



City of Grand Prairie

City Hall
317 College Street
Grand Prairie, Texas

Meeting Agenda

City Council

Tuesday, January 24, 2017

4:30 PM

City Hall - Briefing Room
317 College Street

Call to Order

Staff Presentations

- 1 [16-6040](#) Update on AMI Meters - Presented by Doug Cuny, Revenue Management Manager
- 2 [17-6429](#) Introduction of Assistant Police Chiefs (Christy Martinez, Ronnie Morris and Daniel Scesney) - Presented by Chief Dye

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: Emil Balliet, Chaplain, Grand Prairie Police Department

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

Presentations

- 3 [17-6415](#) Raving Fans Recognition to Officer Joanna Deleon for replacing a Playstation and games stolen from a resident before Christmas - Presented by Police Chief Steve Dye

- 4 [17-6416](#) Raving Fans Recognition to Police Officer Kyle Logan, Police Officer Jared Homes, Mr. Glenn and Mrs. Gail Cato - Crisis Response Ministries Grand Prairie Chapter for providing a space heater to a resident without central heat - Presented by Police Chief Steve Dye
- 5 [17-6395](#) Present Parkland with the 2016 Get Fit Partner of the Year Award - Presented by Jim Cummings, Environmental Services Director
- 6 [16-6341](#) Recognition of Eagle Scout Andrew Anderson - Presented by Mayor Ron Jensen
Attachments: [Anderson Eagle Scout Certificate.pdf](#)
- 7 [17-6426](#) 2017 Mountain Creek Retirement Center Calendar - Presented by Mountain Creek Retirement Residents
- 8 [17-6436](#) Recognition of Cody Garcia - Presented by Mayor Ron Jensen

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.

- 9 [17-6431](#) Minutes of the January 10, 2017 Meeting
Attachments: [Minutes 01-10-2017.pdf](#)
- 10 [17-6421](#) Price agreement for electronic recycling services from Universal Recycling Technologies (up to \$57,000 annually) for one year with the option to renew for four additional one year periods totaling \$285,000 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

Presenter

Patricia D. B. Redfearn, Ph.D.

Attachments: [17037 - CCC Exhibit.docx](#)
[17-6421 Expenditure Info.doc](#)

- 11 [16-6344](#) Price agreement for testing and repair of cross connection control devices from Allied Flow Specialists (up to \$29,500 annually) for one year with the option to renew for four additional one year periods totaling \$147,500 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: [17019 - CCC Attachment](#)
[CC 16-6344.doc](#)
[CC 16-6344.doc](#)
- 12 [16-6222](#) Final Reconciliation Change Order No. 5 with Texas Standard Construction in the negative amount of (\$326,071.60) for Fargo Outfall Rehab project.
Attachments: [16-6222 Tx Std 612.118.xlsx](#)
[16-6222 Tx Std 42512019.xlsx](#)
- 13 [17-6402](#) Change Order #1 to price agreement with JLB Contracting, LLC, in the amount of \$109,000 to add asphalt road surfacing products for the Water Division
Attachments: [17-6402 - Expenditure Form.docx](#)
- 14 [17-6406](#) Professional Services contract to Freese & Nichols, Inc., for the design and construction oversight for a new water well at Central Park in the amount of \$119,900 plus a 5% contingency of \$5,995 for a total Amount of \$125,895
Attachments: [17-6406 CP Water Well WTER.xlsx](#)
- 15 [17-6407](#) Change Order/Amendment No. 3 to the Freese & Nichols contract in the amount of \$156,913 to provide for additional engineering services on the Mansfield Pump Station and S.H. 360 Transmission Line Phases 2 and 3 Contract for pipeline design changes, additional easement acquisition and design of an 8" water line to serve existing residents on Davis Road
Attachments: [17-6407 FN Mansfield.xlsx](#)
- 16 [17-6417](#) Purchase of Traffic Signal Opticom Equipment from Consolidated Traffic Controls, Inc. in the amount of \$64,980.70 through the national inter-local agreement with Houston Galveston Area Council (H-GAC)
Attachments: [CCC OPTICOM SYS CTC QUOTE.pdf](#)
[CCC OPTICOM SYS LOCATIONS.pdf](#)
[17-6417 Opticom](#)

