



# City of Grand Prairie

City Hall  
300 W. Main Street  
Grand Prairie, Texas

## Meeting Agenda

### City Council

---

Tuesday, January 5, 2021

4:30 PM

City Hall - Council Chambers  
300 W. Main Street

---

**A quorum of the governmental body will be present at City Hall Council Chambers, 300 W. Main St, Grand Prairie, Texas. Some council members may participate remotely via video conference.**

#### Call to Order

#### Staff Presentations

- 1      [20-10711](#)      COVID Update - Presented by Steve Dye, Deputy City Manager/Chief Operating Officer
- 2      [20-10509](#)      Short Term Rentals - Presented by Steve Collins, Code Compliance Manager, and Mark Dempsey, Deputy City Attorney
- 3      [20-10535](#)      Implementation of the "Text to 9-1-1" initiative (Next Generation 9-1-1 (NG911) digital technologies) - Presented by Aubry Insco

#### 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" Cottages at Dechman*
- (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: Andrew Fortune, Assistant to the City Manager**

**Pledge of Allegiance to the US Flag and to the Texas Flag led by Mayor Pro Tem Jorja Clemson**

**Presentations**

- 4      [20-10720](#)      Proclamation in memory of Deputy Mayor Pro Tem Jim Swafford  
                 Attachments: [2021 Jim Swafford Recognition](#)
- 5      [20-10726](#)      Mayor's Comments in Memory of Janice England, former City First Lady

**Consent Agenda**

*The full agenda has been posted on the city's website, [www.gptx.org](http://www.gptx.org), for those who may want to view this agenda in more detail. Citizens may speak for five minutes on any item on the agenda by completing and submitting a speaker card.*

- 6      [20-10723](#)      Minutes of the December 15, 2020, City Council meeting  
                 Attachments: [Draft 12-15-20 City Council Meeting Minutes](#)
- 7      [20-10722](#)      Ratify a contract for vaccination services with TopCare Medical as an exigency purchase for a cost not to exceed \$164,800  
                 Attachments: [TopCare 2020.docx](#)
- 8      [20-10721](#)      Ratify Application for Texas Emergency Rental Assistance Program grant funding in the amount of \$363,210.74 for the purpose of administering rental assistance to eligible applicants in Grand Prairie through a third party administrator; Authorize City Manager to accept grant if awarded
- 9      [20-10700](#)      Price agreement for handicap ramp repairs, residential and school sidewalk repairs from New Star Grading at an annual cost of \$1,893,300, with a secondary for HUB member, Axis Contracting, at an annual cost of \$1,915,250, and a tertiary with Parking Lot Pros with an annual amount of \$1,848,375. All agreements will be for one year with the option to renew for four additional one-year periods totaling \$9,466,500 for New Star Grading, \$9,576,250, with Axis Contracting and \$9,241,875 with Parking Lot Pros, 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 term(s).  
                 Attachments: [20-10700 CIP Budget Summar FY20 Handicap Ramps.xlsx](#)  
                                 [20-10700 CIP Budget Summar FY20 Sidewalk Repairs.xlsx](#)  
                                 [20-10700 CIP Budget Summar FY21 Sidewalk Repairs.xlsx](#)  
                                 [20-10700 Sidewalk Repairs RFB 2#21033.pdf](#)



- 10      [20-10719](#)      Price Agreement for yard waste grinding from Thelin Recycling of Fort Worth, TX (up to \$147,000 annually) for one year with the option to renew for four additional one-year periods totaling \$735,000 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  
**Attachments:** [Bid Tab 21039](#)
- 11      [20-10709](#)      Price agreement for tree and brush services from Shawnee Mission Tree Services, dba Arbor Masters (up to \$150,000 annually) for one year with the option to renew for four additional one year periods totaling \$750,000 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  
**Attachments:** [20 -10709 21038 - CC EXHIBIT](#)
- 12      [20-10688](#)      Purchase of one (1) new Ram 5500 regular cab pickup with utility body from Grapevine Dodge Chrysler Jeep for a total of \$76,550 through a national interlocal agreement with BuyBoard  
**Attachments:** [20-10688.docx](#)
- 13      [20-10689](#)      Purchase of one (1) new E35 R-Series Bobcat Compact Excavator from Bobcat of North Texas for a total of \$63,637.98 through a national interlocal agreement with BuyBoard  
**Attachments:** [20-10689.docx](#)
- 14      [20-10703](#)      Contract with Arbor Masters Tree Service for tree services for one year in the amount of \$75,000 in Westchester PID (Council District 6)  
**Attachments:** [Exhibit A-Budget 5yr service plan-FY21-WC.pdf](#)
- 15      [20-10687](#)      Contract with BrightView Landscapes, LLC for Landscape Maintenance for \$215,295.30 in High Hawk PID (City Council District 6) for a one-year term  
**Attachments:** [Exhibit A-Budget 5yr service plan-FY21-HH.pdf](#)
- 16      [20-10701](#)      Contract with Bob Owens Electric Co. to add new electric service pedestals in the amount of \$53,110 in Oak Hollow/Sheffield Village PID (Council Districts 4 and 6)  
**Attachments:** [Exhibit A-Budget 5yr service plan-FY21-OHSV.pdf](#)
- 17      [20-10690](#)      Contract with Lake Management Services, L.P. for Pond Management Services for one year in the amount of \$142,400 in Peninsula PID (Council Districts 4 and 6)  
**Attachments:** [Exhibit A PNPID Budget Peninsula FY21.pdf](#)

