



City of Grand Prairie

City Hall
317 College Street
Grand Prairie, Texas

Meeting Agenda City Council

Tuesday, April 21, 2015

4:30 PM

City Hall - Briefing Room
317 College Street

Call to Order

Staff Presentations

- 1 [15-4500](#) Fire Department 1st Quarter 2015 Update - Presented by Chief Robert Fite
- 2 [15-4501](#) 2015 Emergency Management Update - Presented by Chief Robert Fite
- 3 [15-4570](#) "Live Life Grand" - Presented by Amy Sprinkles, Communications and Libraries 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" Case 3:15-cv-00718-M Rodriguez v The City of Grand Prairie; and Great Southwest Golf Club and GSW Logistics*
- (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 Rodney Durr, Grand Prairie Family Church

Pledge of Allegiance to US Flag and to the Texas Flag led by Council Member Wooldridge

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.

- 4 [15-4580](#) Minutes of the April 7, 2015 Council Meeting

 Attachments: [Council Minutes 04-07-2015.pdf](#)

- 5 [15-4519](#) Contract with Flair Data Systems for \$57,033.25 through Department of Information Resources Contract number DIR-TSO-2542, to provide a video conferencing system for City Hall

 Attachments: [15-4519 Expenditure Detail.doc](#)

- 6 [15-4524](#) Amendment to Shared Service Center Cooperative of North Texas Interlocal Agreement

 Attachments: [Operating Expenditure Form - Shared Services.doc](#)

- 7 [15-4573](#) Contract with NetSync Network Solutions through DIR-TSO-2542 for \$377,465.61 to expand equipment and software for Data Center

 Attachments: [15-4573 Expenditure Detail.doc](#)

- 8 [15-4574](#) Contract with Absolute Consulting for Finance/Human Resource System Upgrade in the amount of \$104,760

 Attachments: [15-4574 Expenditure Detail.doc](#)

- 9 [15-4532](#) Contract with Carnival Americana, Fort Worth, Texas, for one year; (with up to four renewal options) to provide carnival amusement rides, games and food for the Main Street Fest.

 Attachments: [Best value bid tabulation - Carnival Americana CC 15-4532](#)

- 10 [15-4560](#) Interlocal cooperation agreement with the City of Irving, TX for a joint fire training center establishing the terms by which the Cities will jointly design, construct, maintain, operate, manage, and use the fire training facility on property owned by Irving for an initial term of 20 years commencing on the effective date and ending at 11:59:59 p.m. Central Time on the last day of the Fiscal Year following the twentieth (20th) anniversary of the Acceptance Date; after the end of the initial term the agreement shall extend automatically through each subsequent Fiscal Year

 Attachments: [15-4560 IRVING TRNG CTR AGREEMNT.pdf](#)

- 11 [15-4565](#) Engineering services amendment/Change Order No. 1 with Alliance Geotechnical, Team Consultants and Reed Engineering to provide engineering geotechnical and material testing services for a maximum contract of \$350,000 for each firm

- 12 [15-4575](#) Change Order/Amendment No.2 to the construction contract with GHB Equipment Co. in the amount of -\$2,546.20 for Central Park Pedestrian Bridges

- 13** [15-4577](#) Renewal No.1 to price agreement for hot-applied crack sealant material from Crafcot Texas, Inc. through an inter-local agreement with the City of Fort Worth at an estimated annual cost of \$15,000; and authorize the City Manager to execute the remaining renewal options with aggregate price fluctuations of up to \$50,000 so long as sufficient funding is appropriated by the City Council to satisfy the City's obligation during the renewal terms
Attachments: [CC 15-4577 Expenditure Sheet](#)
- 14** [15-4566](#) Contract amendment No. 8 with Birkhoff, Hendricks and Carter in the amount of \$72,541.14 for additional engineering services for the MacArthur Paving and Drainage Improvement Project
Attachments: [GAC 15-4566](#)
- 15** [15-4571](#) Ordinance amending the FY 2014/2015 Capital Improvement Projects Budget; Construction contract with the apparent low bidder, Austin Bridge and Road, LP in the bid amount of \$14,707,420.34 for MacArthur Blvd Paving and Drainage improvements; material testing in the amount of \$247,720 (Alliance Geotechnical Group \$164,938.30; REED Engineering \$42,139.25; TEAM Consultants \$40,642.25); in-house engineering in amount of \$367,685; a 5% contingency in the amount of \$735,371; \$75,000 for Oncor street, bridge and sign lighting; and \$71,828 for signal equipment, for a total requested project cost amount of \$16,205,025.
Attachments: [Letter of Recommendation](#)
[Grant Activity Recap.doc](#)
- 16** [15-4559](#) Ordinance authorizing the abandonment of a portion of an unneeded utility easement at rear of the lot located at 3104 Pamplona
Attachments: [EXHIBIT A 3104 PAMPLONA](#)
- 17** [15-4516](#) Ordinance amending the FY 2014/2015 Capital Improvement Projects Budget; Contract with Parkscape Construction, Inc. for improvements to the Summit Gardens at Central Park in the amount of \$56,379 for base bid and additive alternates 1, 2, 3 and 4 and a 5 % contingency in the amount of \$2,819, for a total project cost of \$59,197.95
Attachments: [Bid Tab - Bid #15070 - Summit Gardens Rasied Bed Improvements](#)
[FIS - Parkscape Construction - Summit Gardens Bed Improvements](#)
- 18** [15-4527](#) Ordinance amending the FY 2014/2015 Hotel Motel Building Fund for the completion of construction for the Loyd Park Cabin Project in the amount \$41,000
Attachments: [15-4527 - Loyd Cabin - Expenditure Information Form](#)
[FS Hotel Building 2016](#)

