



# City of Grand Prairie

City Hall  
317 College Street  
Grand Prairie, Texas

## Meeting Agenda

### City Council

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Tuesday, January 23, 2018

4:30 PM

City Hall - Briefing Room  
317 College Street

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#### 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

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**6:30 PM Council Chambers**

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**Invocation: Pastor David Grice, Lighthouse Baptist Church**

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

#### Presentations

- 1**      [18-7513](#)      Presentation of painting to Fire Chief Robert Fite - Presented by Karen Cox
- 2**      [18-7510](#)      National School Counselor's Week Proclamation - Presented by Mayor Ron Jensen  
  
                 **Attachments:** [2018 National Counseling Week.docx](#)
- 3**      [18-7511](#)      Purple Heart City Proclamation - Presented by Mayor Ron Jensen  
  
                 **Attachments:** [2018 City of Grand Prairie Purple Heart.docx](#)

## 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.*

- 4      [18-7541](#)      Minutes of the January 9, 2018 Meeting  
  
                 **Attachments:** [Minutes 01-09-2018.pdf](#)
- 5      [18-7540](#)      Price agreement for GPS trackers and bait car equipment from CovertTrack Group, Inc., (up to \$30,000 annually) for one year with the option to renew for four (4), one-year periods totaling \$150,000 if all extensions are exercised and authorize the City Manager to execute up to four (4), one-year renewals 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:** [Expenditure Information Form GPS Trackers.doc](#)
- 6      [18-7520](#)      Price agreement for electronic recycling services from Geep USA, Inc. (up to \$63,600 annually) for one year with the option to renew for four additional one year periods totaling \$318,000 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:** [18-7520 CC Exhibit.docx](#)  
                                 [18-7520 Electronic Recycling - Geep Expenditure.rtf.doc](#)
- 7      [18-7533](#)      Price agreement for guard rail removal and installation with Vann/Elli, Inc., at an estimated annual cost of \$248,250 for one year with the option to renew for four additional one year periods totaling \$1,241,250 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:** [CCC - VAN ELLI GUARD RAILS.rtf](#)  
                                 [18-7533 Guard Rails](#)
- 8      [18-7538](#)      Purchase five Motorola APX 6000 portable radios and ten Motorola APX 6500 mobile radios from Motorola Solutions, Inc., through an HGAC cooperative purchasing agreement at a cost of \$62,651.12  
  
                 **Attachments:** [RADIOS - QUOTE-75374-3GPPDAPX6000s.pdf](#)  
                                 [Expenditure Information Form - Motorola Radios.doc](#)

- 9      [18-7524](#)      Agreement for Landscape Wall Encroachment on Utility Easement with TRG Southgate, LP at 3655 Prairie Waters Drive  
**Attachments:** [EXHIBIT A PRAIRIE WATERS LANDSCAPE WALL.pdf](#)  
[EXHIBIT B AERIAL PRAIRIE WATERS WALL ENCROACHMENT .pdf](#)  
[TRG SOUTHGATE EXHIBIT C Easement Encroachment Agreement.docx](#)
- 10     [18-7526](#)      Change Order/Amendment No. 14 in the net amount of \$19,330.55 with Austin Bridge and Road, L.P. for MacArthur Paving and Drainage Improvements  
**Attachments:** [36509015.xlsx](#)
- 11     [18-7527](#)      Change Order/Amendment No. 1 in the net amount of \$8,655.66 with McMahon Contracting, L.P. for Fish Creek Road Paving and Drainage Improvements  
**Attachments:** [617.142.xlsx](#)  
[618.118.xlsx](#)
- 12     [18-7528](#)      Professional Engineering and Surveying Services contract with Teague, Nall and Perkins, Inc. for preliminary design services to reconstruct Small Street from Belt line Road to N.E 15th Street in the amount of \$159,701 plus a 5% contingency of \$7,985, for a total of \$167,686  
**Attachments:** [618.86.xlsx](#)
- 13     [18-7535](#)      Change Order/Amendment No. 4 with Modern Contractors in the amount of \$30,501.85 for the Prairie Paws Additions and Renovations Project.  
**Attachments:** [18-7535 Prairie Paws.xlsx](#)
- 14     [18-7509](#)      Right-of-Way Acquisition - West Tarrant Road at Arbor Creek in the amount of \$76,948.44 in addition to title insurance expenses and closing costs  
**Attachments:** [EXHIBIT A PROPERTY DESCRIPTION ACESSBANK TEXAS.pdf](#)  
[612.45.xlsx](#)
- 15     [18-7536](#)      Relocation of two existing Clear Channel billboards along Interstate 30 between Bagdad Road and MacArthur Boulevard.  
**Attachments:** [Exhibit A - Clear Channel I-30 proposal.pdf](#)
- 16     [18-7529](#)      Resolution approving the proposed City of Grand Prairie Debt Management Policy to become effective upon passage and approval  
**Attachments:** [debt policy 1-23-18](#)
- 17     [18-7522](#)      Resolution for the City Manager to submit an application for FY 2018 Emergency Management Performance Grant (EMPG) and accept grant award from the Texas Department of Public Safety/Texas Division of Emergency Management, in an anticipated amount of \$57,581

