



City of Grand Prairie

City Hall
300 W. Main Street
Grand Prairie, Texas

Meeting Minutes - Action Only

City Council

Tuesday, November 17, 2020

4:30 PM

City Hall - Council Chambers
300 West Main Street

Call to Order

Mayor Jensen called the meeting to order at 4:30 p.m.

- Present** 8 - Mayor Ron Jensen
Mayor Pro Tem Jorja Clemson
Council Member Jeff Copeland
Council Member Mike Del Bosque
Council Member Greg Giessner
Council Member Cole Humphreys
Council Member John Lopez
Council Member Jeff Wooldridge
- Absent** 1 - Deputy Mayor Pro Tem Jim Swafford

Staff Presentations

- 1 [20-10349](#) Redistricting after the 2020 Census - Presented by David Mendez, Bickerstaff Heath Delgado Acosta LLP
Presented
- 2 [20-10577](#) COVID Update - Presented by Steve Dye, Deputy City Manager/Chief Operating Officer
Presented
- 3 [20-10509](#) Short Term Rentals - Presented by Steve Collins, Code Compliance Manager, and Mark Dempsey, Deputy City Attorney
Presented
- 4 [20-10580](#) Prairie Lights; Sneak-a-Peak; Epic Central Walk-Thru Christmas Lights; and Summit Re-opening - Presented by Duane Strawn, Parks, Arts and Recreation Director

Agenda Review

Executive Session

Mayor Jensen convened a closed session pursuant to Chapter 551, Subchapter D of the Government Code, V.T.C.A., Section 551.072 "Deliberation Regarding Real Property," Section 551.074 "Personnel Matters," City Manager's Contract; and Section 551.087 "Deliberations Regarding Economic Development Negotiations." Mayor Jensen adjourned the closed session at 6:28 p.m.

Recess Meeting

Mayor Jensen recessed the meeting at 6:28 p.m.

6:30 PM Council Chambers

Mayor Jensen reconvened the meeting at 6:38 p.m.

Mayor Pro Tem Jorja Clemson gave the Invocation. The Pledge of Allegiance to the US Flag and to the Texas Flag were led by Council Member John Lopez.

Presentations

- 5 [20-10556](#) GPISD Education Foundation 50th Anniversary Proclamation - Presented by Mayor Ron Jensen
Presented

Consent Agenda

- 6 [20-10597](#) Minutes of the November 3, 2020 Council Meeting
Approved on the Consent Agenda

- 7 [20-10586](#) Price Agreement with Traffic Logix for preformed speed cushions (up to \$14,850 annually) for one year with the option to renew for four additional one year periods totaling \$64,250 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 period
Approved on the Consent Agenda

- 8 [20-10585](#) Price Agreements for safety boots and shoes from Work Wear Shoes (up to \$25,000 annually) and Red Wing Brands of America (up to \$25,000 annually) for one year with the options to renew for four additional one-year periods totaling

\$250,000 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

Approved on the Consent Agenda

- 9 [20-10588](#) Price agreement for HVAC controls, equipment, installation, services and supplies from Enviromatic Systems, Inc. through a national inter-local agreement with BuyBoard at an annual cost of \$300,000 with the option to renew for two additional one-year periods totaling \$900,000 if all extensions are exercised

Approved on the Consent Agenda

- 10 [20-10254](#) Purchase agreement with Knight Security Systems, LLC for security equipment, software upgrades, and installation services for the City wide Milestone video management software and video recording hardware in amount in the amount of \$133,434.98 through a state interlocal agreement with DIR.

Approved on the Consent Agenda

- 11 [20-10582](#) Professional engineering services contract with Halff Associates in the maximum amount of \$124,634 for Stormwater Modeling Annual Update

Approved on the Consent Agenda

- 12 [20-10525](#) Professional Services contract with Halff and Associates, Inc. for the Country Club Park PID-Slope Erosion Repairs in the total amount of \$29,500

Approved on the Consent Agenda

- 13 [20-10571](#) Grant license to Fermin Baltierra Perez, to allow for the encroachment of a concrete retaining wall on a utility easement and around the perimeter of the yard located at 108 Matamoros Street for a license fee of \$300

Approved on the Consent Agenda

- 14 [20-10587](#) First Amendment to Restaurant Lease for a temporary rent reduction of 10% with Eddlemon Brothers at Prairie Lake Golf Course due to COVID-19 impacts

Approved on the Consent Agenda

- 15 [20-10539](#) Extension of AEG Lease Amendment for a 50% Rent Reduction during the term of the COVID pandemic through June 30, 2021

Approved on the Consent Agenda

- 16 [20-10493](#) Amendment to Ground Lease with Grand Prairie Sports Facilities Development Corporation to conform with new development at Airhogs Stadium