Public Hearing Consent Agenda

- 19** [15-4538](#) S150404 - Site Plan - Wildlife Commerce Park Building 3 (City Council District 1). Approve a site plan to construct a 233,740-square-foot speculative warehouse building. The 11.82-acre property, generally located at the south of Wildlife Pkwy., and west of Belt Line Rd., is zoned Planned Development 217C (PD-217C) for Commercial, Retail, and Light Industrial and is partially within the Beltline Corridor Overlay District. The agent is Robert Pross, Pross Design Group, Inc. and the owner is Will Mundinger, Chi Wildlife Park, LP. (On April 6, 2015, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0.)

Attachments: [Location Map.pdf](#)

[Notify.pdf](#)

[PON.pdf](#)

[Exhibit Site Plan Package.pdf](#)

[PZ DRAFT MINUTES 4-6-15.pdf](#)

- 20** [15-4539](#) SU140403 - Specific Use Permit - Tiger Auto (City Council District 5). A request for a Specific Use Permit for an Auto sales lot with general auto repair and auto body and painting. The property is zoned Heavy Industrial (HI) District. The property is generally located on the east side of Camden Drive south of E. Jefferson Street. The owner is Hassan Alizaza. (On April 6, 2015, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0.)

Attachments: [Location Map.pdf](#)

[Notify .pdf](#)

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- 21** [15-4541](#) SU150407/S150402 - Specific Use Permit/Site Plan - Comfort Suites (Paddock Way Drive) (City Council District 1). Approve a specific use permit/site plan to construct a four-story-58,456-square-foot-88-room hotel. The 1.84-acre property, located at 702 Paddock Way, zoned Light Industrial, is within the State Highway 360 (S.H. 360) Corridor Overlay District. The agent is Hugo Monsanto, Monsanto Architects, the applicant: Mike Patel, DITWIN II LLC, and the owner is Stephen Korkmas, Cedars Heritage, LTD. (On April 6, 2015, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0.)

Attachments: [Location Map.pdf](#)

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[PON.pdf](#)

[Exhibit A Site Plan Package.pdf](#)

[PZ DRAFT MINUTES 4-6-15.pdf](#)

- 22** [15-4543](#) SU150401/S150401 - Specific Use Permit/Site Plan - 2755 E Main St (City Council District 5). Approval of a Specific Use Permit for Used Auto Sales, Villa Real Motors, and a Site Plan to develop 0.5 acres of non-residential property. The subject site is address as 2755 E Main St., generally located on the south side of E Main St. and east of SE 27th St., and is zoned Light Industrial (LI) District within Central Business District 4 (CBD 4). The agent is David De Anda and the owner is Gustavo De Anda. (On April 6, 2015, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0.)

Attachments: [Location Map.pdf](#)

[Notify.pdf](#)

[PON.pdf](#)

[Operational Plan.pdf](#)

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

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

[Landscape Appeal Letter.pdf](#)

[PZ DRAFT MINUTES 4-6-15.pdf](#)

- 23** [15-4544](#) SU150402/S150403 - Specific Use Permit/Site Plan - 201 W Jefferson Street (City Council District 2). Approval of a Specific Use Permit for a drive-through restaurant, Taco Hut. The subject site is addressed as 201 W. Jefferson St., located generally south of W. Main St. and west of Center St., and is zoned Central Area (CA) district within Central Business District 2 (CBD 2). The applicant is Jay Woo and the owner is Ozkan Ozturk, Ozmir Inc. (On April 6, 2015, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0.)

