



# City of Grand Prairie

City Hall  
317 College Street  
Grand Prairie, Texas

## Meeting Agenda

### City Council

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Tuesday, August 20, 2019

4:30 PM

City Hall - Briefing Room  
317 College Street

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#### Call to Order

#### Staff Presentations

- 1      [19-9143](#)      Clean Prairie Program - Presented by Chief Steve Dye
- 2      [19-9214](#)      Update on State Legislation affecting Development - Presented by David P. Jones, Chief City Planner
- 3      [19-9258](#)      TXDOT Carrier/I-20 Update - Presented by Walter Shumac, Transportation Director
- 4      [19-9227](#)      Volunteer Services Update - Presented by Marcela Perez, Volunteer Coordinator

#### 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 Joe Starks, Shady Grove Church of God in Christ**  
**Pledge of Allegiance to the US Flag and to the Texas Flag led by Council Member Swafford**

## 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      [19-9259](#)      Minutes of the August 6, 2019 meeting  
**Attachments:** [08-06-2019 Council Minutes](#)
- 6      [19-9228](#)      Ratification of an emergency purchase to North Texas Contracting, Inc. for the repair of a water main break on 1215 W. Pioneer Parkway in the amount of \$214,485, plus a 5% contingency of \$10,724, for a total of \$225,209  
**Attachments:** [CC 19-9228 EMERGENCY REPAIR FORM SUMMARY - PIONEER PKWY.pdf](#)  
[CC 19-9228 Expenditure Info. Emergency Repair - Pioneer Pkwy.doc](#)
- 7      [19-9249](#)      Ratification of an Amended and Restated Development Agreement with Checo Purchase Company, LLC (or affiliated entity) for the development of the EpicCentral Hotel and Convention Center Project; Authorize City Manager to execute the accompanying Ancillary Agreements (as defined in the Development Agreement)
- 8      [19-9241](#)      Price agreement for fire station employee work uniforms from Gall's, LLC (\$160,412.50 annually) through a Master Interlocal Agreement with the City of Frisco; award a secondary to GT Distributors, Inc. ( \$160,412.50 annually) to be used only if primary is unable to fulfill the needs of the department; these agreements will be for one year with the option to renew for four additional one-year periods totaling \$802,062.50 if all extension 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:** [19-9241 - CC Budget Exhibit](#)

- 9      [19-9229](#)      Price Agreement for water supplies (water sampling stations) to USA Blue Book at an estimated annual cost of \$33,861.75; second price agreement for water supplies (water meter boxes and lids) to Bass and Hays Foundry, Inc. at an estimated annual cost of \$190,000; third price agreement for water supplies (fire hydrant and valve parts) to Core & Main LP at an estimated annual cost of \$30,000; fourth price agreement for water supplies (fire hydrant and valve parts, and water warehouse stock) to Ferguson Waterworks at an estimated annual cost of \$310,000; all agreements will be for one year with the option to renew for four additional one-year periods totaling \$169,308.75 with USA Blue Book, \$950,000 with Bass and Hays Foundry, Inc., \$150,000 with Core and Main LP, and \$1,550,000 with Ferguson Waterworks, if all extensions are exercised; 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:** [CC 19-9229 Bid No. 19104 - Exhibit.pdf](#)  
[CC 19-9229 Bid No. 19104 - Expenditure form.pdf.doc](#)
- 10     [19-9242](#)      Price Agreement for Support and Maintenance for Lawson Environments from Simacor (up to \$70,000 annually) for one year with the option to renew for four additional one-year periods totaling \$350,000 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:** [19139 - CC EXHIBIT](#)  
[EXP 19-9242](#)
- 11     [19-9231](#)      Award bid for the completion of one residential project as part of the HOME Reconstruct Program to Johnson Construction in the amount of \$99,960  
**Attachments:** [Attachment A.pdf](#)  
[Attachment B.pdf](#)
- 12     [19-9230](#)      Authorize Sale of Tax Foreclosure Property at 502 Piccadilly Unit 162 to Tulio Bustillo, high bidder, in the amount of \$20,600  
**Attachments:** [LOTS\\_MAP\\_JULY\\_2019.pdf](#)
- 13     [19-9239](#)      Change Order/Amendment No.1 for Kraftsman Commercial Playgrounds & Water Parks at Lake Parks PID, Playground Installation in the total amount of \$53,057.45  
**Attachments:** [Exhibit A-Budget 5yr service plan-FY19-LP.pdf](#)
- 14     [19-9216](#)      Authorize City Manager to Execute Ten-Year Tenant Lease with Option to Renew for two Five-Year Terms with National BBQ Management (or related assignee), for the Operation of a Restaurant at EpicCentral for 8% of Gross Sales and 50% of Net Operating Income (This item was tabled at the August 6, 2019 meeting.)