- 18      [20-10718](#)      Contract with LandWorks for Landscape Maintenance for \$162,647 in Forum Estates PID (Council District 4)  
                 **Attachments:** [Exhibit A-Budget 5yr service plan-FY21-FR.pdf](#)
- 19      [20-10714](#)      Contract with LandCare for Landscape Maintenance for one year in the amount of \$735,000 in Peninsula PID (Council Districts 4 and 6)  
                 **Attachments:** [Exhibit A PNPID Budget Peninsula FY21.pdf](#)
- 20      [20-10713](#)      Contract with Brick & Stone Master for Brick Wall Construction in the Amount of \$201,594 - High Hawk PID (Council District 6)  
                 **Attachments:** [Exhibit A-Budget 5yr service plan-FY21-HH.pdf](#)
- 21      [20-10702](#)      Westchester PID Contract with Site Landscape Development for landscape maintenance in the amount of \$456,005 for a one year term (Council District 6)  
                 **Attachments:** [Exhibit A-Budget 5yr service plan-FY21-WC.pdf](#)
- 22      [20-10693](#)      Access agreement to Oncor Electric Delivery Company, LLC, (Oncor) for access across City-owned property located at 2001 Dogwood Court and 1901 Egyptian Way (Arbor Creek) for change out of electric poles located along SH 161 and Egyptian Way  
                 **Attachments:** [EXHIBIT A AERIAL ALL GP LOTS.pdf](#)  
                                 [EXHIBIT B PROPOSED CULVERT AND POLE CHANGE OUT.pdf](#)
- 23      [20-10699](#)      Award bid for the completion of one residential reconstruction project as part of the HOME Reconstruct Program to Symone Construction Services, LLC in the amount of \$129,928.68  
                 **Attachments:** [Contractors Bid Estimate Attachment A.pdf](#)  
                                 [Reconstruct Procedures Attachment B](#)
- 24      [20-10704](#)      Change Order/Amendment No.1 for Vision Communities Management for Westchester PID management services and miscellaneous repairs in the total amount of \$50,000 (Council District 6)  
                 **Attachments:** [Exhibit A-Budget 5yr service plan-FY21-WC.pdf](#)
- 25      [20-10707](#)      Professional Services Agreement with Arnold & Associates Inc. for forensic building and mechanical systems investigation at Epic and Epic Waters in the amount not to exceed \$116,140  
                 **Attachments:** [20-10707 FORENSIC STUDY EPIC.doc](#)

- 26**      [20-10715](#)      Annual Agreement for Laserfiche Avante Records Management System maintenance services from MCCi, LLC through a national inter-local agreement with Buyboard at an estimated annual cost of \$23,613.80 for one year with the option to renew for ---two additional one year periods totaling \$70,841.40 if all extensions are exercised and authorize the City Manager to execute the renewal options so long as sufficient funding is appropriated by the City Council to satisfy the City's obligation during the renewal terms
- 27**      [20-10716](#)      Ordinance ordering the special election to fill a vacancy in the office of Council Member District 2
- 28**      [20-10706](#)      Resolution declaring expectation to reimburse expenditures with proceeds of future debt in the amount of \$48,500 for Professional Engineering Services contract with Criado and Associates for Dechman Drive from Westchester Parkway to Bardin Road; Authorize City Manager to enter into Professional Engineering Services Contract with Criado and Associates  
  
                 **Attachments:** [05-11-2020 ULine 332.21.pdf](#)  
                                 [W.O. 621.59.xlsx](#)
- 29**      [20-10712](#)      Resolution declaring expectation to reimburse expenditures with proceeds of future debt in the amount of \$36,000 for Professional Engineering Services contract with Innovative Transportation Solutions, Inc. (up to \$36,000 annually) for one year with the option to renew for four additional one-year periods, totaling \$180,000 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 funds is appropriated by the City Council to satisfy the City's obligation during the renewal terms  
  
