



City of Grand Prairie

City Hall
317 College Street
Grand Prairie, Texas

Meeting Agenda

City Council

Tuesday, December 9, 2014

4:30 PM

City Hall - Briefing Room
317 College Street

Call to Order

Staff Presentations

- 1 [14-3928](#) Public Safety Officer Intern Program - Presented by Police Chief Steve Dye
- 2 [14-4220](#) Development Update - US287 Corridor - Presented by Bill Crolley, Planning and Development Director, and Ron McCuller, Public Works Director
- 3 [14-4279](#) Update on Water Restrictions - Presented by Ron McCuller, Public Works 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: Larry Land, Grand Prairie Victim Relief Ministry

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

Presentations

- 4 [14-4231](#) Donation of Art Piece to the City of Grand Prairie - Presented by Tammy Chan, Special Projects Manager

- 5 [14-4269](#) Employee of the Month - Erika Soto, Fire Administration

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.

- 6 [14-4272](#) Minutes of the November 18, 2014 Meeting
Attachments: [Council Minutes 11-18-2014.pdf](#)
- 7 [14-4250](#) New Option Contract - Timeless Hangars, Inc., Location 23 South B - Grand Prairie Municipal Airport
- 8 [14-4252](#) New Lease - Mark Blackmon - Location 1 South - Grand Prairie Municipal Airport
- 9 [14-4253](#) New Airport Lease - Staggerwing Development #4 LLC
- 10 [14-4254](#) Authorize the sale of two tax foreclosure properties located at 1937 El Paso and 1810 Beaumont to the Grand Prairie Community Housing Development Organization
- 11 [14-4257](#) Authorize the purchase of a Smithco Sprayer, Turfco Turbine Blower, and accessories for Prairie Lakes and Tangle Ridge golf courses from Luber Bros. via the Buy Board Discount contract # 447-14
Attachments: [Fiscal Impact - 14-4257](#)
- 12 [14-4258](#) Contract with Site Landscape Development for landscape maintenance (\$297,017.39) in Westchester PID (Council Districts 3 and 6)
Attachments: [Exhibit A-Budget 5yr service plan-FY15-WC.pdf](#)
- 13 [14-4260](#) Construction contract to Basecom Construction Services in the amount of \$70,823 for various renovations to the Public Safety Building, plus a 5% construction contingency in the amount of \$3,541, plus \$2,000 for Texas Department of Licensing and Regulation (TDLR) registration, plan review, and post construction site review for a total request of \$76,364.
Attachments: [Budget Expenditure 14-4260](#)
- 14 [14-4261](#) Application for and acceptance of the FY 2015 Assistance to FireFighters Grant (AFG) program, administered by the Federal Emergency Management Agency (FEMA), in the amount of \$164,153.80 for the purchase of Piston Driven Mechanical CPR devices with a cash match of \$24,623 (15%).
Attachments: [Lucas x8 w service.pdf](#)
[Lucas 2.png](#)
[Lucas 2-1.png](#)

- 15 [14-4276](#) Purchase of mobile video systems from L-3 Communications Mobile-Vision, Inc. at a cost of \$100,220 through an inter-local agreement with the City of Dallas.
 Attachments: [2015 L-3 Mobile-Vision Video System Expenditure Information Form.docx](#)
- 16 [14-4262](#) Purchase of Double Drum Compactor and Asphalt Paver (from ROMCO Equipment Co.) and a Tag-Along Trailer (from Interstate Trailers, Inc) for a total of \$209,321.60 through national inter-local agreements with Buyboard.
 Attachments: [Budget Expenditure 14-4262](#)
- 17 [14-4277](#) Reject bids for purchase of State of Texas Vehicle Inspection Services.
- 18 [14-4256](#) Ordinance amending the FY 2013/2014 Cemetery Operating Fund Budget by appropriating \$10,814 from Ending Resources and adding \$75,005 in revenues from increased Section Sales, Internment Fees, Burial Box Sales, and Other Sales.
 Attachments: [Cemetery Amendment](#)
- 19 [14-4255](#) Ordinance amending the FY 2014/2015 Capital Improvement Projects budget and the Capital Lending and Reserve Fund; and approve a contract with Lee Lewis, Inc., Dallas, Texas in the amount of \$20,000 for pre-construction services, and approve a Construction Services Fee of 2% to be applied to the actual approved construction costs for the EPIC Recreation and Indoor Waterpark project and Central Park Improvements
 Attachments: [14-4255 The Epic CMAR FIS](#)
 [14-4255 The Epic CMAR Fund Amendment](#)
- 20 [14-4251](#) Ordinance amending the FY 2014/2015 Capital Improvements Projects Budget and a contract amendment with KSA Engineers to add bidding services to an existing contract for design of a taxiway and taxilane at Grand Prairie Municipal Airport
 Attachments: [14-4251 - South Development Project - Amendment to KSA Project](#)
- 21 [14-4247](#) Resolution allowing the City to accept a donation of a tile art piece from artist Pamela Summers
 Attachments: [tile mosaic donation](#)
- 22 [14-4270](#) Resolution authorizing the City Manager to apply for and accept a grant from the Texas Department of Transportation to fund additional DWI enforcement during the Christmas, New Year, Spring Break, Independence Day and Labor Day holiday periods in the amount of \$8,000.
- 23 [14-4168](#) Resolution appointing Herb Rolph, Chair of the Grand Prairie Chamber of Commerce, to the Boards of Directors for three Tax Increment Financing (TIF) Zones
 Attachments: [TIF Board Members 12-09-14.pdf](#)

