



# City of Grand Prairie

City Hall  
317 College Street  
Grand Prairie, Texas

## Meeting Agenda

### City Council

---

Tuesday, August 21, 2018

4:30 PM

City Hall - Briefing Room  
317 College Street

---

#### Call to Order

#### Staff Presentations

- 1      [18-7961](#)      Bell Helicopter Textron, Inc. Update - Presented by Robert Hastings
- 2      [18-8142](#)      H2Know - Presented by Doug Cuny, Utility Customer Service Manager
- 3      [18-8134](#)      FY2018/19 Street Sales Tax Program - Presented by Gabe Johnson, Public Works Director
- 4      [18-8157](#)      Tourism Public Improvement District and Legislative Priorities - Presented by Megan Mahan, City Attorney, and Marty Wieder, Economic Development 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: Deborah Whitaker, Pastor, Strong Tower Temple Ministries**

**Pledge of Allegiance to the US Flag and to the Texas Flag led by Deputy Mayor Pro Tem Giessner**

## 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.*

- 5      [18-8170](#)      Minutes of the August 7, 2018 meeting  
  
                 **Attachments:** [Notes for 08-07-2018 Meeting](#)
- 6      [18-8136](#)      Price agreement for maintenance and repairs for fitness equipment from Fitness Service of North Texas (upt to \$15,900.40 annually) for one year with the option to renew for four additional one year periods totaling \$79,502.00 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:** [18-8136 18112 - CC Exhibit](#)
- 7      [18-8138](#)      Price agreement for pet food from Henry Did It dba Nature's Select of Fort Worth (up to \$44,980.00 annually) for one year with the option to renew for four additional one year periods totaling \$224,900 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:** [18104 - CC Exhibit.docx](#)  
                                 [18-8138 - Animal Services.doc](#)
- 8      [18-8156](#)      Price agreement for temporary bar and support staff from KMP Services Inc. dba Vine Group (up to \$100,000 annually) for one year with the option to renew for four additional one year periods totaling \$500,000 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 renewals terms  
  
                 **Attachments:** [18-8156 18118 - CC Exhibit](#)

- 9      [18-8158](#)      Price Agreement for One-Click Audio Content from Recorded Books (up to \$11,200 annually) for one year with the option for four additional one-year extensions totling \$56,000 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:** [18090 - Tabulation & Scorecard, Online Audio Books \(2\).docx](#)  
[18-8158 - Recorded Books.doc](#)
- 10     [18-8148](#)      Change Order No. 4 with Flow Line Utilities, Inc. for Miscellaneous Drainage Projects Y#1110: Section 1- 1834 Wildwood Drive (W.O. #617.54) Section 2 - 637 San Pedro Drive (W.O. #617.54) Section 3 - 2326 King Richard Drive & Nottingham Place (W.O. 617.54) Section 4 - Keith Heights Sink Hole Repairs (233010) Section 5 - Keith Heights Storm Drain Replacements @ NW 8th Street (W.O. #618.65) Section 6 - Vega Street Drainage Improvements (W.O. 618.69) in the cumulative amount of \$872  
**Attachments:** [18-8148 618.69.xlsx](#)
- 11     [18-8150](#)      Purchase and installation of one (1) backup generator for Fire Station #6 from Holt CAT through a national, inter-local agreement with Sourcewell (formerly NJPA) in the amount of \$164,515.71 with a 5% contingency of \$8,225.78, for a total cost not to exceed \$172,741.50  
**Attachments:** [FS6 Gen Quote](#)  
[Fire #6 Gen Budget Summary](#)

### Public Hearing Consent Agenda

- 12     [18-8101](#)      S180805 - Site Plan - Restaurant and Retail at Grand Central Crossing Lot 5 (City Council District 2). A Site Plan for Lot 5 of Grand Central Crossing, including a 10,863 sq. ft. building for retail and restaurant uses. Lot 5, Block A, Grand Central Crossing, Grand Prairie, Dallas County, Texas, zoned PD-273A, located within the SH 161 Overlay District, and addressed as 2860 S Hwy 161. The agent is Donald F. Sopranzi and the owner/applicant is Chad Debose, Grand Central Crossing LLC. (On August 6, 2018, the Planning and Zoning Commission tabled this case by a vote of 9-0).

**13**      [18-8106](#)      SU180804/S180802 - Specific Use Permit/Site Plan - 7-Eleven (City Council District 1). Specific Use Permit and Site Plan for a Convenience Store with Gasoline Sales on 2.407 acres. BBB & C RR Co, ABST 202 PG 460, TR 1, City of Grand Prairie, Dallas County, Texas, Planned Development-221 (PD-221), within the Highway 161 Corridor Overlay District, and addressed as 3011 Hardrock Road. The applicant is Melanie Bagley and the owner is Mark Hobbs, Barnard & Audre Rapoport Foundation. (On August 6, 2018, the Planning and Zoning Commission tabled this case by a vote of 9-0).