                 **Attachments:** [WO 621.62.xlsx](#)

## Planning and Zoning Items to be Tabled

- 30      [20-10683](#)      Z201201 - Zoning Change - Zoning Change at 1620 Vicky Lane (City Council District 6). A request to change the base zoning from Single Family-One Residential District (SF-1) to Commercial District (C) to allow for future commercial development at this location. Located at 1620 Vicky Lane, legally described as 1.49 acres out of Tract 36.1, W. H. Beeman Survey, Abstract 126, Page 11, City of Grand Prairie, Dallas County, Texas, zoned Single-Family One Residential District. This property is generally located south of Interstate 20 and west of Lake Ridge Parkway, within the Interstate 20 Corridor Overlay District. (On December 14, 2020, the Planning and Zoning Commission tabled this case by a vote of 8-0)

**Attachments:** [PZ Draft Minutes 12-14-2020.pdf](#)

## Public Hearing on Zoning Applications

- 31      [20-10619](#)      CP200801 - Concept Plan - Cottages at Dechman (City Council District 2).  
**Rescind prior action and reconsider 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 December 15, 2020, City Council's motion to approve failed by a vote of 4-4. On November 23, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 7-1).

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

[Exhibit B - Concept Plan.pdf](#)

[PZ Draft Minutes 11-23-2020.pdf](#)

- 32      [20-10681](#)      SU180504C - Specific Use Permit Renewal - 3025 Hardrock Rd (City Council District 1). Renewal of a Specific Use Permit for a Trucking and Storage Terminal Facility located at 3025 Hardrock Rd. Lot 3, Block A, Matt M. Lavail Addition, City of Grand Prairie, Dallas County, Texas, zoned LI, within the SH-161 Corridor Overlay District, and generally located north of W Oakdale Rd and east of Hardrock Rd. (On December 14, 2020, the Planning and Zoning Commission recommended approval to renew this SUP by a vote of 8-0).

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

[Exhibit B 3025a Hardrock - SUP Parking Exhibit](#)

[Exhibit C SU180504B Operational Plan 2020](#)

[Exhibit D Reason of Additional Parking](#)

[PZ Draft Minutes 12-14-2020.pdf](#)

- 33**      [20-10682](#)      SU191101A - Specific Use Permit Renewal - Kia Auto Sales (City Council District 5). Renew a Specific Use Permit (SUP) for Internet Auto Sales and amend the SUP to add Major Auto Repair. Lot 446R of Burbank Gardens Unit 2, zoned Commercial (C), within the Central Business District No. 4, and addressed as 3118 E Main St. (On December 14, 2020, the Planning and Zoning Commission recommended approval to renew this SUP by a vote of 8-0).

**Attachments:**   [Exhibit A SU191101A Location Map](#)  
                         [Exhibit B SU191101A Renewal Site Plan 3118 E. Main St Kia Auto](#)  
                         [Exhibit C SU191101A New Operational Plan](#)  
                         [PZ Draft Minutes 12-14-2020.pdf](#)

## Planning and Zoning Items for Individual Consideration

- 34**      [20-10679](#)      S201201 - Site Plan - Warehouse at 2700 Avenue K East (City Council District 1). Site Plan for a 198K SF industrial warehouse building on one lot on 26.46 acres. Tract 4 of M. K. Selvidge Survey, Abstract No. 1423 and Lot 1, Block 6, Safety Net Addition, City of Grand Prairie, Tarrant County, Texas, zoned Light Industrial (LI), generally located northwest of Avenue K and future extension of N. Great Southwest Parkway Road, and specifically addressed at 2700 E. Avenue K. (On December 14, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).

**Attachments:**   [Exhibit A S201201 Location Map](#)  
                         [Exhibit B S201201- 2700 Avenue K - Site Plan](#)  
                         [Exhibit C S201201- Landscape Plan - 2700 Avenue K](#)  
                         [Exhibit D S201201 Tree Preservation Plan](#)  
                         [Exhibit E S201201 - Elevation Plan](#)  
                         [PZ Draft Minutes 12-14-2020.pdf](#)

- 35**      [20-10680](#)      S201202 - Site Plan - Prairie Modern Apartments (City Council District 1). Site Plan for Prairie Modern Apartments, which includes 272 multi-family units in one building with a five-story parking garage on 5.355 acres. Legally described as Tract 6, Elizabeth Gray Survey, Abstract No. 517, Page 215, City of Grand Prairie, Dallas County, Texas, and zoned PD-388. Generally located east of State Highway 161 and north of Dickey Road and within the SH-161 Corridor Overlay District. (On December 14, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).