- 15      [19-9219](#)      Resolution authorizing the City Manager to execute a master interlocal purchasing agreement between the City of Grand Prairie and the 1Government Procurement Alliance (1GPA)
- 16      [19-9243](#)      Resolution in support of a Justice Assistance Grant (JAG) application to the United States Department of Justice (DOJ), Bureau of Justice Assistance for \$38,962 in total funding with an agreement for \$11,688 to be allocated to funding Dallas County projects and \$1,909.14 to be allocated to the City of Dallas for fiscal administration fees and expenditures leaving a net amount of \$25,364.86 to the City of Grand Prairie

### **Public Hearing Consent Agenda**

- 17      [19-9226](#)      CPA190602 - Comprehensive Plan Amendment to change the Future Land Use Map from Commercial to Med-Density Residential for 14.43 acres. Lots 1 and 2, Block 1, Lake Parks Retail and Tract 1B13, James Brannon Survey, Abstract No. 156, City of Grand Prairie, Tarrant County, Texas, zoned PD-267 and PD-267A, within Lake Ridge Corridor Overlay District, and generally located south of W Camp Wisdom Rd and west of Lake Ridge Pkwy. (On August 5, 2019, the Planning and Zoning Commission denied this request by a vote of 7-0).

**Attachments:** [Exhibit A - Boundary Description.pdf](#)  
[PZ Packet 08-05-19.pdf](#)

- 18**      [19-9201](#)      Z190602/CP190602 - Zoning Change/Concept Plan - Arise Family Development (City Council District 4). Planned Development Request and Concept Plan for General Retail, Single-Family Attached, and Multi-Family One uses on 27.68 acres. The Concept Plan depicts 166 single-story detached homes on a 14.43-acre common lot with the remaining acreage along Lake Ridge Pkwy and W Camp Wisdom Rd reserved for commercial uses. Lots 1 and 2, Block 1, Lake Parks Retail and Tract 1B13, James Brannon Survey, Abstract No. 156, City of Grand Prairie, Tarrant County, Texas, zoned PD-267 and PD-267A, within Lake Ridge Corridor Overlay District, and generally located south of W Camp Wisdom Rd and west of Lake Ridge Pkwy. The agent is Joshua A. Lincoln, HP Civil Engineering, the applicant is Rudy Herrera, Family Development, and the owner is Charles Anderson, CWA Management, LLC. (On August 5, 2019, the Planning and Zoning Commission recommended denial of this request by a vote of 7-0).

**Attachments:** [Exhibit A - Boundary Description.pdf](#)

[Exhibit B - Zoning Exhibit.pdf](#)

[Exhibit C - Concept Plan.pdf](#)

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

[Exhibit E - Conceptual Open Space and Landscape Plan.pdf](#)

[Exhibit i - Proposed PD Standards.pdf](#)

[Exhibit ii - Request to Appeal.pdf](#)

[PZ Draft Minutes 08-05-19.pdf](#)

- 19**      [19-9200](#)      S190802 - Site Plan - Wildlife Commerce Park, Buildings 12a, 12b, 13, & 14 (City Council District 1). Site plan request to authorize construction for three (3) office/warehouse buildings on 73.06 acres, with an option to consider a one-million sq. ft. office/warehouse facility on the same property. The proposed development is situated in the Benjamin S. Reed Survey, Abstract No. 1225 and the David Bradshaw Survey, Abstract No. 121, Grand Prairie, Dallas County, Texas, generally located south of W. Wildlife Blvd. approximately 1,444 feet west of N. Belt Line Rd more specifically addressed at 401 W. Wildlife Boulevard. The property is zoned Planned Development 217C (PD-217C) District. The agent is Richard Nordyke, O'Brien Architecture. (On August 5, 2019, the Planning and Zoning Commission tabled this case by a vote of 7-0).

- 20**      [19-9189](#)      Z190604/CP190604 - Planned Development Request/Concept Plan - Grand Oaks Single Family Residences (City Council District 2). Zoning Change and Concept Plan/PD Amendment for 59 lots intended for single-family residential development consisting of attached and detached units on the site of the former clubhouse for Grand Oaks Country Club. 9.4 acres out of the Aaron Wilson Survey, City of Grand Prairie, Dallas County, Texas, zoned Planned Development (PD-198) and addressed as 3502 Country Club Dr. The agent is Michael Salcedo, Salcedo Group, Inc. and the owner is Rick Mai, Rowsco, Inc. (On August 5, 2019, the Planning and Zoning Commission tabled this case by a vote of 7-0).

