



# City of Grand Prairie

City Hall  
300 W. Main Street  
Grand Prairie, Texas

## Meeting Minutes - Action Only

### City Council

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Tuesday, February 18, 2020

4:30 PM

City Hall - Briefing Room  
317 College Street

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#### Call to Order

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

**Present** 9 - Mayor Ron Jensen  
Mayor Pro Tem Greg Giessner  
Deputy Mayor Pro Tem Jorja Clemson  
Council Member Jeff Copeland  
Council Member Mike Del Bosque  
Council Member Cole Humphreys  
Council Member John Lopez  
Council Member Jim Swafford  
Council Member Jeff Wooldridge

#### Staff Presentations

- 1 [20-9796](#) Legislative Update - Presented by Andrew Fortune, Assistant to the City Manager  
**Presented**
- 2 [20-9795](#) Fire Department 2019 Community Report - Presented by Chief Robert Fite  
**Presented**

#### Agenda Review

#### Executive Session

*Mayor Jensen convened a closed session at 4:58 p.m. pursuant to Chapter 551, Subchapter D of the Government Code, V.T.C.A., Section 551.072 "Deliberation Regarding Real Property" and Section 551.087 "Deliberations Regarding Economic Development Negotiations." Mayor Jensen adjourned the closed session at 5:50 p.m.*

#### Recess Meeting

**Mayor recessed the meeting at 5:50 p.m.**

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### 6:30 PM Council Chambers

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Mayor Jensen reconvened the meeting at 6:30 p.m.

**Pastor Jeff Kirkpatrick, Rush Creek Church, gave the Invocation. The Pledge of Allegiance to the US Flag and to the Texas Flag were led by Council Member Cole Humphreys.**

#### **Presentations**

- 3    [19-9144](#)            Grand Prairie ISD Career and Technical Education Month Proclamation

**Presented**

### **Consent Agenda**

- 4    [20-9788](#)            Minutes of the February 4, 2020 Council Meeting

**Approved on the Consent Agenda**

- 5    [20-9779](#)            Price Agreement with Traffic Logix for preformed speed cushions (up to \$18,075 annually) for one year with the option to renew for four additional one year periods totaling \$90,375 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**

- 6    [20-9785](#)            Price Agreement for armored car services from Brink's U.S. through a national interlocal agreement with Choice Partners at an estimated annual cost of \$110,000 for one year with the option to renew for two additional one-year periods, totaling \$330,000 if all extensions are exercised and authorize the City Manager to execute the renewal options with aggregate price fluctuations of up to \$50,000 so long as sufficient funding is appropriated by the City Council to satisfy the City's obligation during the renewal terms. Additionally, reject all bids in connection with RFB# 20054

**Approved on the Consent Agenda**

- 7    [20-9781](#)            Price Agreement for pest control services from Cantu Pest Control (up to \$12,280.00 annually) for one year with the option to renew for (4) additional one year periods totaling \$61,400 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**

- 8     [20-9771](#)     Price Agreement for office supply and furniture purchases from Office Depot through a national interlocal agreement with OMNIA Partners at an estimated cost of \$400,000 for sixteen months; for an initial term of sixteen months with the option to renew for four additional one-year periods totaling \$1,600,000 if all extensions are exercised

**Approved on the Consent Agenda**

- 9     [20-9782](#)     Final renewal on the price agreement with Santos Construction, Inc. for concrete paving; approve a monetary increase of 1.11%, increasing the estimated annual amount to \$11,356,750.01; final renewal on the price agreement with McMahon Contracting for concrete paving and approve a monetary increase of 5.46%, increasing the estimated annual amount to \$11,215,149.62; final renewal on the price agreement with New Star Grading & Paving and approve a monetary increase of 0.96406%, increasing the estimated annual amount to \$13,420,371.96

**Approved on the Consent Agenda**

- 10    [20-9760](#)     License for Keith T. Lewis and Dana R. Lewis, to allow for the encroachment of a detached garage at 22 Heritage Court on City Utility Easement