**Attachments:**   [Exhibit A - Location Map.pdf](#)  
                         [Exhibit B - Site Plan.pdf](#)  
                         [Exhibit C - Landscape Plans.pdf](#)  
                         [Exhibit D - Building Elevations.pdf](#)  
                         [Exhibit E - Appendix W Checklist.pdf](#)  
                         [PZ Draft Minutes 12-14-2020.pdf](#)

## Items for Individual Consideration

- 36**      [20-10724](#)      Appointment of Deputy Mayor Pro Tem
- 37**      [20-10725](#)      Appointment to fill a vacancy on the Sports Corporation

## Citizen Comments

*Citizens may speak during Citizen Comments 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 December 31, 2020.*

---

*Mona Lisa Galicia, Deputy 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 Mona Lisa Galicia ([mgalicia@gptx.org](mailto:mgalicia@gptx.org)) at least three (3) business days prior to the scheduled meeting to request an accommodation.*



## Legislation Details (With Text)

**File #:** 20-10711      **Version:** 1      **Name:** COVID Update  
**Type:** Presentation      **Status:** Staff Presentations  
**File created:** 12/22/2020      **In control:** City Secretary  
**On agenda:** 1/5/2021      **Final action:**  
**Title:** COVID Update - Presented by Steve Dye, Deputy City Manager/Chief Operating Officer  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:**

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

Title  
COVID Update - Presented by Steve Dye, Deputy City Manager/Chief Operating Officer





## Legislation Details (With Text)

---

**File #:** 20-10509      **Version:** 1      **Name:** Short Term Rentals  
**Type:** Presentation      **Status:** Staff Presentations  
**File created:** 10/21/2020      **In control:** City Secretary  
**On agenda:** 1/5/2021      **Final action:**  
**Title:** Short Term Rentals - Presented by Steve Collins, Code Compliance Manager, and Mark Dempsey, Deputy City Attorney

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:**

Date	Ver.	Action By	Action	Result
11/17/2020	1	City Council		

Title

Short Term Rentals - Presented by Steve Collins, Code Compliance Manager, and Mark Dempsey, Deputy City Attorney



Legislation Details (With Text)

File #:	20-10535	Version:	1	Name:	Text to 9-1-1
Type:	Presentation	Status:		Staff Presentations	
File created:	10/26/2020	In control:		City Secretary	
On agenda:	1/5/2021	Final action:			
Title:	Implementation of the “Text to 9-1-1” initiative (Next Generation 9-1-1 (NG911) digital technologies) - Presented by Aubry Insco				
Sponsors:					
Indexes:					
Code sections:					
Attachments:					

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

Title  
Implementation of the “Text to 9-1-1” initiative (Next Generation 9-1-1 (NG911) digital technologies) - Presented by Aubry Insco



# City of Grand Prairie

City Hall  
300 W. Main Street  
Grand Prairie, Texas

## Legislation Details (With Text)

**File #:** 20-10720      **Version:** 1      **Name:** Swafford proclamation  
**Type:** Presentation      **Status:** Presentations  
**File created:** 12/24/2020      **In control:** City Secretary  
**On agenda:** 1/5/2021      **Final action:**  
**Title:** Proclamation in memory of Deputy Mayor Pro Tem Jim Swafford  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** [2021 Jim Swafford Recognition](#)

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

Title  
Proclamation in memory of Deputy Mayor Pro Tem Jim Swafford

*WHEREAS, on behalf of the City of Grand Prairie, I wish to record our deep sorrow over the passing of Deputy Mayor Pro Tem Jim Swafford, on December 1, 2020; and*

*WHEREAS, Council Member Swafford was a beloved father, grandfather, friend, community leader and dedicated public servant; and*

*WHEREAS, Mr. Swafford retired in 1996 as President and CEO of Nations Bank/Bank of America and was a graduate of Arlington High School, the University of Texas at Arlington and the Southwestern Graduate School of Banking at Southern Methodist University; and*

*WHEREAS, Mr. Swafford was elected to represent Grand Prairie City Council District 2 in 1998 and repeatedly thereafter through 2020, was named Mayor Pro Tem five times by the City Council and had previously served as Council Member and Mayor Pro Tem from 1977-1979; and*

*WHEREAS, Mr. Swafford was Vice President and Finance Chairman of the Grand Prairie Sports Facilities Development Corporation as well as Chairman of the City Council's Finance and Government Committee, and previously served on the city's Housing Finance Corporation, and TIF Districts 1 (Chairman), 2 and 3; and*