- 21**      [19-9202](#)      Z190801/CP190801 - Zoning Change/Concept Plan - Presidium Hill Street (City Council District 5). Planned Development request and Concept Plan for Multi-Family and Retail/Restaurant uses on 14.27 acres. The Concept Plan depicts four multi-family buildings east of Hill Street, and retail/restaurant uses east of the N SH-161 frontage. On 14.27 acres out of the Hein Bilsmirer Survey, Tract 3 & 11, Abstract No. 111 and the Pablo Mansola Survey, Tract 1, Abstract No. 933, Dallas County, City of Grand Prairie, Texas, Zoned CO, Commercial Office District and SF-4, Single-Family Four Residential District. Located at 1610 Hill Street, 1614 Hill St, and 906 North Hwy 161. (On August 5, 2019, the Planning and Zoning Commission tabled this case by a vote of 7-0).
- 22**      [19-8803](#)      S190104 - Site Plan - DMO Property Holdings Dallas, LLC (City Council District 5). Site Plan for DMO Property Holdings Dallas, LLC, an approximately 180,800 square feet Warehouse and Distribution Facility. Tract 7.12, James McLaughlin Survey, Abstract No. 846, City of Grand Prairie, Dallas County, Texas, approximately 10.7 acres zoned LI, Light Industrial District within IH-30 Corridor Overlay, generally located southwest of eastbound Interstate 30 Service Road and Grand Lakes Blvd, addressed as 4000 E. IH 30, Grand Prairie, Texas. The agent is Sarah Beth White, Kimley-Horn and Associates, Inc. and the owner is Don Ostler, DMO Properties DAL, LLC. (On August 5, 2019, the Planning and Zoning Commission recommended approval of this request by a vote of 7-0).

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

[Exhibit B Site Plan S190104 DMO](#)

[Exhibit C - Landscape Plan](#)

[Exhibit D - Elevations](#)

[Exhibit E - Rederings](#)

[PZ Draft Minutes 08-05-19.pdf](#)

- 23**      [19-9086](#)      SU190703/S190703 - Specific Use Permit/Site Plan - Hyatt Place (City Council District 4). Specific Use Permit and Site Plan for Hyatt Place, a hotel located on 2.6 acres. Tract 2B02, Charles D Ball Survey, Abstract No. 197, City of Grand Prairie, Tarrant County, Texas, zoned PD-29, within IH-20 Corridor Overlay District, generally located north of I-20, south of Sara Jane Pkwy, and west of Bob Smith Pkwy. The agent is Dayne Ram, ADR Designs LLC, the applicant is Dilip Patel, and the owner is Arpen Patel. (On August 5, 2019, the Planning and Zoning Commission recommended approval of this request by a vote of 7-0).
- Attachments:** [Exhibit A - Boundary Description.pdf](#)  
[Exhibit B - Site Plan.pdf](#)  
[Exhibit C - Building Elevations.pdf](#)  
[Exhibit D - Landscape Plan.pdf](#)  
[Exhibit E - Appendix F Menu Items Checklist.pdf](#)  
[Exhibit i - Hotel Height and FAR Comparison.pdf](#)  
[PZ Draft Minutes 07-01-19.pdf](#)
- 24**      [19-9090](#)      Z060902A - Planned Development - Crescent Heights Amendment (City Council District 2). Zoning Change and PD Amendment to allow for front-entry garages on 16 of 89 lots intended for single-family detached residential development in the Crescent Heights Subdivision. Crescent Heights Addition, 13.107 acres out of the Edward B. Wooton Survey, Abstract No. 1519, City of Grand Prairie, Dallas County, Texas, zoned Planned Development (PD-14B) and addressed as 203 Freetown Road. The owner is Yigal Lelah, Casa Bella Homes. (On August 5, 2019, the Planning and Zoning Commission recommended approval of this request by a vote of 7-0).
- Attachments:** [Exhibit A - Location Map](#)  
[Exhibit B - Non-Front Entry Garage Lots](#)  
[PZ Draft Minutes 08-05-19.pdf](#)  
[PZ Draft Minutes 07-01-19.pdf](#)
- 25**      [19-9203](#)      TA190801 - Text Amendment - Amendment to the Unified Development Code, Article 4 "Permissible Uses", modifying the permissible uses in certain zoning districts for Event Centers. (On August 5, 2019, the Planning and Zoning Commission recommended approval of this request by a vote of 7-0).
- Attachments:** [TA190801 Ordinance.docx](#)  
[PZ Draft Minutes 08-05-19.pdf](#)