- 17 [17-6420](#) Contract with Cobb Fendley, Inc. in the amount of \$76,240, a 5% contingency of \$3,812, for a total of \$80,052, for Professional Engineering Services related to the repair of two (2) bridges over Fish Creek (bridges are located on South Great Southwest Parkway and South Robinson Road over Fish Creek)
Attachments: [CCC PROF SVC APPROVAL TO PROCEED.pdf](#)
[CCC EXHIBIT A.pdf](#)
[17-6420 Fish Creek Bridge](#)
- 18 [17-6422](#) Construction contract with Texas Standard Construction in the amount of \$1,817,178.40 for the Main Street and Jefferson Area Storm Drain Improvements project; Material testing with Reed Engineering in the amount of \$26,171.00; In-house labor distribution in the amount of \$90,859.00; 5% contract contingency in the amount of \$90,859.00; for a total project cost of \$2,025,067.40
Attachments: [17-6422 Main Jefferson 614.52.xlsx](#)
[RK 2017-01-13 Award -revL.pdf](#)
- 19 [17-6423](#) Contract with Weaver Consultants Group, LLC, for the design of upgrades to the City of Grand Prairie landfill gas collection and control system, in the amount of \$84,000
Attachments: [17-6423 Landfill Gas Collection](#)
- 20 [17-6405](#) Acceptance of donation of the northeast sixty-feet (60 feet) of Lot Number 23, Block C, more commonly known as 23 Southeast 4th Street, by the Johnson Family Trust
Attachments: [EXHIBIT A AERIAL MAP JOHNSON DONATION.pdf](#)
[EXHIBIT B DONATION DEED JOHNSON TRUST.pdf](#)
- 21 [17-6411](#) Resolution to amend Resolution 4802-2016 authorizing City Manager, Tom Hart, to apply for and if awarded accept funding for the FY2016 Urban Area Security Initiative (UASI) Grant by signing the Sub-Recipient Agreement and other grant related documents from the Office of the Governor-Homeland Security Grants Division
- 22 [17-6396](#) Resolution for the City Manager to submit an application for FY 2017 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 \$56,000
Attachments: [Expenditure Information Form.doc](#)
- 23 [17-6389](#) Resolution authorizing the City Manager to execute a master inter-local purchasing agreement between the City of Grand Prairie and the City of Mansfield, Texas
- 24 [17-6388](#) Resolution authorizing the City Manager to execute a master inter-local purchasing agreement between the City of Grand Prairie and the City of University Park, Texas

- 25 [17-6364](#) Ordinance amending the FY 2016/2017 Capital Improvement Projects Budget; Developer Participation Agreement for Prairie Waters Development for \$1,700,596.38, and a 5% contingency in the amount of \$85,029.82; a 4% labor distribution in the amount of \$68,023.86 and a 2.5% material testing in the amount of \$42,514.91, for a total requested amount of \$1,896,164.96

Attachments: [Day Miar Road Utility Improvements Exhibit with Costs 11x17.pdf](#)
[20170113135852315.pdf](#)
[17-6364 Prairie Wtrs 614.103.xlsx](#)
[17-6364 Prairie Wtrs 615.68](#)
[17-6364 Prairie Wtrs 613.119](#)

Public Hearing Consent Agenda

- 26 [16-5993](#) S160904 - Site Plan - New Harmony Elementary School (City Council District 6). Approve a site plan to construct and operate a school. The 8.98-acre property, located at 4603, 4607, and 4611 S. Carrier Parkway, is zoned PD-136C. The applicant is Joyce Stanton, DiSciullo-Terry, Stanton & Associates and the owner is Hakan Yagci, Charter School Solutions. (On November 7, 2016, the Planning and Zoning Commission recommended approval by a vote of 3-5, motion failed). Applicant requested that this item be tabled to the April 18, 2017 Council Meeting.

Attachments: [Exhibit A Location Map](#)
[Exhibit C TIA Executive Summary.pdf](#)
[PON Revised.pdf](#)
[Notify Revised.pdf](#)
[Exhibit - Site Plan Package.pdf](#)
[Exhibit - Statement of Operation.pdf](#)
[Comment Letter - Bates.pdf](#)
[Ltr Deputy Chief Simmons.pdf](#)
[Ltr Asst. City Attorney M Mahan.pdf](#)
[PZ Draft Minutes 11-07-16.pdf](#)

- 27 [17-6372](#) SU170102 - Specific Use Permit - 308 Bill Irwin (City Council District 5). A request to approve a Specific Use Permit to authorize the operation of a major auto repair facility & automobile holding yard in conjunction with an existing trucking business. The 1.06-acre property is located at the northwest corner of Bill Irwin Avenue and Young Street (308 Bill Irwin Street). The property is zoned Light Industrial-Limited Standards (LI-LS) District and lies within the Central Business District (CBD) Overlay Corridor District, Section 3. The agent is Michael Stanley, EmJay Consult Group and the owner is Patricio Rocha. (On January 9, 2017, the Planning and Zoning Commission tabled this case by a vote of 9-0). (On January 13, 2017 the applicant withdrew his request).