*WHEREAS, The City of Grand Prairie along with Mr. Swafford's family are blessed to have known him and been a part of his life; and*

*NOW, THEREFORE, I, Ron Jensen, Mayor of the City of Grand Prairie, on behalf of the City Council, do hereby proclaim, January 5, 2021 as*

## ***JIM SWAFFORD DAY***

*in the City of Grand Prairie, and extend our appreciation to Jim for his leadership at the City of Grand Prairie and his dedication to public service, and extend to his family our sincere sympathy upon his passing.*

**WITNESS MY HAND AND THE SEAL OF THE CITY OF GRAND PRAIRIE, TEXAS, ON THIS THE 5<sup>th</sup> DAY OF JANUARY, 2021.**

  
Ron Jensen  
Mayor



## Legislation Details (With Text)

---

**File #:** 20-10726      **Version:** 1      **Name:** Janice England memorial  
**Type:** Presentation      **Status:** Presentations  
**File created:** 12/29/2020      **In control:** City Secretary  
**On agenda:** 1/5/2021      **Final action:**  
**Title:** Mayor's Comments in Memory of Janice England, former City First Lady  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:**

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

Title  
Mayor's Comments in Memory of Janice England, former City First Lady



## Legislation Details (With Text)

**File #:** 20-10723      **Version:** 1      **Name:** December 15, 2020 City Council meeting minutes  
**Type:** Agenda Item      **Status:** Consent Agenda  
**File created:** 12/28/2020      **In control:** City Secretary  
**On agenda:** 1/5/2021      **Final action:**  
**Title:** Minutes of the December 15, 2020, City Council meeting  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** [Draft 12-15-20 City Council Meeting Minutes](#)

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

### From

Mona Lisa Galicia, City Secretary

### Title

Minutes of the December 15, 2020, City Council meeting

### Presenter

Mona Lisa Galicia, City Secretary

### Recommended Action

Approve



# City of Grand Prairie

City Hall  
300 W. Main Street  
Grand Prairie, Texas

## Minutes - Final

### City Council

---

Tuesday, December 15, 2020

5:30 PM

Via Zoom

---

#### Call to Order

**Mayor Jensen called the meeting to order at 5:30 p.m. Council Member Del Bosque joined the meeting at 5:45 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

#### Staff Presentations

- 1** COVID Update - Presented by Steve Dye, Deputy City Manager/Chief Operating Officer

*Deputy City Manager / Chief Operating Officer Steve Dye and Emergency Management Coordinator Chase Wheeler provided an update on COVID-19 testing - trends and vaccination protocol - and an update on the Emergency Assistance Program.*

**Presented**

- 2** Update on Special Election to be ordered to fill a vacancy in Council District 2 - Presented by Mona Lisa Galicia, Deputy City Secretary

*Deputy City Secretary Mona Lisa Galicia presented information on proposed order for an election to fill the vacancy for the unexpired term of Council Member District 2.*

**Presented**

#### Agenda Review

*Mayor Pro Tem Clemson asked if there were any questions on agenda items. Mr. Copeland commented on item 34 Ground Lease involving Ken Shaumburg, indicating his support of a Jeep Park. Mr. Giessner advised the Finance and Government Committee reviewed fourteen items found on the consent agenda and recommended them for approval. Mayor advised he would recuse himself on item number 47.*

#### Recess

*Mayor Jensen recessed the meeting at 6:30 p.m.*

*Mayor Jensen reconvened the meeting at 6:35 p.m.*

**Invocation given by Mayor Pro Tem Jorja Clemson  
Pledge of Allegiance and Pledge to the Texas Flag led by Council Member Cole  
Humphreys**

**Presentations**

- 3**                      Comments from Mayor Ron Jensen and the Swafford Family honoring Former Deputy Mayor Pro Tem Jim Swafford
- Mayor Jensen introduced Council Member Jim Swafford's children, Renae Reckner and Robert Swafford, and presented them a resolution from State Representative Yvonne Davis and a personal letter from Senator Ted Cruz and Mrs. Heidi Cruz. Mayor Jensen presented information about Mr. Swafford's time in service while several photos were shown to the public. Mr. Robert Swafford and Ms. Reckner expressed their appreciation.*
- Presented**

**Consent Agenda**

**Mayor Pro Tem Clemson moved, seconded by Council Member Giessner, to approve items four through forty-four of the Consent agenda. Motion carried unanimously.**