**14**      [18-8104](#)      SU180802 - Specific Use Permit - Re-Teck Electronics (City Council District 1). Consider a request to approve a Specific Use Permit for a Warehouse with Indoor Electronic Salvage Use. The 5.8 acre property is zoned Light Industrial (LI) District. The property is generally located on the southeast corner of 109th Street and Avenue T, more specifically addressed at 902 Avenue T. The property is located in Great Southwest Industrial (GSW) District. The applicant is Glen Leatherwood and the owner is Reza Soltanian, Regant Aerospace Corp. (On August 6, 2018, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).

**Attachments:** [SU180804 Mailing List.pdf](#)

[Exhibit A - Location Map](#)

[Exhibit B - Site Plan](#)

[Exhibit C - Operational Plan](#)

[PZ Draft Minutes 8-6-18.pdf](#)

**15**      [18-8110](#)      Z180803/CP180802 - Zoning Change/Concept Plan - 400 W. Tarrant Road (City Council District 5). Zoning Change and Concept Plan from Planned Development PD-217 to Planned Development PD-217D to facilitate the development of retail and commercial uses at 400 W. Tarrant Road. A portion of property recorded as Stonechase Apartments Addition City of Grand Prairie, Dallas County, Texas. Approximately 0.865 acres zoned PD-217 in the Belt Line Overlay located approximately 800 feet east of the intersection of W. Tarrant Road and NW 7th Street and addressed as 400 W. Tarrant Road. The applicant is Matt Hurt, Dawson & Sodd and the owner is Stephen Corley, Nat. Elect. Cont. Assoc. (On August 6, 2018, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).

**Attachments:** [Location Map, Z180803 CP180802.pdf](#)

[Z180803 Mailing List.pdf](#)

[Exhibit A - Location Map](#)

[Exhibit B - Development Regulations](#)

[Exhibit C - Restaurant Concept](#)

[Exhibit D - Multi Story Office Concept](#)

[Exhibit E - Single Story Office Concept](#)

[PZ Draft Minutes 8-6-18.pdf](#)

## Public Hearing on Zoning Applications

- 16**      [18-8100](#)      S180801 - Site Plan - Olive Garden at Epic West Towne Crossing (City Council District 2). A Site Plan for Olive Garden, a 7,757 sq. ft. restaurant at Epic West Towne Crossing on 1.875 acres. Lot 5, Block B, of Epic West Towne Crossing Phase 1, City of Grand Prairie, Dallas County, Texas, zoned PD-364, within the SH 161 Overlay District, and addressed as 3138 S Highway 161. The agent is Kourtne Airheart, CDS Development, the applicant is James Powell, Olive Garden Holdings, and the owner is John Weber, Epic West Towne Crossing LP. (On August 6, 2018, the Planning and Zoning Commission recommended approval of this request by a vote of 8-1).
- Attachments:** [PON Labels.pdf](#)  
[Exhibit A - Location Map.pdf](#)  
[Exhibit B - Site Plan.pdf](#)  
[Exhibit C - Landscape Plan.pdf](#)  
[Exhibit D - Building Elevations.pdf](#)  
[PZ Draft Minutes 8-6-18.pdf](#)
- 17**      [18-8103](#)      Z180802/CP180801 - Zoning Change/Concept Plan - Hidden Tree (City Council District 1). Planned Development and Concept Plan for a Hidden Tree, a manufactured home park with 300 units on 67.25 acres. Tracts 10, 16, 17, 17.1, 20, and 30.1, Elizabeth Gray Survey, Abstract No. 1680, City of Grand Prairie, Dallas County, Texas, zoned LI, and addressed as 101 E Shady Grove Rd, 317 E Shady Grove Rd, 701 E Shady Grove Rd, 1325 Robinson Rd, 1325 S Belt Line Rd, and 1319 S Belt Line Rd. The agent is Justin Light, Pope, Hardwicke, Chrisite, Schell, Kelly & Taplett, LLP and the owner is David Zulejkic, 67ECO, LLC. (On August 6, 2018, the Planning and Zoning Commission recommended approval of this request by a vote of 7-2).
- Attachments:** [Exhibit A - Location Map.pdf](#)  
[Exhibit B - Legal Description.pdf](#)  
[Exhibit C - Concept Plan.pdf](#)  
[Exhibit i - Conditions of Approval.pdf](#)  
[Exhibit ii - Petition Against Request.pdf](#)  
[Exhibit iii - Petition in Support.pdf](#)  
[PZ Draft Minutes 8-6-18.pdf](#)  
[PON Labels.pdf](#)

- 18**      [18-8102](#)      SU180801 - Specific Use Permit - Hidden Tree (City Council District 1). A Specific Use Permit for Hidden Tree, a manufactured home park on 67.25 acres. Tracts 10, 16, 17, 17.1, 20, and 30.1, Elizabeth Gray Survey, Abstract No. 1680, City of Grand Prairie, Dallas County, Texas, zoned LI, and addressed as 101 E Shady Grove Rd, 317 E Shady Grove Rd, 701 E Shady Grove Rd, 1325 Robinson Rd, 1325 S Belt Line Rd, and 1319 S Belt Line Rd. The agent is Justin Light of Pope, Hardwicke, Chrisite, Schell, Kelly & Taplett, LLP and the owner is David Zulejkic. (On August 6, 2018, the Planning and Zoning Commission recommended approval of this request by a vote of 7-2).