Approved on the Consent Agenda

- 17 [20-10384](#) Resolution authorizing a Fifteen-Year Tenant Lease with Option to Renew for two Ten-Year Terms with MLC Dallas Stadium Co, LLC (or related assignee), for the Conversion Construction and Operation of a Cricket Stadium in the Entertainment District for a base rent of \$20,000 monthly for 80 months, and \$10,000 monthly for the Remainder of the Lease and percentage rent of 5% of Gross Revenues; Economic Development Agreement for a Cash Grant of \$1,300,000 for Construction, a \$200,000 Maintenance Reserve, waiver of all construction building permit fees and impact fees, and a 100% rebate of the 1% General Fund sales tax for construction materials; Consent to Easement and Use Agreement between MLC Dallas Stadium Co, LLC (or related assignee) and Anschutz Texas, L.P. for related construction on ancillary land

Approved on the Consent Agenda

- 18 [20-10490](#) Lease Amendment No. 4 with Anschutz Texas, LP to amend the boundaries of certain outparcels in the Entertainment District and amend Non-Competition Agreement

Approved on the Consent Agenda

- 19 [20-10557](#) Ordinance amending the FY 2020/2021 Cable Fund; Purchase of audio-visual equipment and integration services for the upgrade of the City Council Chambers presentation system from Audio Visual Innovations, Inc DBA AVI-SPL in the amount of \$93,440.23 with \$4,672 as a contingency for a total not to exceed \$98,112.23 through a state interlocal agreement with DIR

Adopted

Enactment No: ORD 10931-2020

- 20 [20-10589](#) Ordinance to convey a utility easement and right-of-way to Oncor Electric Delivery for installation of additional street lights at City of Grand Prairie Service Center

Adopted

Enactment No: ORD 10932-2020

- 21 [20-10578](#) Ordinance amending Chapter 13, Article 19 - Gas Drilling and Production Ordinance

Adopted

Enactment No: ORD 10933-2020

- 22 [20-10594](#) Ordinance amending Chapter 29, "Code Compliance" by adding Article X, "Donation Boxes" of the Code of Ordinances of the City of Grand Prairie, Texas; providing a penalty clause, a savings clause and a severability clause; and providing an effective date upon passage and publication

Adopted

Enactment No: ORD 10934-2020

- 23** [20-10598](#) Ordinance amending the FY 2020/2021 Capital Improvement Projects Budget; Contract for City Hall West Variable Air Volume (VAV) units replacement and duct cleaning to Trane in the estimated amount of \$365,368.00, through a national inter-local agreement with Omnia Partners.

Adopted

Enactment No: ORD 10935-2020

- 24** [20-10591](#) Resolution authorizing the City Manager to execute a Texas Commercial Driver License Third-Party Skills Testing Provider Agreement, a Vendor Agreement for Driver Records, an Agreement to Purchase Driver Records and Driver Record Monitoring Services, a Data Sharing Agreement, and other documents with the Texas Department of Public Safety necessary to enable the City of Grand Prairie to administer Commercial Driver License tests on behalf of the State of Texas

Adopted

Enactment No: RES 5125-2020

- 25** [20-10593](#) Resolution granting a Chapter 380 Economic Development Agreement with Grand Prairie Local Government Corporation for a cash grant of \$2,000,000 to be used for purchase and maintenance of real property

Adopted

Enactment No: RES 5126-2020

- 26** [20-10581](#) Consideration of all matters incident and related to a resolution approving and authorizing publication of notice of intention to issue Series 2021 Certificates of Obligation, including the adoption of a resolution pertaining thereto

Adopted

Enactment No: RES 5127-2020

- 27** [20-10572](#) Resolution authorizing the City Manager to execute an Amended and Restated Interlocal Agreement for Mutual Aid Information Technology Services with the City of Allen, TX

Adopted

Enactment No: RES 5128-2020

- 28** [20-10570](#) Resolution authorizing the City Manager to apply for funding from the Tarrant County 9-1-1 District's FY 21 P25 Radio Interoperability Assistance Program" for the purchase of Project 25 (P25) compliant radios, system software and equipment in the estimated amount of \$149,992 from Motorola through a national interlocal agreement with HGAC

Adopted

Enactment No: RES 5129-2020

- 29 [20-10584](#) Resolution declaring expectation to reimburse expenditures with proceeds from the issuance of future debt for Street Assessment Implementation, Sidewalk Repairs and Guard Rail Repairs as outlined in the adopted Capital Improvements Program (CIP)

Adopted

Enactment No: RES 5130-2020

- 30 [20-10583](#) Resolution authorizing the City Manager to enter into a Local Project Advance Funding Agreement (LPAFA) with the Texas Department of Transportation (TxDOT) for the installation of Dynamic Message Signs (DMS) and Closed-Circuit CCTV cameras along Main Street (SH 180) from East of Hensley Drive to Great Southwest Parkway for \$574,118, which will be 100% reimbursed