**Approved on the Consent Agenda**

- 11    [20-9776](#)     Street Services contract with Cobb Fendley & Associates, Inc., in the amount of \$49,095, as well as a 5% contingency of \$2,455, for a total of \$51,550 for Professional Engineering Services related to the repair and rehabilitation of the pedestrian bridge located at Waggoner Park over Arbor Creek

**Approved on the Consent Agenda**

- 12    [20-9778](#)     Peninsula PID Contract with Westra Consultants for Ponds Concept Study-Engineering Services in the amount of \$62,960 (Council Districts 4 and 6)

**Approved on the Consent Agenda**

- 13    [20-9707](#)     Non-binding Memorandum of Understanding with Bolder Adventure Park for lease and operation of 7+ acres in EpicCentral (This item was tabled at the January 21, 2020 Council meeting.)

**Approved on the Consent Agenda**

- 14    [20-9780](#)     Resolution amending the Municipal Maintenance Agreement between the City of

Grand Prairie and the State of Texas Department of Transportation, providing for the City to conduct all litter collection along TxDOT rights-of-way in Tarrant County

**Adopted**

Enactment No: RES 5073-2020

15 [20-9772](#)

Ordinance authorizing the abandonment of part of an un-needed drainage easement containing 0.147 acre (6,401s.f.) located at 1120 Prosperity Court to Donald Allen Ullrich for \$250

**Adopted**

Enactment No: ORD 10804-2020

16 [19-9616](#)

Ordinance amending the FY 2019/2020 Capital Improvement Projects Budget; Construction contract with Solid Bridge Construction in the amount of \$397,141 for the Lynn Creek Park Marina slope repair improvements at the Oasis; Material Testing with Team Consultants in the amount of \$19,708; contract contingency in the amount of \$19,857; In-House labor distribution in the amount of \$19,857 for a total project cost of \$456,563

**Adopted**

Enactment No: ORD 10805-2020

### **Public Hearing Consent Agenda**

17 [19-9528](#)

CPA190604 - Comprehensive Plan Amendment- Grand Oaks (City Council District 2). Amendment to the Comprehensive Plan from Open Space/Drainage to Medium Density Residential on 9.4 acres out of the Aaron Wilson Survey, City of Grand Prairie, Dallas County, Texas, zoned Planned Development (PD-198) and addressed as 3502 Country Club Dr. (On February 3, 2020, the Planning and Zoning Commission tabled this case by a vote of 7-0).

**Tabled**

18 [19-9189](#)

Z190604/CP190604 - Planned Development Request/Concept Plan - Grand Oaks Single Family Residences (City Council District 2). Zoning Change and Concept Plan/PD Amendment for 59 lots intended for single-family residential development consisting of attached and detached units on the site of the former clubhouse for Grand Oaks Country Club. 9.4 acres out of the Aaron Wilson Survey, City of Grand Prairie, Dallas County, Texas, zoned Planned Development (PD-198) and addressed as 3502 Country Club Dr. The agent is Michael Salcedo, Salcedo Group, Inc. and the owner is Rick Mai, Rowsco, Inc. (On February 3, 2020, the Planning and Zoning Commission tabled this case by a vote of 7-0).

**Tabled**

Enactment No: ORD 10769-2019

- 19     [20-9736](#)     S200201 - Site Plan - Presidium Hill Street Apartments (City Council District 5). A Site Plan for Presidium Hill Street Apartments, a 290 unit multi-Family Development. 13.1509 acres out of the Hein Bilsmirer Survey, Tract 3 & 11, Abstract No. 111 and the Pablo Mansola Survey, Tract 1, Abstract No. 933, Dallas County, City of Grand Prairie, Texas. Zoned PD-392 District within the SH-161 Overlay and addressed as 1610 Hill Street, 1614 Hill St, and 906 North Hwy 161. The applicant is Jonathan Kerby, Kimley Horn and the owner is Paul and Robby Sieminski. (On February 3, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 7-0).