Public Hearing Consent Agenda

- 25** [14-4242](#) SU141101/S141101 - Specific Use Permit/Site Plan - 1629 E Main Street (City Council District 5). Consider approval of a Specific Use Permit for Automotive Re-Builder and Inoperable Auto Holding Yard uses in a Light Industrial (LI) District. The subject site is located at 1629 E Main St and is located within the Central Area Overlay District, Central Business District No. 2 (CBD 2). This property is generally located on the south side of E. Main St and east of S.E. 16th St. The agent is Danny Moussavi and the owner is Hamid Moussavi. (On December 1, 2014, the Planning and Zoning Commission tabled this case by a vote of 8-0.)
- 26** [14-4243](#) S141103 - Site Plan - Stripe-A-Zone (City Council District 1). Consider a request for the approval of a Site Plan for the expansion of an existing Contractor Shop with Heavy Equipment and Outside Storage on 6.5 acres. The subject property, zoned Commercial Office (CO) District and within Central Business District No. 1, is located south of Jefferson Avenue and west of Cox Drive. The agent is Walter Nelson and the owner is David Sargent, Strip-A-Zone. (On December 1, 2014, the Planning and Zoning Commission tabled this case by a vote of 8-0.)
- 27** [14-4238](#) S141202 - Site Plan - 4126 S Carrier Pkwy (City Council District 1). Consider a request to approve a Site Plan to construct a 6,537 sf emergency clinic. The subject property, addressed as 4126 S. Carrier Pkwy and zoned PD-173, is general located west of S. Carrier and south of I-20. The agent is Chad Suitonu, PMRG, the applicant is Josh Millsap, Bury, Inc., and the owner is Travis Molis, Albertson's, LLC. (On December 1, 2014, the Planning and Zoning Commission tabled this case by a vote of 8-0)

Attachments: [Location Map.pdf](#)

[PON.pdf](#)

[Property Notifications.pdf](#)

[Exhibit Site Plan Package.pdf](#)

[Parking Summary.pdf](#)

- 28** [14-4237](#) S141201 - Site Plan - Timberview Ranch Apartments (City Council District 4). Approve a site plan to construct and operate a multi-family residential development. The 17.84-acre property is generally located south of S.H. 360 and west of Mirabella Boulevard (S.L. Ferrell Survey, Abstract 516 Tracts 2C02, 2A05, and 2A04A), is zoned Planned Development 346 (PD-346) and is within the S.H. 360 Overlay District. The agent is Brian Rumsey, Cross Architects and the owner is Spencer Byington, SWBC Timberview Ranch Apartments. (On December 1, 2014, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0.)

