



City of Grand Prairie

City Hall
317 College Street
Grand Prairie, Texas

Meeting Agenda City Council

Tuesday, February 18, 2014

4:30 PM

City Hall - Briefing Room
317 College Street

Call to Order

Staff Presentations

- 1 Parks and Recreation Year End Report - Presented by Rick Herold, Parks and Recreation Director
- 2 Library Remodel - Presented by Amy Sprinkles, Marketing/Library 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"*
- (5) Section 551.076 Deliberations Regarding Security Devices or Security Audits"*

Recess Meeting

6:30 PM Council Chambers

**Invocation: Rev. Leonardo Haro, Associate Pastor, First United Methodist Church
Pledge of Allegiance to US Flag and to the Texas Flag led by Council Member Tony
Shotwell**

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.

- 3 Ordinance adopting the Housing Choice Voucher (Section 8) Funds 3001, 3002, and 3004 operating budgets for (calendar year) CY 2014
- 4 Resolution supporting the eighteenth-year continuation of the Police Department's Victim Assistance Program grant in the amount of \$80,000
- 5 Ordinance amending the FY 2013/2014 Capital Improvement Projects Budget for the purchase of Mobile Laptop Units and Dispatch Equipment for Patrol and Fire Response from ARC and Dell Computers for a total of \$296,466.31
- 6 Construction contract with Mart Inc. for Oasis Lift Station Improvements, in the amount of \$46,850, plus a contingency amount of \$2,342.50, for a total project cost of \$49,192.50
- 7 Purchase of 45 P25 APX 6000 Motorola Radios (Urban Shield Demo Radios) and related equipment/parts from Motorola Solutions, in the amount of \$148,432.50, through an inter-local agreement with Houston-Galveston Area Council (HGAC)
- 8 Construction contract with Humphrey & Morton Construction Company, Inc. for Cedar Creek and Prairie Creek Miscellaneous Erosion Project in the total amount of \$943,558.80; material testing with Team Consultants, Inc. in the amount of \$20,638; in-house engineering in the amount of \$47,177.94; and 5% construction contract contingency in the amount of \$47,177.94; for a total project cost of \$1,058,552.68
- 9 Minutes of the February 4, 2014 Council Meeting
- 10 Ratify the \$61,508 contract with One Priority for emergency asbestos abatement of 326 W. Main Street

Public Hearing Consent Agenda

- 11 SU140201/S140201 - Specific Use Permit/Site Plan - 4412 E Jefferson St (City Council District 5). Approval of a Specific Use Permit and Site Plan for an Auto Salvage facility on 4.215 acres. The property, zoned Heavy Industrial (HI) and within the Central Business District No. 4, is located north of East Jefferson Street and east of Woodland Drive. The agent is Adel Zantout, JEA HydroTech Engineering, Inc. and the owner is Michael Miller. (On February 3, 2014, the Planning and Zoning Commission tabled this case by a vote of 8 to 0 until the applicant reactivates the case.)

- 12** SU140204/S140207 - Specific Use Permit/Site Plan - 1215 E Main St (City Council District 5). Approval of a Specific Use Permit and Site Plan for a auto repair business primarily engaged in minor auto repair, including: tire sales, tire repair, oil changing, and inspections on a 0.806 acres. The property, zoned Commercial (C) and within Central Business District No. 3, is located north of E. Pacific Avenue and west of N.E. 14th Street. The owner is Jose Garcia. (On February 3, 2014, the Planning and Zoning Commission tabled this case by a vote of 8 to 0 until the applicant reactivates the case.)
- 13** Z140202 - Zoning Change - 1001 Shady Grove Road (City Council District 1). Approval of a Zone Change from Planned Development 221 (PD-221) to Planned Development for a truck stop. The property, zoned PD-221 and within the S.H. 161 Overlay District, is located north of Trinity Boulevard and east of State Highway 161. The agent is Tim Attlee, BMG Commercial and the owner is Tom Stanton, Bernard & Audre Rapoport Foundation. (On February 3, 2014, the Planning and Zoning Commission tabled this case by a vote of 8 to 0 until the applicant reactivates the case.)
- 14** SU140205 - Specific Use Permit - 3402 S Gilbert Rd - Environmental Cleanup (City Council District 1). Approval of a Specific Use Permit for an environmental cleanup company on 3.37 acres. The property, zoned Light Industrial (LI), is located east of S. Gilbert Road and north of E. Shady Grove Road. The agent is Jeremmy McEntire, ES&H of Dallas, LLC, the applicant is Lawrence Boucvalt, ES&H of Dallas, LLC, and the owner is Lawrence Boucvalt. (On February 3, 2014, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0.)
- 15** CPA140101 - Comprehensive Plan Amendment - Comprehensive Plan Annual Update. Approval of 2010 Comprehensive Plan amendments for the City of Grand Prairie. The annual update is a review of zoning changes, text amendments, annexations, and dis-annexations that have taken place in the past year. The annual update also includes revisions to the Future Land Use Map. Development must be reviewed with consideration to the goals, objectives, policies and strategies of the Comprehensive Plan. The owner/applicant is The City of Grand Prairie Planning Department. (On February 3, 2014, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0.)
- 16** SU140202/S140205 - Specific Use Permit/Site Plan - The Olive Branch Express (City Council District 6). Approval of a Specific Use Permit and Site Plan to add a drive-through to the Olive Branch Express Restaurant. The property, zoned PD-267 and within the State Highway 360 Overlay District, is located east of State Highway 360 and south of West Camp Wisdom Road. The agent is Norman Patten, the applicant is Kathryn Avant, and the owner is Douglas Schooly, Kimco Lake Prairie Town Crossing LP. (On February 3, 2014, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0.)