- 18      [18-7512](#)      Resolution authorizing the City Manager to execute a master inter-local purchasing agreement between the City of Grand Prairie and the State of Minnesota  
**Attachments:** [18-7512 State of Minnesota Resolution form.doc](#)

### **Public Hearing Consent Agenda**

- 19      [18-7469](#)      S180103 - Site Plan - Church on Rush Creek (City Council District 6). Consider a site plan to accommodate a proposed expansion of an existing church campus on one lot on 14.212 acres. The church campus is generally located at the southeast corner of E. Seeton Road and Day Miar Road, more specifically at 1355 E. Seeton Road. The property is located in the S.C. Neill Survey, Abstract No. 1159. The property is zoned Planned Development 318B (PD-318B). The applicant is Matt Moore, Claymoore Engineering Inc. and the owner is Jeff Kirkpatrick, The Church on Rush Creek. (On January 8, 2018, the Planning and Zoning Commission tabled this case by a vote of 8-0).
- 20      [18-7472](#)      Z180101/CP180101 - Zoning Change/Concept Plan - Camp Wisdom Mixed Use (City Council District 4). Zoning Change and Concept Plan from PD, Planned Development to PD, Planned Development for a mixed use development consisting of approximately 85,000 square feet of commercial retail and 514 multi-family residential units with nine single and multi-story buildings up to four floors in height on approximately 26.78 acres at 2650 W Camp Wisdom Rd. Tracts 1G, 2, and 3, Memucan Hunt Survey, Abstract No. 758, City of Grand Prairie, Tarrant County, Texas, approximately 26.78 acres zoned PD-48 partially within the Lake Ridge Corridor Overlay, generally located 400 to 800 feet west of Lake Ridge Parkway between Kingswood Blvd. and W Camp Wisdom Rd. and addressed as 2650 W Camp Wisdom Rd. The agent is Eric Swartz and the owner is Hamilton Peck, Hamilton Commercial LLC. (On January 8, 2018, the Planning and Zoning Commission tabled this case by a vote of 8-0).

- 21**      [18-7467](#)      S180102 - Site Plan - Avilla Heritage (City Council District 2). Site Plan for the development of Avilla Heritage, 140 single-story housing units on a single 12.43 acre lot. Tract 2.3, C.D. Ball Survey, Abstract No. 1699, City of Grand Prairie, Dallas County, Texas, 13.43 acres zoned PD-367 in the SH 161 and Interstate 20 Corridor Overlays, generally located at the northeast corner of S Forum Drive and Waterwood Drive and addressed as 2100 IH 20. The agent is Joshua A. Lincoln, HP Civil Engineering, the applicant is Jason Flory, NexMetro Communities, and the owner is Leland Gjetley & Tommy Joe Winn. (On January 8, 2018, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).

**Attachments:**   [Mailing List.pdf](#)  
                          [Location Map.pdf](#)  
                          [Exhibit A - Site Plan.pdf](#)  
                          [Exhibit B - Landscaping Plan.pdf](#)  
                          [Exhibit C - Elevations.pdf](#)  
                          [PZ Draft Minutes 01-08-18.pdf](#)

- 22**      [18-7468](#)      S180101 - Site Plan - Carrier Parkway Medical Office (City Council District 2). Site Plan for a single-story medical office building, totaling 7,152 square feet on a 0.903 acre lot, Lot 3, Block 2, Community Square Addition, in the City of Grand Prairie, Dallas County, Texas, zoned PD-107 within the SH 161 Corridor Overlay and addressed as 2626 S. Carrier Parkway. The applicant is Norman Patten and the owner is Lara Abitoye. (On January 8, 2018, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).

**Attachments:**   [Exhibit A - Site Plan.pdf](#)  
                          [Exhibit B - Elevations.pdf](#)  
                          [Exhibit C - Landscape Plan.pdf](#)  
                          [Location Map.pdf](#)  
                          [Mailing List.pdf](#)  
                          [PZ Draft Minutes 01-08-18.pdf](#)

## **Public Hearing on Zoning Applications**

- 23**      [18-7471](#)      SU180101/S180104 - Specific Use Permit/Site Plan - Albertsons Drive Through (City Council District 5). Specific Use Permit and Site Plan authorizing the construction and operation of an ATM drive thru at an existing grocery store on 6.29 acres. Lot 1R, Block 9, Dalworth Park, City of Grand Prairie, Dallas County, Texas generally located at the southwest corner of N. Carrier Pkwy and Dalworth St and addressed as 215 N. Carrier Pkwy. Zoned General Retail (GR) District, within the SH 161 Overlay District. The applicant is Clinton Coultas and the owner is Jeff Kagey, Legacy Texas Bank. (On January 8, 2018, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).