Attachments: [Location Map.pdf](#)

[Notify.pdf](#)

[PON.pdf](#)

[04 - Operational Plan.pdf](#)

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

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

[PZ DRAFT MINUTES 4-6-15.pdf](#)

- 24** [15-4545](#) SU150403 - Specific Use Permit - 1700 W. Polo Rd. Ste 190, "So Amazing" Day Programs Inc. (City Council District 6). Consider the request from for approval of a Specific Use Permit for an Adult Day Care facility, "So Amazing" Day Programs Inc. The subject site is addressed as 1700 W. Polo Rd., specifically Suite 190, generally located on the north side of Polo Rd. and east of Matthew Rd., and zoned Planned Development 115 (PD-115) District. The applicant is Sonya Golden, So Amazing Day Programs Inc. (On April 6, 2015, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0.)

Attachments: [Location Map.pdf](#)

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[PON.pdf](#)

[Exhibit Site Plan.pdf](#)

[Operational Plan.pdf](#)

[PZ DRAFT MINUTES 4-6-15.pdf](#)

- 25** [15-4546](#) SU150405/S150409 - Specific Use Permit/Site Plan - Hi-Tech Manufacturing Co. (City Council District 5). Approval of a Specific Use Permit permitting Hi-Tech Manufacturing Company, a "small job" metal fabrication and machine business, to relocate their shop and offices into the building formally occupied by the Shamrock Cake Company. The 0.57-acre property, zoned Commercial (C) District, is located south of NW Dallas Street and between NW 14th Street and NW 15th Street. The property is also located within Central Business District No. 1 and the SH 161 Corridor Overlay District. The applicant is Peggy Chrusciaki, Hi-Tech Manufacturing Co. and the owner is William Moser, Shamrock Cake Company. (On April 6, 2015, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0.)

Attachments: [Location Map.pdf](#)

[Notify.pdf](#)

[PON.pdf](#)

[Exhibit A Site Plan.pdf](#)

[Exhibit Operational Plan.pdf](#)

[PZ DRAFT MINUTES 4-6-15.pdf](#)

- 26** [15-4547](#) SU150406/S150407 - Specific Use Permit/Site Plan - Fresh Meal Restaurant (City Council District 5). Approval of a Specific Use Permit/Site Plan to permit the construction and operation of a 1,270 sq. ft. restaurant with drive through known as the Fresh Meal Restaurant. The 0.34-acre property, zoned Commercial (C) District, is located immediately east of SE 9th Street and approximately 150-feet south of E. Main Street. The property is also located within Central Business District No. 3. The owner/applicant is Fariborz Hadidi. (On April 6, 2015, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0.)

Attachments: [Location Map.pdf](#)

[Notify.pdf](#)

[PON.pdf](#)

[Exhibit A Site Plan Package.pdf](#)

[PZ DRAFT MINUTES 4-6-15.pdf](#)

Public Hearing on Zoning Applications

- 27** [15-4540](#) S140204A - Site Plan Amendment - FBC Bus Barn (City Council District 2). Consider a request to approve a site plan amendment to add an accessory structure (bus barn) to the existing First Baptist Church site. The 29.36-acre property, located at 950 Mayfield Rd., is zoned Planned Development 91 (PD-91) is partially within the State Highway 161 (S.H.161) Corridor Overlay District and the Interstate Highway 20 (I.H. 20) Corridor Overlay District. The owner/applicant is Bill Skaar, First Baptist Church. (On April 6, 2015, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0.)

Attachments: [Location Map.pdf](#)

[Notify.pdf](#)

[PON.pdf](#)

[Project Narrative 2.pdf](#)

[Exhibit Structure Rendering.pdf](#)

[Exhibit Site Plan.pdf](#)

[PZ DRAFT MINUTES 4-6-15.pdf](#)

- 28** [15-4551](#) S150405 - Site Plan - Bardin Road Warehouse (City Council District 4). Approval of a Site Plan to permit the construction and operation of a 430,180 sq. ft. speculative industrial warehouse intended to accommodate up to four (4) tenants. The 20.73-acre property, split zoned Planned Development 30 (PD-30) and Planned Development 55 (PD-55), is located at the northwest corner of Bardin Road and Matthew Road. The property is also located within the S.H. I-20 Corridor Overlay District. The agent is Lisa Swift, GSO Architects, the agent is Vanessa McElroy, RLG Engineering Inc. and the applicant is Gary Horn, Mohr Acquisitions LLC. (On April 6, 2015, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0.)