**Approved**

- 20     [20-9737](#)     S200202 - Site Plan - Longhorn Steakhouse at Epic West Towne Crossing (City Council District 2). Site Plan for a 5,660-sq. ft. restaurant on 1.463 acres. Lot 6R, Block B, Epic West Towne Crossing Phase 1, City of Grand Prairie, Dallas County, Texas, zoned PD-364, within the SH-161 Corridor Overlay District, and addressed as 3134 S HWY 161. The applicant is James Powell, Darden, the consultant is Kourtnie Airheart, CDS Development, and the owner is John Weber, Epic West Towne Crossing LP. (On February 3, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 7-0).

**Approved**

- 21     [20-9739](#)     S200102 - Site Plan - Hakemy Retail Center (City Council District 3). Site Plan for an 8,000 sf retail building. Lot 1 and Lot 2, Block A, Hakemy Addition (proposed), 2.98 acres out of the M.W. Allen Survey Abstract 9, City of Grand Prairie, Dallas County, Texas, zoned GR, General Retail and addressed as 825 S. Belt Line Road, Grand Prairie, Texas. The agent is Matthew Thomas, Thomas Engineering and the owner is Shair Hakemy, SAH Real Estate LP. (On February 3, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 7-0).

**Approved**

### **Public Hearing on Zoning Applications**

- 22     [20-9740](#)     Z200201/S200204 - Zoning Change/Site Plan - Take 5 Oil Change at Victory at Lake Ridge (City Council District 6). Zoning change to allow Minor Auto Repair by right on property with a base zoning district of General Retail and a Site Plan for an oil change facility on 1.296 acres. Lot 6, Block 1, Victory at Lakeridge Addition, City of Grand Prairie, Tarrant County, Texas, zoned PD-283, within the Lake Ridge Corridor Overlay District, and addressed as 2380 W Camp Wisdom Rd. The applicant: Robert Baldwin, Baldwin Associates and the owner is Tony Ramji, Victory @ Lakeridge LLC. (On February 3, 2020, the Planning and Zoning

Commission recommended approval of this request by a vote of 7-0).

**Denied**

- 23**     [20-9738](#)     CPA200202 - Comprehensive Plan Amendment (City Council District 5). A request to change the Future Land Use Map from Commercial/Office/Retail to Low Density Residential. Located at 2129 Dalworth, legally described as Lot 8, Block 20, Dalworth Park Addition, City of Grand Prairie, Dallas County Texas, zoned GR, General Retail. (On February 3, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 7-0).

**Adopted**

Enactment No: ORD 10806-2020

- 24**     [20-9741](#)     Z200202 - Zoning Change - Single Family at 2129 Dalworth Street (City Council District 5). A request to change the zoning from GR, General Retail, to SF-6, Single-Family Six Residential District to allow for a single residential dwelling on an existing 0.23 acre lot. Located at 2129 Dalworth, legally described as Lot 8, Block 20, Dalworth Park Addition, City of Grand Prairie, Dallas County. The owner is Abraham Jackson. (On February 3, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 7-0).

**Adopted**

Enactment No: ORD 10807-2020

- 25**     [20-9743](#)     TA200202 - Text Amendment - Article 4: Permissible Uses and Article 30: Definitions. Amend the Unified Development Code to create definitions and regulations for tattoo studios and body piercing studios. The applicant is the City of Grand Prairie. (On February 3, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 7-0).

**Adopted**

Enactment No: ORD 10808-2020

### **Items for Individual Consideration**

- 26**     [19-9618](#)     Approval of Bylaws of Zoning Board of Adjustments

**Approved**

- 27**     [20-9787](#)     Board and Commission Appointments

**Approved**

### **Citizen Comments**

## **Adjournment**

**Mayor Jensen adjourned the meeting at 8:20 p.m.**