**Attachments:** [Exhibit A - Location Map.pdf](#)  
[Exhibit B - Legal Description.pdf](#)  
[Exhibit C - Concept Plan.pdf](#)  
[Exhibit i - Conditions of Approval.pdf](#)  
[Exhibit ii - Petition Against Request.pdf](#)  
[Exhibit iii - Petition in Support.pdf](#)  
[PZ Draft Minutes 8-6-18.pdf](#)  
[PON Labels.pdf](#)

- 19**      [18-8109](#)      Z180801 - Zoning Change - Northeast Corner of Highway 161 and Shady Grove (City Council District 1). A request to rezone 10.035 acres from SF-1 and PD-3 to Commercial. Tracts 12, 12.1, 13, and 13.1, John Spoon Survey, Abstract No. 1326, City of Grand Prairie, Dallas County, Texas, zoned SF-1 and PD-3, within the SH 161 Overlay District, and generally located at the north east corner of N Highway 161 and W Shady Grove Rd. 918, 902, and 1002 W. Shady Grove Road. The agent is Justin Light of Pope, Hardwicke, Chrisite, Schell, Kelly & Taplett, LLP, and the owner is David Zulejkic. (On August 6, 2018, the Planning and Zoning Commission recommended approval of this request by a vote of 7-2).

**Attachments:** [PON Labels.pdf](#)  
[Exhibit A - Location Map.pdf](#)  
[Exhibit B - Legal Description.pdf](#)  
[Exhibit C - Zoning Exhibit.pdf](#)  
[PZ Draft Minutes 8-6-18.pdf](#)

- 20**      [18-8108](#)      SU180805/S180803 - Specific Use Permit/Site Plan - Oakdale and Hwy 161 (City Council District 1). Specific Use Permit and Site Plan for a 625,346 square foot Transfer and Storage Terminal with proposed storage use 53.4 acres. John R Baugh Abst 137 Pg 65, City of Grand Prairie, Dallas County, Texas, Planned Development-39 (PD-39), within the Highway 161 Overlay District, addressed as 1113 W. Oakdale Road. The owner is Travis Baxter, Pritchard Associates. (On August 6, 2018, the Planning and Zoning Commission recommended approval of this request by a vote of 7-2).

**Attachments:** [Location Map, SU180805 S180803.pdf](#)

[SU180805 Mailing List.pdf](#)

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

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

[Exhibit C - Building Elevation.pdf](#)

[Exhibit D - Landscape Plan.pdf](#)

[PZ Draft Minutes 8-6-18.pdf](#)

### **Items for Individual Consideration**

- 21**      [18-8132](#)      AV180801 - Alcohol Variance - Grand Central Crossing Lot 5 (City Council District 2). Variance to the proximity requirement for the sale of alcoholic beverages within 300 feet of a public school to allow a restaurant to sell alcoholic beverages. Lot 5, Block A, Grand Central Crossing, Grand Prairie, Dallas County, Texas, zoned PD-273A, within the SH 161 Overlay District, and addressed as 2860 S HWY 161. The owner/applicant is Chad Debose, Grand Central Crossing LLC.

**Attachments:** [Location Map.pdf](#)

[PON Labels.pdf](#)

- 22**      [18-8133](#)      RA180801 - ROW Alley Abandonment - 502 Domingo Drive (City Council District 2). A request for abandonment of a public alley north of 502 Domingo Drive, being 0.011 acres north of the western 62.50 feet of Lot 6, Block N, Grand Prairie Prize Acres, City of Grand Prairie, Dallas County, TX.

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

[Mailing List for RA180801](#)

- 23**      [18-8131](#)      VA180801 - Variance - Lake Forest Addition (City Council District 4). Variance Request to allow a front-entry garage on Lot 1, Block A, Lake Forest Addition, City of Grand Prairie, Tarrant County, Texas. 6,287 square feet zoned PD-355 and located at 5805 Tory Dr., Grand Prairie, Texas.

**Attachments:** [VA180801 Location Map](#)

[VA180801 Mailing List](#)

- 24**      [18-8159](#)      Resolution Establishing the City's 2019 Legislative Priorities

- 25     [18-8111](#)     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
- 26     [18-8166](#)     2019 City Council Meeting Schedule
- 27     [18-7971](#)     Appoint members of the Crime Control and Prevention Board for two-year terms (terms for Jorja Clemson, Mike Del Bosque, Richard Fregoe and Jeff Wooldridge expire September 1, 2018)
- 28     [18-8149](#)     Board and Commission Appointments

### **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 \_\_\_\_\_, 2018.*

---

*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.*