- 4**                      Minutes of the November 17, 2020 Council Meeting
- Approved on the Consent Agenda**
- 5**                      Ratification of the application for the FY2020 Urban Area Security Initiative (UASI) Grant of approximately \$164,243; authorize the City Manager to accept the grant by signing the Sub-Recipient Agreement and other grant related documents from the Office of the Governor-Homeland Security Grants Division
- Approved on the Consent Agenda**
- 6**                      Price agreement for cleaning and chemical supplies from State Industrial Products through a State Inter-Local agreement with The Interlocal Purchasing System (TIPS), at an estimated annual cost of \$25,000 for one year with the option to renew for four additional one-year periods totaling \$125,000 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**
- 7**                      Price Agreement for Priority Service Plan from Audio Fidelity Communications



Corp dba Whitlock through a national inter-local agreement with DIR for an initial 15-month term at an estimated annual cost of \$38,496.56 with the option to renew for one additional one-year period in the amount of \$32,980; totaling \$71,476.56 if the extension is exercised and authorize the City Manager to execute the renewal options 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 Price agreement for temporary banquet, bar, wait & support staff from Vine Group (up to \$200,000 annually) for one year with the option to renew for four additional one year periods totaling \$1,000,000 if all extensions are exercised and authorize the City Manager to execute the renewal options with aggregate price fluctuation 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 Price Agreement for OEM preventive maintenance, repairs and parts on police pursuit motorcycles from Longhorn Harley-Davidson through a national interlocal agreement with BuyBoard at an estimated annual cost of \$50,000 for one year with the option to renew for two additional one-year periods totaling \$150,000 if all extensions are exercised and authorize the City Manager to execute the renewal options 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**

- 10 Price Agreement for a Police and Fire Employee Assistance Program (EAP) from Workers Assistance Program, Inc. dba Alliance Work Partners (at a Per Employee Per Month (PEPM) cost of \$1.52; estimated \$12,768 annually) beginning January 1, 2021 for one year with the option to renew for four additional one-year periods with a 5% increase every two-years, totaling \$66,528 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 of 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**

- 11 Purchase of Electric and Gas Utility Auditing services from Troy & Banks at 33% of realized savings

**Approved on the Consent Agenda**

- 12 Purchase two (2) new Godwin NC100S trailer mounted pumpset for \$44,946.20 each, from Xylem Dewatering Solutions, Inc., through an inter-local agreement with

Houston-Galveston Area Council (HGAC)

**Approved on the Consent Agenda**

- 13** Purchase of seven (7) new 18-passenger para-transit buses for \$80,771 each, from Creative Bus Sales, Inc., respectively for a combined total of \$565,397

**Approved on the Consent Agenda**

- 14** Purchase of seven (7) new Dodge Charger SXT sedan for \$25,550 each, from Morse Operations, Inc. dba Ed Morse Automotive, respectively for a combined total of \$179,450 through national interlocal agreement with HGAC

**Approved on the Consent Agenda**

- 15** Purchase of one (1) new Kenworth T440 tandem truck with dump body for \$153,527.05, one (1) new Kenworth T370 truck with dump body for \$113,317.55, one (1) new Kenworth T370 truck with utility body for \$149,800.55, and two (2) new Kenworth T370 truck with grapppler body for \$198,221.69 each, from Texas Kenworth Co. dba MHC Kenworth-Dallas, respectively for a combined total of \$815,088.53 through national interlocal agreements with BuyBoard and Sourcewell

**Approved on the Consent Agenda**

- 16** Purchase of Lifepak CR2 Fully-Automatic Electronic Defibrillator (AED) from Sterling Medical for \$68,556.00 through a national inter-local agreement with BuyBoard

**Approved on the Consent Agenda**

- 17** Cityworks Software License Agreement with Azteca Systems, Inc. in the annual estimated amount of \$40,000 (approximately \$200,000 for five years) with the option to renew annually unless terminated by either party and authorize the City Manager to execute up to four annual renewal options for this agreement with aggregate price fluctuations of the lesser of up to \$50,000 or 25% of the original contract value so long as sufficient funding is appropriated by the City Council to satisfy the City's obligation during the renewal terms. Renewal options beyond the four specified can be authorized, however, will require additional City Council approval

**Approved on the Consent Agenda**

- 18** Purchase of one (1) Gasmeter Model GT5000 Portable FTIR Multi-component Gas Analyzer (FTIR) at a cost of \$89,738.03 through sole-source vendor REPSS Inc of Houston, TX.