Public Hearing on Zoning Applications

- 17** SU140101 - Specific Use Permit - Acker Transportation (City Council District 1). Approval of a Specific Use Permit for Truck Equipment Sales and Service with Outside Storage on 2.696 acres. The subject property is zoned Light Industrial (LI) District and located west of N. Belt Line Road on the north side of E. Oakdale Road. The agent is Michael Stanley, EmJay Consultant Group, the applicant is Randy Acker, Acker Enterprises, LLC, and the owner is Stephen Acker, Acker Investments. (On February 3, 2014, the Planning and Zoning Commission recommended denial of this request by a vote of 7-1.) This case is being appealed per Article 1 Section 1.11.5.9 of the Unified Development Code. The applicant has requested this case be tabled to the March 18, 2014.
- 18** S131001A - Site Plan Amendment - 2640 W Interstate 20 - Dairy Queen (City Council District 4). Approval of a Site Plan Amendment to add a digital sign to a previously approved Dairy Queen pole sign on 1.29 acres. The property, zoned PD -32 and within the I-20 Overlay District, is located north of Interstate Highway 20 and west of Great Southwest Parkway. The agent is Jim Dewey, JDJR Engineers & Consultants, Inc. and the owner is James Shindler II, Grand Prairie DQ, LLC. (On February 3, 2014, the Planning and Zoning Commission recommended approval of this request by a vote of 6-2.)
- 19** S140202 - Site Plan - Seventh Day Adventist (City Council District 6). Approval of a Site Plan for a religious facility located on 6.237 acres. The property, zoned SF-1 and within the Lake Ridge Parkway Overlay District, is located south of W. Interstate Highway 20 and east of Lake Ridge Parkway. The agent is Mark Hickman, Hickman Consulting Engineers, the applicant is Danail Tchakarov, and the owner is Roger Mekelberg, TX Conf. Association of SDA. (On February 3, 2014, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0.)
- 20** SU140207/S140204 - Specific Use Permit/Site Plan - First Baptist Church of Grand Prairie - 3220 Robinson Road (City Council District 2). Approve a Specific Use Permit and Site Plan to allow construction and operation of a religious institution with a child care center. The 29.36-acre property, located at 3220 Mayfield Rd., is zoned Planned Development 91 (PD-91) for Multi-Family and General Retail uses and is within the Interstate Highway 20 (I-20) and State Highway 161 (HWY 161) Corridor Overlay Districts. The applicant is Brandon O'Donald, Bannister Engineering and the owner is Bill Skaar, First Baptist Church. (On February 3, 2014, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0.)

- 21** SU140203 - Specific Use Permit/Concept Plan - Stripe-A-Zone (City Council District 1). Approval of a Specific Use Permit and Concept Plan for the expansion of an existing Contractor Shop with Heavy Equipment, Outside Storage, and a low production Concrete Batch Plant on 7.38 acres. The subject property, zoned Commercial Office (CO) and within Central Business District No. 1, is located south of Jefferson Avenue and west of Cox Drive. The owner/applicant is David Sargent, Stripe-A-Zone. (On February 3, 2014, the Planning and Zoning Commission recommended approval of this request by a vote of 7-1.)
- 22** SU140206/S140206 - Specific Use Permit/Site Plan - 900 Desco Ln - Golden Chick (City Council District 2). Approval of a Specific Use Permit and Site Plan for a drive-through restaurant on 0.899 acres. The property, zoned PD-12 and within the State Highway 161 Overlay District, is located north of Desco Lane and west of South Carrier Parkway. The applicant is Chase Debaun, AeroFirma Corp. and the owner is Rodney Debaun, Nicklas Foundation. (On February 3, 2014, the Planning and Zoning Commission recommended approval of this request by a vote of 7-1.)
- 23** Z140201 - Zoning Change - Grand Prairie Apartments (City Council District 4). Approval of a Zone Change from Planned Development 37 (PD-37) to Planned Development District for multi-family uses. The property, zoned PD-37 and within the S.H. 360 Overlay District, is located north of Outlet Parkway and east of State Highway 360. The applicant is David West, Ventures Development Group and the owner is George Watson, Twenty Three Sixty, LTD. (On February 3, 2014, the Planning and Zoning Commission recommended approval of this request by a vote of 5-3.) (The applicant has requested that this item be tabled until March 4, 2014 City Council public hearing.)

Items for Individual Consideration

- 24** Public Hearing and Ordinance - Street Name Change Case Number SNC140101: W. North Carrier Parkway (City Council District 1) - Street Name Change for the purpose of changing W. North Carrier Parkway to W. Carrier Parkway. The public street runs in an east-west direction and extends from N. Highway 360 to Roy Orr Boulevard.
- 25** Ordinance calling the May 10, 2014 General Election
- 26** Resolution providing for the planning, acquisition, establishment, development, construction, operation and maintenance of a venue project at Central Park subject to approval at an election to be held May 10, 2014
- 27** Ordinance calling the May 10, 2014 Special Election on the question of authorizing a venue project at Central Park

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 February 14, 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.