Adopted

Enactment No: RES 5131-2020

- 31 [20-10595](#) Resolution appointing Vice Chairs to Boards of Directors for two Tax Increment Financing (TIF) Zones, TIF #1 and TIF #3

Adopted

Enactment No: RES 5132-2020

- 32 [20-10596](#) Resolution establishing the City's Legislative Agenda and Priorities for the 87th Legislature

Adopted

Enactment No: RES 5133-2020

- 33 [20-10575](#) City Manager's Contract

Approved**Planning and Zoning Items to be Tabled**

- 34 [20-10566](#) CP200801 - Concept Plan - Cottages at Dechman (City Council District 2). Concept Plan for the Cottages at Dechman, a multi-family development with a mixture of attached and detached units on 15.91 acres. Tract 2 of Leonidas O'Gwinn Survey, Abstract No. 1105, City of Grand Prairie, Dallas County, Texas, zoned PD-20, within the IH-20 Corridor Overlay District, and generally located at the northwest corner of Dechman Dr and the IH-20 frontage road. (On November 9, 2020, the Planning and Zoning Commission tabled this request by a vote of 5-3).

Tabled

- 35 [20-10569](#) SU201101 - Specific Use Permit/Site Plan - Impound Lot at 2409 E Main St (City Council District 5). Amendment of Specific Use Permit & Site Plan to allow Auto Impound Lot as an additional use under current SUP for Used Auto Sales. 1.402 acres out of the Thomas Collins Survey, Abstract 308, being Westover Place Addition, Block A, Lots 3,4,7 & 8, City of Grand Prairie, Dallas County, Texas, zoned Light Industrial (LI) District and designated Specific Use Permit-814A, located in CBD No. 4, generally located southeast of E. Main Street and Bagdad Road, and addressed as 2409 E. Main Street. (On November 9, 2020, the Planning and Zoning Commission recommended denial of this request by a vote of 6-2. The applicant has filed an appeal requesting that this item be forwarded to the City Council for consideration on December 15, 2020).

Tabled**Public Hearing on Zoning Applications**

- 36 [20-10492](#) CPA201001 - Comprehensive Plan Amendment - 2601 Hines Avenue (City Council District 1). A request to change the Future Land use Map from Mixed use to Commercial, Retail, and Office. Located at 2601 Hines Avenue, legally described as Cox and Hines Located at 2601 Hines Avenue, legally described as Cox and Hines Subdivision, Lots 1-3, 4A, 5 A, 6-8, Block D, City of Grand Prairie, Tarrant County, Texas, zoned Commercial Office District, and generally located south of Hines Avenue and west of South Great Southwest Parkway.(On October 26, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).

Adopted

Enactment No: ORD 10936-2020

- 37 [20-10491](#) Z201003 - Zoning Change - C at 2601 Hines Avenue (City Council District 1). A request to change the base zoning from Commercial Office (CO) to Commercial (C) to allow for future development at this location. Located at 2601 Hines Avenue, legally described as Lots 1-3, 4A-5A, 6-8, Block D, L. Cox and C. Hines Resubdivision, City of Grand Prairie, Tarrant County, Texas, zoned Commercial Office District, and generally located south of Hines Avenue and west of South Great Southwest Parkway.(On October 26, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).

- 38 [20-10495](#) SU201001 - Specific Use Permit - Marshal Renee Construction (City Council District 1). Specific Use Permit for a Contractor's Shop with Outside Storage. Lot 1, Block 1, Zac's Ridge Conference Center, City of Grand Prairie, Dallas County, Texas, zoned LI, within the SH-161 Corridor Overlay District, and addressed as 1771 Robinson Rd.(On October 26, 2020, the Planning and Zoning Commission

recommended approval of this request by a vote of 9-0).

Adopted

Enactment No: ORD 10937-2020

39 [20-10496](#)

Z201002 - Zoning Change - LI at 1303 W Hunter Ferrell Rd (City Council District 1). Requested Zoning Change from PD-10 (Mobile Home Park) to Light Industrial (LI) district for an industrial development with a 610,000 sq. ft. warehouse/distribution facility. A 10.667-acre tract of land in the I. Jennings Survey, Abstract No. 679, City of Grand Prairie, Dallas County, Texas, zoned PD-10 (Mobile Home Park), generally located southwest of Hunter Ferrell Road and MacArthur Blvd, and addressed as 1303 Hunter Ferrell Road.(On October 26, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).