**Approved on the Consent Agenda**

- 19** Revised Agreement and time extension with Global Gaming LSP, LLC for the Lone Star Park Logo on the Bowles Water Tower for an additional 5-year term at \$600 monthly
- Approved on the Consent Agenda**
- 20** Board Appointment to Animal Shelter Advisory Board - Appointment of Destinee Wright to replace Mattie McClean, Program Supervisor
- Approved on the Consent Agenda**
- 21** Parkview PID Change Order/Amendment No. 2 for Site Landscape Development for landscape maintenance in the total amount of \$14,221.50 (Council District 1).
- Approved on the Consent Agenda**
- 22** Change Order #2 with LPS Fire, LLC in the amount of \$50,000 to add Fire Safety and Security Solutions as needed to City buildings
- Approved on the Consent Agenda**
- 23** Professional engineering services contract with Infrastructure Management Services (IMS) to perform a pavement condition index analysis for arterials and collector roadways and to provide an effective 5-year pavement management plan (the total amount of this contract is \$98,261 through a cooperative purchasing program with the North Central Texas Council of Governments (NCTCOG))
- Approved on the Consent Agenda**
- 24** Ground Lease with Urban Partners Development, LLC for 2401 W. Hunter Ferrell and 1921 W. Hunter Ferrell for \$19,000 Annual Rent for a Ten (10) Year Term
- Approved on the Consent Agenda**
- 25** Independent Contractor/Personal Services contract for strategic planning at Epic Central for one year with Rick Coleman in the annual amount not to exceed \$55,000, plus \$10,000.00 for approved reimbursables; with the option to renew for one (1) additional one (1) year period for a total amount of \$130,000 if all renewals are exercised; authorize City Manager to execute renewals under the same terms as the original contract.
- Approved on the Consent Agenda**
- 26** Independent Contractor/Personal Services contract for strategic planning at Epic Central for one year with Jason Alan Smith in the annual amount not to exceed \$35,000, plus \$5,000 for approved reimbursable expenses; with the option to renew for one (1) additional one (1) year period for a total amount of \$80,000 if all renewals are exercised; authorize City Manager to execute renewals under the same terms as the original contract

**Approved on the Consent Agenda**

- 27** Amendment No.1 to extend Professional Planning Services contract terms to September 2021 with Kendig Keast Collaborative for planning, corridor studies, and urban design of Pioneer Parkway from the City Limits at Asia Times Square to Belt Line Road

**Approved on the Consent Agenda**

- 28** Contract for Credit Card Payment System with sole source provider OpenEdge for an initial term of 1 year with options to renew annually; OpenEdge will have an effective rate of 0.95% (estimated at \$11,964 annually); Authorize the City Manager to execute up to 5 renewal options with aggregate price fluctuations of the lesser of up to \$50,000 or 25% of the original maximum price so long as enough funding is appropriated by the City Council to satisfy the City's obligation during the renewal terms; additional renewals past 5 require additional City Council approval

**Approved on the Consent Agenda**

- 29** Change Order/Amendment No. 5 with McMahon Contracting, L.P. in the net negative amount of (\$7,231.22) for Paving, Drainage and Water Improvements in Ragland Road and Day Miar Road

**Approved on the Consent Agenda**

- 30** Agreement to lease SendPro P Series Mail Sorting and Postage Hardware with Software for four years from Pitney Bowes Inc. through a national inter-local agreement with BuyBoard at an estimated annual cost of \$16,822 for a total cost for all four years of \$67,286

**Approved on the Consent Agenda**

- 31** Resolution amending Resolution 5126-2020 for a Chapter 380 Economic Development Agreement with Grand Prairie Local Government Corporation to increase the cash grant to a total of \$2,900,000 to be used for purchase and maintenance of real property; identify the property located at 401 W. Church Street as a suitable site for the location, relocation or expansion of a business within the City

**Adopted**

Enactment No: RES 5135-2020

- 32** Resolution approving the City's Investment Policy

**Adopted**

Enactment No: RES 5136-2020

- 33** Resolution authorizing the Treasury and Debt Manager to execute a general release

with Elavon Inc in the amount of \$141,392.17 regarding credit card transaction processing

**Adopted**

Enactment No: RES 5137-2020

- 34** Resolution adopting amendments to the Bylaws of Reinvestment Zone Number One, Interstate Highway 30 Area Tax Increment Financing (TIF) District

**Adopted**

Enactment No: RES 5138-2020

- 35** Resolution accepting a donation of property from Davis Rd Development LLC for the construction of a fire station on Davis Road

**Adopted**

Enactment No: RES 5139-2020

- 36** Resolution adopting amendments to the Bylaws of Reinvestment Zone Number Three, Peninsula Tax Increment Financing (TIF) District

**Adopted**

Enactment No: RES 5140-2020

- 37** Resolution appointing Mia Fuller, Chair of the Grand Prairie Chamber of Commerce, to the Boards of Directors for two Tax Increment Financing (TIF) Zones (TIF District 1 and TIF District 3)

**Adopted**

Enactment No: RES 5141-2020

- 38** Resolution Establishing the City of Grand Prairie's Chapter 380 Economic Development Program

**Adopted**

Enactment No: RES 5142-2020

- 39** Ordinance amending the FY 2020/2021 Capital Improvement Projects Budget; contract to replace electrical panels and related components at The Summit with Voss Lighting in the amount of \$90,820 with a 5% contingency of \$4,541 through a national inter-local agreement with cooperative agreement through National Cooperative Purchasing Alliance for a total project cost not to exceed \$95,361.