Attachments: [Location Map.pdf](#)

[PON.pdf](#)

[Property Notifications.pdf](#)

[Exhibit Site Plan Package 1.pdf](#)

[Exhibit Site Plan Package 2.pdf](#)

[PZ Draft Minutes 12-01-14.pdf](#)

- 29** [14-4239](#) S141203 - Site Plan - The Quadrangles on Interstate 20 (City Council District 4). Approve a site plan to construct and operate a multi-family residential development. The 13.89-acre property, located at 2755 W. IH-20, is zoned Planned Development District 140-B (PD140-B) and is within the IH-20 Overlay District. The agent is Ross Frankfurt, the applicant is Eric Frankfurt, Grand Prairie 20, LP, and the owner is Eric Frankfurt, E.S. Frankfurt Management Inc. (On December 1, 2014, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0.)

Attachments: [Location Map.pdf](#)

[PON.pdf](#)

[Property Notifications.pdf](#)

[Exhibit Site Plan Package.pdf](#)

[Supplemental Site Plan Package 1.pdf](#)

[Supplemental Site Plan Package 2.pdf](#)

[PZ Draft Minutes 12-01-14.pdf](#)

Public Hearing on Zoning Applications

- 30** [14-4240](#) S141204 - Site Plan - Avera (City Council District 1). Approval of a Site Plan for a 345,150 square-foot industrial warehouse distribution center. The subject properties (Joseph C Reed Abst 1729 TR 4.3, 4.5 and TR 4.6, P H Ford ABST 1711 TR 3 and TR 3.5) are located on the northwest corner of N Highway 161 and January Ln and within the SH-161 Overlay District. The applicant is Rick Kight, Park 161, LLC and the owners are David O'Connor, Series Trust, Durward Moore, Grand Prairie Series Trust 2003-1, Lauren Butler, Pooled Funds Trust, Durward Moore, 19th Street Trust, and C.M. Edwards, Daisy Field Trust. (On December 1, 2014, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0.)

Attachments: [Location Map.pdf](#)

[PON.pdf](#)

[Property Notifications.pdf](#)

[Exhibit Site Plan Package.pdf](#)

[2014-11-19 Avera January Lane - Variance Request Revision 1.pdf](#)

[PZ Draft Minutes 12-01-14.pdf](#)

- 31** [14-4241](#) Z141201 - Zoning Change - 130 and 138 Lakeview Drive (City Council District 5). A request to rezone property from Planned Development (PD-332) District for Neighborhood Service (NS) District uses with a Mini-Warehouse Use, and a Specific Use Permit (SUP) for a Mini-Warehouse Facility to a Planned Development allowing Neighborhood Service (NS) District uses, contractor shop uses with no outside storage, and other specified service uses. The 0.87-acre property, located at 130 and 138 Lakeview Drive. The agent is Chuck Precopia and the owner is Phil Boriack, Boriack Interiors, Inc. (On December 1, 2014, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0.)

Attachments: [Location Map.pdf](#)

[PON.pdf](#)

[Property Notifications.pdf](#)

[PZ Draft Minutes 12-01-14.pdf](#)

[Letters of Support.pdf](#)

- 32** [14-4245](#) SU141103 - Specific Use Permit - 301 N. Belt Line Road (City Council District 5). Approval for a Specific Use Permit for Quick Lube and Tune services and Tire Sales and Installation with Outside Display within a General Retail (GR) District. The subject site is located at 301 N. Belt Line Rd at the northwest corner of Small Hill St. and N. Belt Line Road. The agent is Joel Downs, Texas Horse Stalls and the owner is Mohammad Ghanim, Belal Investment, Inc. (On December 1, 2014, the Planning and Zoning Commission recommended approval of this request by a vote of 7-1.)

Attachments: [Location Map.pdf](#)

[PON.pdf](#)

[Property Notifications.pdf](#)

[Code Violations.pdf](#)

[Exhibit A - LegalDescription.pdf](#)

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

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

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

[Operational Plan.pdf](#)

[PZ Draft Minutes 12-01-14.pdf](#)

- 33** [14-4246](#) USP141101 - Unified Signage Plan - Goodyear Signage (City Council District 4). Approval of a Unified Signage Plan allowing for the placement of an approximately 58 square foot static pole sign approximately 26 feet in total height from grade. The 0.91 acre property, zoned PD-36 and located within the I-20 Corridor Overlay District, is located at 2810 W. Interstate 20. The owner is Chan Lee, Goodyear Property.

Attachments: [Location Map.pdf](#)

[PONs.pdf](#)

[Property Notifications.pdf](#)

[Exhibit Site Plan.pdf](#)

[Proposed Sign.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 December 5, 2014.

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.