- 28 [17-6371](#) S170104 - Site Plan - Oxford at Fish Creek (City Council District 2). A request to approve a site plan to construct and operate a multi-family residential development. The 14.67-acre property, located at 605 Fish Creek Road, is zoned Planned Development-19 (PD-19) District for Special Complex Uses, and is within the Interstate Highway-20 (I-20) Corridor Overlay District. The agent is Michael Thomas, MJ Thomas Engineering, LLC and the applicant is Anthony Swartz. (On January 9, 2017, the Planning and Zoning Commission tabled this case by a vote of 9-0).
- 29 [17-6386](#) Z170101/CP170101 - Zoning Change/Concept Plan - ECOM Real Estate (City Council District 4). A request to amend the concept plan and uses for Planned Development-77 (PD-77) to adopt a concept plan for single family attached and detached uses. The 39.50-acre property, located at 3300 and 3600 South Great Southwest Parkway, is zoned PD-77 District. The agent is Brett Mann, BGE, Inc. and the owner is Dan Luby, ECOM Real Estate Mgmt. (On January 9, 2017, the Planning and Zoning Commission tabled this case by a vote of 9-0).
- 30 [17-6384](#) SU170104 - Specific Use Permit - Juan's Beer Barn (City Council District 5). A request to approve a Specific Use Permit to operate a drive-through facility to operate a retail beer and wine facility for off-site consumption. The 0.678-acre property is zoned Central Area (CA) District, located within the Central Business(CBD) Overlay District, Section 2 and addressed as 507 E. Main Street, Suite 100. The applicant is Erik Jaimes and the owner is Blanca Barbosa. (On January 9, 2017, the Planning and Zoning Commission tabled this case by a vote of 9-0).
- 31 [17-6381](#) S170103 - Site Plan - Mira Lagos Multi-Family Phase 2 (City Council District 4). A request to approve a Site Plan for a multi-family residential development. The 7.00-acre property, located at 2629 S. Grand Peninsula, is zoned Planned Development 298A (PD-298A) District and is within the Lake Ridge Overlay District. The agent is Daniel Dewey, JBI Partners, Inc., the owner is Richard LeBlanc and Mira Lagos Apartments II LTD. (On January 9, 2017, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).

Attachments: [Location Map.pdf](#)

[PON.pdf](#)

[Notify.pdf](#)

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

[PZ Draft Minutes 01-09-17.pdf](#)

Public Hearing on Zoning Applications

- 32** [17-6379](#) TA170101 - Text Amendment - Article IV, "Permissible Uses" of the UDC. Amending Section 14, "Use Charts" of Article 4: Permissible Uses of the Unified Development Code, to establish a specific use permit requirement for all new schools (public, private, vocational and institutional), exclusive of additions and remodels, in all zoning districts. The owner/applicant is the City of Grand Prairie Planning Department. (On January 9, 2017, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).

Attachments: [Exhibit - Use Chart .pdf](#)

[PZ Draft Minutes 01-09-17.pdf](#)

- 33** [17-6380](#) S170101 - Site Plan - MacArthur Crossing (City Council District 5). A request to approve a site plan for two office /warehouse buildings (Lot 1: 624,284 sf office/warehouse on one lot on 14.33 acres; Lot 2: 861,071 sf office/warehouse on 19.77 acres). The 34.10-acre property, is generally located at the southeast corner of Gifford Street and Bagdad Road (approximately 250' south of I-30 Service Road). The property is zoned Planned Development-41 (PD-41) District intended for Light Industrial uses. The property lies within the Interstate 30 (IH-30) Overlay Corridor District. The owner is William Munding, III, Chi/Acquisitions, LLC. (On January 9, 2017, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).

Attachments: [Location Map.pdf](#)

[PON.pdf](#)

[Notify.pdf](#)

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

[PZ Draft Minutes 01-09-17.pdf](#)

[Letter GPISD Superintendent Hull.pdf](#)

- 34** [16-6279](#) SU161203 - Specific Use Permit - Move It Self Storage (City Council District 2). A request to approve a Specific Use Permit to authorize the expansion and codification of an existing self-storage facility. The applicant is proposing to convert a portion of a 15,397 sq. ft. retail building to a self-storage building and add moving truck rentals to the site's overall operation. The subject property is zoned Commercial (C) District and within the SH 161 Corridor Overlay District. The property is generally located at the northwest corner of Enterprise Drive and Robinson Road and legally described as Lots 1 and 2, Block B of Enterprise Commercial Park Addition. The agent is Steve Sullivan, Sullivan Architecture, Inc., the applicant is Jay Maxwell, Move It Management, and the owner is Tracy Taylor, NSA Op, LP. (On January 9, 2017, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).