Attachments: [Location Map.pdf](#)

[Notify.pdf](#)

[PON.pdf](#)

[Exhibit A Site Plan Package.pdf](#)

[PZ DRAFT MINUTES 4-6-15.pdf](#)

- 29** [15-4542](#) S150406 - Site Plan - Uplift Grand Prep (City Council District 5). Approve a site plan to construct and operate a school. The 4.66-acre property, generally located at the southwest corner of the North St./NE 4th St. intersection, is split-zoned Central Area (CA) and Single Family District 2 (SF-2) and is within District 2 of the Central Business Overlay District. The agent is Jacob Sumpter, Mycoskie, Mcinnis & Associates and the owner is Ann Stevenson, UPLIFT Education. (On April 6, 2015, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0.)

Attachments: [Location Map.pdf](#)

[Notify.pdf](#)

[PON.pdf](#)

[Exhibit Site Plan Package.pdf](#)

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- 30** [15-4548](#) Z150401 - Zoning Change - 3409 Hardrock Road (City Council District 1). A zone change of 2.13 acres of land from Single Family-One (SF-1) Residential District to Light Industrial (LI) District. The subject site is addressed as 3409 Hardrock Rd., generally located west of S.H. 161 and north of Shady Grove Rd. The applicant is Michael Forbes, Idiom Construction and the owner is Mohammad Seyed Ghandi. (On April 6, 2015, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0.)

Attachments: [Location Map.pdf](#)
[Notify.pdf](#)
[PON.pdf](#)
[Zoning Change Request Letter.pdf](#)
[Meets and Bounds.pdf](#)
[Concept Plan.pdf](#)
[Exhibit A.pdf](#)
[PZ DRAFT MINUTES 4-6-15.pdf](#)

- 31** [15-4549](#) Z150202 - Zoning Change - 2505 S Great Southwest Pkwy (City Council District 4). Approval of a Zone Change from Planned Development 286 (PD-286) District for multi-family uses and Light Industrial (LI) District to a Planned Development District for all uses permitted by right and permitted by specific use permit within the General Retail (GR), General Retail-One (GR-1), Commercial (C), Commercial-One (C-1), Central Area (CA), Heavy Commercial (HC), and Light Industrial (LI) Districts, but excluded all check cashing, bail bond, piercing salon, and tattoo parlor uses. The subject properties (Lot 3, 5, 7, and 4-R, Block 1 of the Greenpoint Center Phase II Addition) are located at the southeast corner of S. Great Southwest Parkway and W. Pioneer Parkway. The owner/applicant is James Hosler. (On April 6, 2015, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0.)

Attachments: [Location Map.pdf](#)
[Property Notifications.pdf](#)
[PON.pdf](#)
[PZ DRAFT MINUTES 4-6-15.pdf](#)

- 32** [15-4550](#) Z150201/CP150201 - Zoning Change/Concept Plan - Walmart Store (City Council District 2). Approval of a Zone Change and Concept Plan from Commercial (C) District to a Planned Development District for Commercial (C) District uses, including a large box retailer w/gasoline sales. The subject 32.39 acres are located at the northeast corner of SH 161 and Arkansas Lane and within the SH 161 Corridor Overlay District. The applicant is Michael Allan, Wal-Mart Real Estate Business Trust and the agent is Richard Underwood, Kimley-Horn and Associates, Inc. (On April 6, 2015, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0.)

Attachments: [Location Map.pdf](#)

[Property Notifications.pdf](#)

[PON.pdf](#)

[Exhibit A Site Plan.pdf](#)

[Conceptual Building Elevations.pdf](#)

[Exhibit X Proposed Walmart Outdoor Display.pdf](#)

[PZ DRAFT MINUTES 4-6-15.pdf](#)

Items for Individual Consideration

- 33** [15-4562](#) Action rejecting proposed CPI rate increase per telecommunication access line from the Public Utility Commission (PUC)
- 34** [15-4578](#) Board and Commission Appointments

Attachments: [Dundas Board Application.pdf](#)

[Nomination Sheet 2014 - Master 11.xls](#)

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 17, 2015.

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.