

City of Grand Prairie

City Hall 317 College Street Grand Prairie, Texas

Meeting Agenda City Council

Tuesday, May 20, 2014	4:30 PM	City Hall - Briefing Room
		317 College Street

Call to Order

Staff Presentations

1	Grand Prairie Fire Department Silver Award from the American Heart Association
2	Improvements to QuikTrip Park - Presented by Tom Hart, City Manager
3	CDBG and HOME Program Budgets - Presented by Bill Hills, Housing and Neighborhood Services Director
4	Rain Water Harvesting - Presented by Gina Alley, City Manager's Intern

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" Tommy Winn and Leland Gjetley v. The City of Grand Prairie, DC11-08305-J and its appeal.
- (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: Willie Milbry, Pastor, Good Shepherd Church Pledge of Allegiance to US Flag and to the Texas Flag led by Mayor Pro Tem Giessner

Presentations

5	Officer Mark Calvert Proclamation - Presented by Chief Dye
6	Grand Prairie Police Department/JWA Motorcyle Rodeo Check Presentation to Special Olympics - Presented by Chief Dye
7	Resolution canvassing the May 10, 2014 General and Special Elections
8	Administer Oath of Office to Jorja Clemson, Council Member, District One; Lila Thorn Council Member, District Three; and Jeff Copeland, Council Member, Place 7 at large

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	Minutes of the May 6, 2014 Meeting
10	Final reconciliation on Texas Department of Transportation Project FM1382 Union Pacific Railroad Crossing in the amount of \$20,205.91
11	Professional engineering contract in the Amount of \$88,200 with Birkhoff, Hendricks and Carter, Inc. to develop a facility plan for the Water Utilities Division Operations Center located at Small Hill and Beltline and approve a 5% contingency of \$4,410, for a total of \$92,610
12	Change Order No. 2 with Pogue Construction for Fire Station No. 1 in the amount of \$91,042
13	Professional Design Services Contract with Komatsu Architecture for renovations to the Council Briefing Room, CMO Suite, and former Finance Department Offices in the amount of \$78,869, and a 5% design contingency in the amount of \$3,943, for a total funding request of \$82,812
14	Resolution of the City Council of the City of Grand Prairie, Texas to show support for submitting four (4) projects related to safe access to schools for federal funding consideration in the Transportation Alternative Program (TAP) Call for Projects.
15	Resolution authorizing the City Manager to extend the Memorandum of Understanding (MOU) agreement between the City of Grand Prairie and the United States Marshals Service (USMS) Northern District of Texas to conduct enforcement operations by the North Texas Fugitive Task Force by providing use and access to various services located at the Public Safety Building, 1525 Arkansas Lane, Grand Prairie, Texas, 75052

16	Ordinance amending Section 3, Article 5, "Specific Uses," of the Unified Development Code to provide additional enforcement remedies for Special Use Permits Conditions
17	Ordinance amending the FY 2013/2014 Crime Tax Fund
18	Ordinance amending the FY 2013/2014 Baseball Fund and authorize the City Manager to expend \$50,000 for a marketing campaign, \$70,000 for the purchase of egress/ingress infrastructure and abate rental payments at Quik Trip Ballpark
19	Ordinance for the abandonment of an unneeded public utility easement at 3023 Pamplona to Orlando Brown and Rhonda Brown
20	Ordinance amending the FY 2013/2014 Capital Improvement Projects Budget and ratification of an emergency purchase to GraTex Utilities Inc. for the repair of a water main break on the Fort Worth Supply Line at the Trinity River near the Riverside Golf Course in the amount of \$205,000, plus a 5% contingency of \$10,250, for a total of \$215,250 for the repair
21	Ordinance amending the FY 2013/2014 Capital Improvement Projects Budget; ratify an emergency repair contract to Archer Western Construction Company for the repair of a 60" Dallas Supply Line Pipeline in the amount of \$120,000; and approve a 5% contingency of \$6,000 for a total of \$126,000 for the repair
22	Ordinance amending the FY 2013/2014 Capital Improvement Projects Budget and a contract with KSA Engineers for Design Electrical Improvements in the amount of \$37,500
23	Ordinance defining the Police Department's authorized positions in each classification for Fiscal Year 2014, which now totals 252 Civil Service positions
24	Ordinance amending the FY 2013/2014 Capital Improvement Projects Budget; Engineering Services Contract with Freese & Nichols, Inc. for Central Park Water Well #2 in the amount of \$36,260, plus a 5% contingency of \$1,813, for a total appropriation of \$38,073
25	Ordinance amending the FY 2013/2014 Capital Improvement Projects Budget for repairs to the retaining wall at the marina in Lynn Creek Park
26	Ordinance amending the FY 2013/2014 Capital Improvement Projects Budget; Cost of Issuance for Phase 1 of the Automated Metering Infrastructure System Project (AMI) in the amount of \$134,562.50