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

[Exhibit B - Location Map.pdf](#)

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

[PON.pdf](#)

[Notify.pdf](#)

[Operational Plan 1-4-17.pdf](#)

[PZ Draft Minutes 01-09-17.pdf](#)

- 35** [17-6382](#) SU170101/S170105 - Specific Use Permit/Site Plan - Panda Express (City Council District 2). A request to approve a Specific Use Permit and Site Plan authorizing the construction and operation of a restaurant with drive through. The 0.702-acre property is zoned Planned Development 351 (PD-351) District, located within the SH 161 Overlay District, and addressed as 2620 S Highway 161. The applicants is Michael Martin, Bannister Engineering and the owner is Tooo Fleming, Panda Restaurant Group Inc. (On January 9, 2017, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).

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

[Exhibit B - Location Map.pdf](#)

[Exhibit C - Site Plan Package.pdf](#)

[PON.pdf](#)

[Notify.pdf](#)

[PZ Draft Minutes 01-09-17.pdf](#)

- 36** [17-6383](#) SU170103/S170106 - Specific Use Permit/Site Plan - Staybridge (City Council District 6). A request to approve a specific use permit and site plan to construct a four-story hotel. The 2.80-acre property located at 4011, 4041 (Dorothy) Lakeridge, and 4101 (Dorothy) Lakeridge, zoned Planned Development-342 (PD-342) District and is partially within the Interstate Highway-20 (I-20) and Lakeridge Corridor Overlay Districts. The agent is Pankaj Patel, PRP ARQ Corp., the applicant is Jay Patel, Fusion Lodging, LLC, and the owner is Jim Christon, Star Horse Investments. (On January 9, 2017, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).

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

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

[Exhibit - Color Rendering.pdf](#)

[PON.pdf](#)

[Notify.pdf](#)

[PZ Draft Minutes 01-09-17.pdf](#)

- 37** [17-6385](#) SU170105/S170102 - Specific Use Permit/Site Plan - Restaurant and Retail - Victory @ Lake Ridge (City Council District 6). A request to approve a Specific Use Permit/Site Plan authorizing the development and operation of a 21,600 square foot retail strip center with a restaurant and drive through on 2.86 acres. The subject property is zoned Planned Development 283 (PD-283) District, located within the Lake Ridge Overlay District, and generally located at the northeast corner of W Camp Wisdom Rd and Lake Ridge Pkwy. The agent is Logan McWhorter, Peloton Land Solutions and the owner is Kris Ramji, Victory at Lake Ridge. (On January 9, 2017, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).

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

[Exhibit B - Location Map.pdf](#)

[Exhibit C - Site Plan Package.pdf](#)

[PON.pdf](#)

[Notify.pdf](#)

[PZ Draft Minutes 01-09-17.pdf](#)

- 38** [17-6387](#) Z170102 - Zoning Change - 2001 Dalworth St (City Council District 5). A request to rezone 1.119 acres of land from Commercial Office (CO) Nonresidential District to Single Family-Six (SF-6) Residential District for the development of five (5) SF-6 residential lots. The site is generally located on the southwest corner of Dalworth Street and N.W. 20th St, and is located within State Highway 161(SH 161) Overlay Corridor District. The agent is E.D. Hill, the applicant is Hal Thorne, and the owner is Alvaro Sanchez TR, Iglesia Buen Samaritano. (On January 9, 2017, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).

Attachments: [Location Map.pdf](#)

[PON.pdf](#)

[Notify.pdf](#)

[Exhibit - Plat.pdf](#)

[PZ Draft Minutes 01-09-17.pdf](#)

Items for Individual Consideration

- 39** [16-6335](#) Ordinance providing for a six month moratorium on the acceptance of any development related applications or permits for schools
- 40** [17-6366](#) Resolution authorizing the City Manager to enter into a Project Specific Agreement with Dallas County in the amount of \$150,000 for Rock Island Road Bridge, MCIP 40812 at Bear Creek in the City of Grand Prairie
- Attachments:** [17-6366 Funding Agreement.pdf](#)
- 41** [17-6365](#) Resolution authorizing the City Manager to enter into a Project Specific Agreement with Dallas County in the amount of \$6,000,000 for the widening and extension of Wildlife Pkwy between Beltline Rd and SH 161
- Attachments:** [Proposed First Amendment.pdf](#)
[17-6365 CIP](#)

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 20, 2017.

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.