**Attachments:** [Mailing List.pdf](#)  
[PZ Draft Minutes 01-08-18.pdf](#)  
[Exhibit A - Location Map.pdf](#)  
[Exhibit B - Site Plan sm.pdf](#)

- 24**      [18-7474](#)      S180106 - Site Plan - Mira Lagos Townhomes South (City Council 4). A request to approve a Site Plan for a townhome development with 87 units on 9.26 acres. Tracts 2.8 and 2.9 of BBB & C RR Survey, Abstract No. 1700, City of Grand Prairie, Dallas County, Texas, zoned PD-365, within the Lakeridge Overlay District, and generally located at the southwest corner of S. Grand Peninsula Drive and Lake Ridge Parkway. The owner/applicant is Ben Luedtke, Mira Lagos East Investors Group Ltd. (On January 8, 2018, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).

**Attachments:** [Exhibit A - Site Plan.pdf](#)  
[Exhibit B - Dimensional Control Plan.pdf](#)  
[Exhibit C - Landscape Plan.pdf](#)  
[Exhibit D - Screening Plan.pdf](#)  
[Exhibit E - Building Elevations.pdf](#)  
[Exhibit F - Street Sections.pdf](#)  
[Exhibit G - Ingress and Egress Patterns.pdf](#)  
[Location Map.pdf](#)  
[Mailing List.pdf](#)  
[PZ Draft Minutes 01-08-18.pdf](#)

- 25**      [18-7473](#)      TA180101 - Text Amendment - Amendment to the Unified Development Code, Article 4 - Permissible Uses, Article 11 - Performance Standards, and Article 30 - Definitions to establish a definition and regulations for Microbreweries, Brewpubs, and Distilleries in the Central Business District. The owner/applicant is the City of Grand Prairie Planning Department. (On January 8, 2018, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).
- Attachments:** [Exhibit A - Downtown Map.pdf](#)  
[Article 04 redline.pdf](#)  
[Article 11 redline.pdf](#)  
[Article 30 redline.pdf](#)  
[PZ Draft Minutes 01-08-18.pdf](#)
- 26**      [18-7470](#)      SU151004D - Specific Use Permit - 309 SE 14th Street (City Council District 5). Scheduled review of Specific Use Permit for Major Auto Repair and Auto Body and Paint uses. The site is 0.3 acres and is zoned Commercial (C) within Central Business District 3 (CBD 3). The property is generally located south of Jefferson St. and east of Belt Line Rd. The owner is Vincente Duan. (On January 8, 2018, the Planning and Zoning Commission denied this request by a vote of 8-0).
- Attachments:** [Exhibit A - Site Plan.pdf](#)  
[Location Map.pdf](#)  
[Site Photo 1.jpg](#)  
[Site Photo 2.jpg](#)  
[Mailings.pdf](#)  
[PZ Draft Minutes 01-08-18.pdf](#)

### **Items for Individual Consideration**

- 27**      [16-5307](#)      Ordinance of the City of Grand Prairie, Texas, amending Chapter 17 of the Code of Ordinances of the City of Grand Prairie, Texas by the addition of Article V, Credit Access Businesses, which sets forth registration requirements and credit extension guidelines for credit access businesses; providing for a fine of up to \$500 for each offense in violation of this ordinance

- 28**      [18-7461](#)      USP180101 - Unified Signage Plan - Victory at Lakeridge (City Council District 6). Unified Signage Plan for four multi-tenant signs at Victory at Lakeridge. Lots 3 and 5, Block 1 of Victory at Lakeridge and Tract 3C, M Hunt Survey, Abstract 1758, City of Grand Prairie, Tarrant County, Texas, zoned PD-283, within the Lakeridge Overlay District, and located at 5100 Lake Ridge Pkwy and 2360 W. Camp Wisdom Rd. The applicant is Brad Pilkington and the owner is Kris Ramji, Victory at Lake Ridge. (On January 8, 2018, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).

**Attachments:** [Exhibit A - Multi-Tenant Signs.pdf](#)

[Exhibit B - Sign Locations.pdf](#)

[Location Map.pdf](#)

- 29**      [18-7534](#)      Resolution of support for Mariposa of Westchester Senior Living Community

**Attachments:** [MPR Grand Prairie Support Resolution Request 171228.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 January 19, 2018.*

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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.*