City Council Meeting Agenda May 20, 2014

Public Hearing Consent Agenda

27

S140501 - Site Plan - Mira Lagos East Phase 2 (City Council District 6). Consider a request to approve a lot consolidation of two contiguous multi-family residential lots within the same development for the purpose of development review. The 12.44 acre property, located at 2629 S. Grand Peninsula Drive, is zoned Planned Development District 298-A (PD-298A) and is within the Lake Ridge Overlay District. The agent is Daniel Dewey, JBI Partners, Inc., the applicant is Ben McCaslin, Mira Lagos East Partners Ltd., and the owner is Walter Damon, Mira Lagos East Partners Ltd. (On May 5, 2014, the Planning and Zoning Commission tabled this case by a vote of 8 to 0 until the applicant reactivates the case.)

28

S140502 - Site Plan - Villas Grand Prairie - 2255 Arkansas Lane (City Council District 4). Consider a request to approve a site plan for a multi-family residential development. The 12.28-acre property, located at 2255 Arkansas Lane, is zoned Planned Development 341 (PD-341) District and is within the S.H. 161 Overlay District. The agent is Daniel Dewey, JBI Partners, Inc., and the owner is Kim McCaslin Schlieker, Multi Family Land, LLC. (On May 5, 2014, the Planning and Zoning Commission tabled this case by a vote of 8 to 0 until the applicant reactivates the case.)

29

SU140504/S140507 - Specific Use Permit/Site Plan - TRWD (City Council District 6). Consider a request for approval of a Specific Use Permit and Site Plan to allow for the construction and operation of water pipeline interconnect and valve facility that will connect the existing Tarrant Regional Water District Richland-Chambers pipeling and Cedar Creek pipeline to the proposed 108-inch Integrated Pipeline (IPL) Project Section 12 pipeline. The property, zoned Planned Development 322 (PD-322), is located north of State Highway 287 and east of State Highway 360. The owner/applicant is Kathy Berek, TRWD. (On May 5, 2014, the Planning and Zoning Commission tabled this case by a vote of 8 to 0 until the applicant reactivates the case.)

Public Hearing on Zoning Applications

30

S140503 - Site Plan - Grand Prairie Apartments - Highway 360 and Outlet Parkway (City Council District 4). Consider a request for approval of a Site Plan for a multi-family residential development. The 17.49 acre property, located at the NE corner of SH 360 Service Road and Outlet Parkway, is zoned Planned Development 343 (PD-343) and is within the SH 360 Corridor Overlay District. The agent is David West, Ventures Development Group and the owner is George Watson, Twenty Three Sixty, LTD. (On May 5, 2014, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0.)

31

S140505 - Site Plan - Wildlife Commerce Park (City Council District 1). Consider a request to approve a site plan to construct a 315,000-square-foot speculative warehouse building. The 17.52-acre property, generally located at the southwest corner of the Wildlife Parkway/Belt Line Road intersection, is zoned Planned Development 217C (PD-217C) for Commercial, Retail, and Light Industrial uses and is partially within the Belt Line Corridor Overlay Districts. The owner/applicant is Richard Nordyke, O'Brien Architecture. (On May 5, 2014, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0.)