## Public Hearing on Zoning Applications

- 26**      [19-9199](#)      S190801 - Site Plan - Lynn Creek Apartments (City Council District 4). Site Plan for Lynn Creek Apartments, a 278-unit multi-family development on 15.6 acres. Tract 4, 5B, and 6C of Jerome C. Lynn Survey, Abstract No. 972, City of Grand Prairie, Tarrant County, Texas, zoned PD-255A, within the SH 360 Corridor Overlay District, addressed as 2500 Webb Lynn Rd, and generally located east of SH 360 and south of Lynn Creek/Mildred Walker Pkwy. The agent is Reece Flanagan, Harris Kocher Smith, the applicant is Josh Basler, AD Spanos, and the owner is Robert Barham, KP Development Partners, LP. (On August 5, 2019, the Planning and Zoning Commission recommended approval of this request by a vote of 4-3).

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

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

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

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

[PZ Draft Minutes 08-05-19.pdf](#)

- 27**      [19-9104](#)      SU160506A - Specific Use Permit Renewal 993- 2011 Airport Street (City Council District 5). - A Specific Use Permit renewal for 5,755 square foot major auto repair & auto paint and body shop on one property on 0.48 acre. The property is zoned Light Industrial-Limited Standards (LI-LS) zoning district and is located at 2011 Airport Street, approximately 105' west of Industrial Avenue. The owner is Bill Suggs. (On August 5, 2019, the Planning and Zoning Commission recommended approval of this request by a vote of 7-0).

**Attachments:** [Exhibit A - Site Plan](#)

[Exhibit B - Elevations](#)

[Exhibit C - Location Map](#)

[PZ Packet 08-05-19.pdf](#)

- 28**      [19-9105](#)      SU160507A - Specific Use Permit Renewal 994- 2012 Young Avenue (City Council District 5). - A Specific Use Permit renewal for a 4,800 square foot major auto repair facility on one property on 0.321 acre. The property is zoned Light Industrial-Limited Standards (LI-LS) zoning district and is located at 2012 Young Street, approximately 178' west of Industrial Avenue. The owner is Bill Suggs. (On August 5, 2019, the Planning and Zoning Commission recommended approval of this request by a vote of 7-0).

**Attachments:** [Exhibit A - Site Plan](#)

[Exhibit B - Elevations](#)

[Exhibit C - Location Map](#)

[PZ Draft Minutes 08-05-19.pdf](#)



- 29**      [19-9080](#)      SU980303A - Specific Use Permit Revocation or Renewal 674 - 2302 S Carrier Parkway (City Council District 2). A Specific Use Permit for an Automotive Repair Facility being an approximately 0.516 acre tract of land, Tract 11, Charles Gibbs Survey, Abstract 534, City of Grand Prairie, Dallas County, Texas. (On August 5, 2019, the Planning and Zoning Commission recommended approval of this request by a vote of 7-0).

**Attachments:** [Exhibit A - Location Map](#)  
[Exhibit B - Site Plan](#)  
[PZ Draft Minutes 07-01-19.pdf](#)  
[PZ Draft Minutes 08-05-19.pdf](#)

- 30**      [19-9081](#)      SU120404E - Specific Use Permit Revocation or Renewal 886D- 2502 Central Avenue (City Council District 5). A Specific Use Permit for an auto body shop with general auto repair on 1.026 acres. The subject property, zoned Commercial (C) District, is located at the northeast corner of Central Avenue and N.E. 25th Street. The subject property is located within the Central Business District-Four (CBD-4) Corridor Overlay District. (On August 5, 2019, the Planning and Zoning Commission recommended revocation of this request by a vote of 6-1).

**Attachments:** [Exhibit A - Location Map.pdf](#)  
[Exhibit B - Site Plan.pdf](#)  
[PZ Draft Minutes 07-01-19.pdf](#)  
[PZ Draft Minutes 08-05-19.pdf](#)

### Items for Individual Consideration

- 31     [19-9246](#)     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
- 32     [19-8611](#)     Appointment/Reappointment for expiring terms of members on the Crime Control and Prevention Board
- 33     [19-9248](#)     Board and Commission Appointments
- Attachments: [Caballero Board Application](#)

### 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 August 16, 2019.*

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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) at least three (3) business days prior to the scheduled meeting to request an accommodation.*