Adopted

Enactment No: ORD 10938-2020

40 [20-10494](#)

TA201001 - Text Amendment - Appendix O - Hospital District. Text Amendment to Appendix O: Hospital District of the Unified Development Code to add "Funeral Home" to the list of permissible uses. (On October 26, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).

Adopted

Enactment No: ORD 10939-2020

41 [20-10464](#)

TA201002 - Accessory Structure Text Amendment : Amendment to Article 6 Density and Dimensional Requirements of the Unified Development Code; An ordinance amending Article 6 Section 6 Accessory Structures to amend development regulations for accessory structure size, height and allowed exterior materials.(On October 26, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).

Adopted

Enactment No: ORD 10940-2020

42 [20-10465](#)

TA201003 - Hybrid Housing Text Amendment: Amend Residential Development Standards of the Unified Development Code to establish development and design standards for hybrid housing or build to rent residential development; an ordinance amending Appendix W Residential Development Standards; Article 4 Permissible Uses; Article 10 Parking and Loading Standards and Article 30 Definitions of the Unified Development Code.(On October 26, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).

Adopted

Enactment No: ORD 10941-2020

- 43** [20-10567](#) MTP200801 - Amendment to Thoroughfare Plan - Cottages at Dechman (City Council District 2). Amendment to the Master Thoroughfare Plan to remove an unnamed collector road from the Master Thoroughfare Plan. The unnamed collector road creates an additional connection from Fish Creek Rd/Dechman Dr to the Interstate 20 WB Frontage Rd. (On November 9, 2020, the Planning and Zoning Commission recommended to deny this request by a vote of 5-3).

Adopted

Enactment No: ORD 10942-2020

- 44** [20-10568](#) Z200401A - Zoning Change - Heritage Towne Amendment (City Council District 6). A Planned Development Amendment for Heritage Towne, a development on 76.96 acres which includes single-family, multi-family, commercial, and open space uses. The purpose of the request is to add additional commercial zoning along Davis Road. Tracts 186713 and 186714, J Lawrence Survey, Abstract No. 616, City of Grand Prairie, Ellis County, Texas. Zoned PD-399 and addressed as 2925 Davis Drive. Generally located north of Hwy 287, and east of HWY 360. (On November 9, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).

Adopted

Enactment No: ORD 10943-2020

Planning and Zoning Items for Individual Consideration

- 45** [20-10489](#) S201002 - Site Plan - ATS Drive-Thru (City Council District 1). A site plan request for a 10,994 square foot building which will include retail and a drive through restaurant on 1.14 acres. Located at 2615 W Pioneer Parkway, legally described as Sam's Properties Addition, Lot 1R, City of Grand Prairie, Tarrant County, Texas, zoned Light Industrial District, and generally located south of Pioneer Parkway and west of South Great Southwest Parkway.(On October 26, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).

Approved

- 46** [20-10563](#) S201101 - Site Plan - Hamilton Bardin Village Phase 1 (City Council District 4). Site Plan for Phase 1 of Hamilton Bardin Village, which includes 405 multi-family units in five buildings with a five-story parking garage on 9.647 acres, a 43,874 sq. ft. movie theater on 5.147 acres, and open space on .93 acres. Sheffield Village Addition Phase 4, 5, and 6, Block 3, Lot B, City of Grand Prairie, Tarrant County, Texas, zoned PD-395, within the SH-360 Corridor Overlay District, generally located south of I-20, east of SH-360, and north of Bardin Rd, and addressed as

3025 W I-20. (On November 9, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).

Approved

- 47 [20-10564](#) S200901 - Site Plan - Kalterra Phase 1 (City Council District 2). Site Plan for a multi-family development of 412 units in four buildings on 11.74 acres. Tract 7 of the William Reed Survey, Abstract No. 1193 and Tract 1.1 of the Frederick Dohme Survey, Abstract No. 395, City of Grand Prairie, Dallas County, Texas, zoned PD-397, within the SH-161 Corridor Overlay District, and generally located on the northwest corner of SH-161 and Forum Dr. (On November 9, 2020, the Planning and Zoning Commission recommended denial of this request by a vote of 8-0. The applicant has filed an appeal requesting this item be forwarded to the City Council for consideration).

Approved

- 48 [20-10565](#) S200603 - Site Plan - Hunter Ferrell Logistics Park (City Council District 1). Site Plan for Hunter Ferrell Logistics Park, a development with a 210,856 sq. ft. warehouse building on 13.62 acres. Tracts 14.2, Isreal Jennings Survey, Abstract No. 679, City of Grand Prairie, Dallas County, Texas, zoned Light Industrial, and addressed as 2400 W Hunter Ferrell Rd. (On November 9, 2020, the Planning and Zoning Commission recommended approval by a vote of 8-0).

Approved

Citizen Comments

Adjournment

Mayor Jensen adjourned the meeting at 8:50 p.m.