32

SU140401/S140403 - Specific Use Permit/Site Plan - Wendy's at 2964 W. Camp Wisdom Road (City Council District 6). Consider a request for the approval of a specific use permit and site plan to construct and operate a restaurant with drive-thru. The 1.61-acre Property, zoned Planned Development District-114A (PD-114A), is located at 2951 and 2960 W. Camp Wisdom Road. The agent is John Measels, John Thomas Engineering, the applicant is The Wendy's Company, and the owner is Kelly Hampton, Life in the Fast Food Lane. (On May 5, 2014, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0.)

33

SU140501/S140504 - Specific Use Permit/Site Plan - Golden Chick (Equestrian Lane) (City Council District 6). Consider a request to approve a specific use permit and site plan to construct and operate a restaurant with drive through. The 8.02-acre property, located at 3060 Equestrian Lane, is zoned Planned Development 114A (PD-114A) district and is within the S.H. 360 Corridor Overlay District. The owner/Applicant is Chase Debaun, AeroFirma Corp. (On May 5, 2014, the Planning and Zoning Commission recommended approval of this request by a vote of 7-0.)

34

SU140502/S140506 - Specific Use Permit/Site Plan - Self Storage Facility (Equestrian Lane) (City Council District 6). Consider a request to approve a specific use permit and site plan request to operate a self-storage facility. The 8.02-acre property, located at 3060 Equestrian Lane, is zoned Planned Development 114A (PD-114A) district and is within the S.H. 360 Corridor Overlay District. The owner/applicant is Chase Debaun, AeroFirma Corp. (On May 5, 2014, the Planning and Zoning Commission recommended approval of this request by a vote of 7-0.)

35

SU140503 - Specific Use Permit - Asia Times Square Banquet Room (City Council District 4). Consider a request for approval of a Specific Use Permit to operate a large event facility for weddings, birthday parties, training events and other gatherings of up to 1,000 people within the Asia Times Square Phase II complex. The property, located at 2625 W. Pioneer Parkway, is zoned Light Industrial (LI) District. The owner/applicant is Steve Loh, LGSW Capital Investment. (On May 5, 2014, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0.)

36

Z140501 - Zoning Change - 1309 S Belt Line Rd (City Council District 5). Consider a request to rezone property from Single Family 3 (SF-3) district to Planned Development District for commercial uses. The 1.83-acre property, located at 1309 S. Belt Line Road, is zoned Single Family 3 (SF-3) district. The owner/applicant is Erica Armendariz. (On May 5, 2014, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0.)

37

Z140402 - Zoning Change - Westchester Crossing (City Council District 3). Consider a request for approval of a zoning change from General Retail (GR) and Planned Development 242 (PD-242) District to a Planned Development District. The 16.97-acre property, split-zoned PD-242 and GR, is located at 220 W. Camp Wisdom Road and 5250 S. Carrier Parkway. The agent is Osama Nashed, ANA Consultants, LLC, the applicant is Robert Shelton, Westchester Crossing, and the owner is Stephen Webb, DFW Crossing. (On April 7, 2014, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0. On April 15, 2014, the City Council tabled this case until the May 20, 2014 meeting.)

38

Z131102 - Zoning Change - Mira Lagos PD-298A Amendment (City Council District 6). Approval of a zoning change from Agriculture (A) District and Planned Development 298A (PD-298A) District to PD-298A with single family and townhouse residential uses. The 124-acre property, zoned PD-298A, is located at the northeast corner of the Charles England Parkway/Arlington Webb Britton Road intersection and is within the Lake Ridge Overlay District. The agent is Thomas Juhn, JBI Partners, Inc., the applicant is Ben Luedtke, Hanover Property Company, and the owner is Robert Morris. (On November 4, 2013, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0. On April 15, 2014, the City Council tabled this case to the May 6, 2014 meeting; on May 6, 2014 the City Council tabled this case to the May 20, 2014 meeting.)

Items for Individual Consideration

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Public hearing and ordinance adopting the PY 2014 CDBG and HOME Program budgets

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 May 16, 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.