



City of Grand Prairie

City Hall
317 College Street
Grand Prairie, Texas

Meeting Agenda

City Council

Tuesday, April 16, 2019

5:00 PM

City Hall - Briefing Room
317 College Street

Call to Order

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: Pastor Roderick Williams, Infinite House of Praise
Pledge of Allegiance to the US Flag and to the Texas Flag led by Council Member Swafford

Presentations

- 1 [19-8696](https://www.grandprairie.org/19-8696) Child Abuse Prevention Month Proclamation - Presented to Shellie McMillon,
Director of Community Engagement, Alliance for Children
Attachments: [2019 Child Abuse Prevention Month Proclamation](#)

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.

- 2 [19-8857](#) Minutes of the April 2, 2019 Meeting

 Attachments: [04-02-2019 Council Minutes](#)
- 3 [19-8849](#) Price agreement for clearinghouse services and mailings implementation services from ZirMed Inc. dba Waystar Health in the annual amount not to exceed \$16,000 (approximately \$85,000 for five years) for a one-year initial term with the option to renew annually; 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 (renewal options beyond the five specified can be authorized however will require additional City Council approval)

 Attachments: [19-8849 EMS Billing Clearinghouse.doc](#)
 [19074 - Evaluation - Attachment A.pdf](#)
- 4 [19-8851](#) Price agreement for grounds maintenance for various City well sites from Weldon's Lawn and Tree in an amount not to exceed \$30,000 annually; this agreement will be for one year with the option to renew for four additional one-year periods totaling \$150,000, 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: [CC 19-8851 - Landscape Services Price Agreement - Expenditure Form.pdf.doc](#)
 [CC 19-8851 - Landscape Services Price Agreement - Attachment A.pdf](#)
- 5 [19-8852](#) Price agreement for traffic signal heads from Consolidated Traffic, Inc. (up to \$77,926 annually) for one year with the option to renew for four additional one year periods totaling \$389,630 if all extensions are exercised; and authorize 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: [CC Bid Tab 19057.pdf](#)
 [Expenditure Info 19057.pdf](#)
- 6 [19-8837](#) Authorize the City Manager to enter into an amendment to airport hangar leases to provide a temporary monthly rent abatement of 25% for tenants with missing or inoperable hangar doors resulting from the storm event of March 13, 2019
- 7 [19-8848](#) Authorize the City Manager to accept a grant from the Texas Department of State Health Services (DSHS), Tobacco Prevention and Control Branch Tobacco Enforcement Program, through an Interlocal Agreement with Texas State University up to the amount of \$31,000 for the purpose of compliance-related activities of tobacco retailers

- 8 [19-8859](#) Authorize Firehouse Gasto Park, LLC to Allow Operation of Mobile Hot Trucks at 321 Main Street
- 9 [19-8840](#) Dedication of a water utility easement across City-owned property at Southeast Fourth Street which is required for installation of City water mains; authorize the City Manager or his designee to execute the required easements for recording in the Dallas County Official Public Records
Attachments: [EXHIBIT A AND B CITY EASEMENT SE 4TH STREET](#)
[EXHIBIT C AERIAL WATER MAIN EASEMENT SE 4TH STREET](#)
- 10 [19-8843](#) Ratification of the Legistar software maintenance and support agreement, between 2010 and 2018, with MCCi, LLC for software maintenance and support for the City's legislative agenda program in the annual amount not to exceed \$18,679.50 and authorize the City Manager to execute up to five additional annual renewal options (approximately \$93,397.50 for five years) for this agreement with aggregate price fluctuations of the lesser of up to \$50,000 or 25% of the original contract value so long as sufficient funding is appropriated by the City Council to satisfy the City's obligation during the renewal terms (renewal options beyond the five specified can be authorized, however, will require additional City Council approval)
- 11 [19-8850](#) Contract with OverDrive, Inc. for two years with four two-year extensions for digital e-Books through their OverDrive platform in an amount not to exceed \$150,000 annually (\$300,000 per contracting period;\$1,500,000 cumulatively); 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: [Overdrive - Attachment A](#)
[PRICE & FEES](#)
[19-8850 Expend Form for Library.doc](#)

Public Hearing Consent Agenda

- 12 [19-8808](#) Z170604A/CP170601A - Planned Development Request - Brighton Estates Phase 1B (City Council District 4). Amendments to the Planned Development District standards and Concept Plan for Brighton Estates Phase 1B. Tracts 5 and 5A of E. Roland Survey, Abstract No. 1313, City of Grand Prairie, Tarrant County, Texas, zoned PD-361, and located on the northwest corner of S. Forum Drive and S. Great Southwest Pkwy. The applicant is Rich Darragh, Skorburg Company and the owner is Dan Luby, ECOM Real Estate Mgmt.
Withdrawn

- 13** [19-8803](#) S190104 - Site Plan - Certifit (City Council District 5). Site Plan for Certifit, 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 April 1, 2019, the Planning and Zoning Commission tabled this case by a vote of 7-0).
- 14** [19-8807](#) Z190302/CP190302 - Zoning Change/Concept Plan - Kalterra Mixed Use Development, Highway 161 & Forum Drive (City Council District 2). Zoning Change and Concept Plan for a horizontal mixed use development on 55.5 acres, including Commercial, Retail, Multi-Family, and Single Family Townhouse uses, and allowing for two restaurants with drive-through, two hotels, and a bank with a drive-through by right. Tract 7, William Reed Survey, Abstract No. 1193, and Tract 1.1, Frederick Dohme Survey, Abstract No. 395, City of Grand Prairie, Dallas County, Texas, zoned PD-331, within the SH-161 Overlay District, and generally located on the northwest corner of S Forum Dr. and SH-161. The applicant is Clint Nolen and the owner is Sunny Sheu. (On April 1, 2019, the Planning and Zoning Commission tabled this case by a vote of 7-0).

