

40 16-6213

SNC161001 - Street Name Change - Oakdale Lane - (City Council District 1). Approve a request by the City of Grand Prairie to rename a portion of Oakdale Road to Oakdale Lane. This two-lane street extends from Roy Orr Boulevard to the future intersection of Oakdale Road realignment. The applicant is City of Grand Prairie.

Attachments: Exhibit A - Location Map.pdf

Exhibit B - Realignment Map.pdf

PON.pdf Notify.pdf

Opposition Letter.pdf

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 11, 2016.

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.