Public Hearing on Zoning Applications

- 15** [19-8743](#) SU190403 - Specific Use Permit - Batch Plant, 1199 Interstate 20 (City Council District 2). Specific Use Permit for a concrete batch plant (Fluor) and heavy equipment and storage yard on a portion of a 41.3 acre undeveloped tract. 41.3 acre tract out of the J.W.E. Wallace Survey, Abstract No. 1517 and B.E. Smith Survey, Abstract No. 1377, City of Grand Prairie, Dallas County, Texas. The southeast section of the tract for batch plant and heavy equipment and storage yard is zoned Planned Development-17 (PD-17) District and lies within the Interstate Hwy 20 (IH-20) Overlay Corridor District. The applicant is Lance Madden, Fluor Heavy Civil and the owner is Jon Krabbenschmidt. (The City Council tabled this case until the April 16, 2019 Council Meeting.)

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

[Exhibit B - Site Plan and Operational Plan](#)

[Exhibit C - Operating Conditions](#)

[Exhibit i - Supplementary Information](#)

[SU190403 - Mailing List.pdf](#)

- 16** [19-8809](#) Z190402 - Zoning Change - 611 Dalway, Residential Dwelling (City Council District 1). A request to change the zoning from "NS" Neighborhood Service to "SF-4" Single-Family Four Residential District to allow for a residential dwelling on a vacant lot. Lot 1, Block C, Jefferson Heights Subdivision, City of Grand Prairie, Tarrant County, Texas, Zoned "NS", within "CBD 1" and generally located at the northeast intersection of W E Roberts Street and Dalway Drive. The owner is Miguel Lopez. (On April 1, 2019, the Planning and Zoning Commission recommended approval of this request by a vote of 7-0).

Attachments: [Exhibit A- Location Map.pdf](#)
[Z190402 Mailing List.pdf](#)
[PZ Draft Minutes 04-01-19.pdf](#)

- 17** [19-8804](#) SU190203 - Specific Use Permit - 2155 S. Great Southwest Parkway, Event Center (City Council District 1). Specific Use Permit request to operate a Special Events Center in a 6,400 square building (former Stepper's). GSID South, Lot 11A3, City of Grand Prairie, Tarrant County, Texas. 1.5 acre lot zoned LI, Light Industrial District within the Great Southwest Industrial (GSW) Corridor Overlay, generally located at the northeast corner of S. Great Southwest Parkway and W. Pioneer Parkway. The applicant is Cong Nguyen and the owner is Tom Nguyen. (On April 1, 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](#)
[Exhibit C - Elevations](#)
[Exhibit D - Floor Plan](#)
[Exhibit E - Operational Plan](#)
[PZ Draft Minutes 04-01-19.pdf](#)

- 18** [19-8805](#) SU190401/S190401 - Specific Use Permit/Site Plan - 7-Eleven, 1020 Mayfield Road (City Council District 2). Specific Use Permit and Site Plan for a Convenience Store with Gasoline Sales on 1.043 acres. Lot 4, Block A, Epic East Towne Crossing Phase 1, City of Grand Prairie, Dallas County, Texas, zoned PD-364, within the SH-161 Overlay District, and addressed as 1020 Mayfield Rd. The agent is Kyle Vrla, Dynamic Engineering, the applicant is Marley Phillips, Creighton Development, and the owner is Mark Davis, Epic East Towne Crossing, L.P. (On April 1, 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 - Landscape Plan.pdf](#)
[Exhibit D - Building Elevations.pdf](#)
[PZ Draft Minutes 04-01-19.pdf](#)

- 19** [19-8806](#) SU190402 - Specific Use Permit - Century Industrial Park, 1725, 1801, and 1801 E. Main Street (City Council District 5). Specific Use Permit request for Major Auto Repair, Body Shop, and Outside Storage on 7.6 acres. Century Commercial Park, John W. Kirk Survey, Abstract No. 726, City of Grand Prairie, Dallas County, Texas. 7.6 acre tract zoned LI, Light Industrial District within the Central Business District (CBD) Overlay Corridor, Section No. 3, generally located south of E. Main Street and approximately 140 feet west of S.E. 19th Street. The agent is Michael Martin, Bannister Engineering, the applicant is Daniel Adams, and the owner is Bill & Valarie Adams. (On April 1, 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](#)
[Exhibit C - Building Elevations](#)
[Exhibit D - Landscape Plan](#)
[Exhibit E - Operational Plan](#)
[PZ Draft Minutes 04-01-19.pdf](#)

Items for Individual Consideration

- 20** [19-8853](#) Public Hearing and resolution adopting the 2019 revision of the City's Water Conservation
Attachments: [ATTACH A, 2019 DRAFT WATER CONSERVATION PLAN.doc](#)
- 21** [19-8860](#) Public Hearing and a resolution adopting the 2019 Drought Contingency Plan
Attachments: [ATTACH A - 2019 Final Drought Contingency Plan v2.0.doc](#)
- 22** [19-8861](#) 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 April 12, 2019.

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.