**Adopted**

Enactment No: ORD 10945-2020

- 40** Ordinance amending the FY 2020/2021 Baseball Operating Fund by appropriating

\$1,300,000 from fund balance for a cash grant to MLC Dallas Stadium Co, LLC (or related assignee), and \$200,000 from contingency for a maintenance reserve deposit

**Adopted**

Enactment No: ORD 10946-2020

**41**

Ordinance amending the FY 2020/2021 Capital Improvements Projects Budget; Professional Services Contract with Freese and Nichols, Inc.(FNI) for the 360 South Area Plan in the not to exceed amount of \$110,000

**Adopted**

Enactment No: ORD 10947-2020

**42**

Ordinance amending the FY 2020/2021 Capital Improvement Projects Budget;; one time purchase of eleven (11) model 7 Tasers, holsters and additional cartridges from Axon Enterprise Inc. in the amount of \$23,514.59

**Adopted**

Enactment No: ORD 10948-2020

**43**

Ordinance amending the FY 2020/2021 Capital Improvement Projects Budget; Change Order #1 in the amount of \$64,000 to add twenty (20) additional EnerGov Business Management Suite Licenses from Tyler Technologies. In addition, a contract amendment for the removal of EnerGov software components deemed no longer necessary resulting in a decrease in contract costs of \$15,000

**Adopted**

Enactment No: ORD 10949-2020

**44**

Ordinance adopting TIF Board Recommendation related to TIRZ #3 Amended Project Plan & Financing Plan

**Adopted**

Enactment No: ORD 10950-2020

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

**45**

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).

*Mayor Pro Tem Clemson moved to table, seconded by Council Member Copeland, item number 45.*

**Tabled**

## **Public Hearing on Zoning Applications**

**46**

Z201102 - Zoning Change - SF-5 at 1609 Ranch Rd (City Council District 6). A request to change the base zoning from Agriculture District (A) to Single-Family Five Residential District (SF-5) to allow for the construction of a single-family residence at this location. Located at 1609 Ranch Road, legally described as Tract 63, SH 1B, Matthew Road Mobile Home Estates, a .43 acre tract of land situated in the Thomas J. Tone Survey, Abstract No. 1460, Page 225, City of Grand Prairie, Dallas County, Texas, zoned Agriculture District. This property is generally located south of Camp Wisdom Road and east of Matthew Road. (On November 23, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).

*Planning Director Rashad Jackson presented Zoning Change request at 1609 Ranch Rd to change the base zoning from Agriculture District (A) to Single-Family Five Residential District (SF-5) to allow for the construction of a single-family residence which is currently in a mobile home park area. Mr. Jackson advised staff is concerned about the lack of utilities and infrastructure in this area and safety concerns because of the difficulty or inability of emergency vehicles to reach the location. Mr. Jackson said staff recommends approval but suggests a comprehensive review of the area and a long-term plan be established to address infrastructure issues, advising staff cannot support rezoning cases within Matthew Road Mobile Home Park until adequate infrastructure is installed. Mr. Jackson also added, if approved, applicant must obtain approval from Environmental Services for the use of a new septic system and safe removal of any existing system and they will need to plat the property before issuance of building permits. Mr. Copeland noted that the landowners refused to turn the roads over to the city, and this is why the city cannot assist with betterment of the roads. Mayor Jensen said that even if the owners wanted to deed them to the city, it is hard to determine who owns some of the property. Mr. Jackson confirmed a new mobile home cannot be added unless proper process is followed and he said the lots do not meet current standards for mobile homes. Mr. Wooldridge noted that there are no fire hydrants available. Mr. Lopez asked if other requests have been made recently. Mayor Jensen advised all requests have been approved with similar discussion but no one has built there as of yet, and the Mayor asked Mr. Jackson for staff's position on the matter. Mr. Jackson advised staff cannot support it but does not want to prevent redevelopment and the applicant is aware of the issues. Mr. Humphreys asked about liability issues. City Manager Tom Hart reviewed historical information about the property. Mr. Wooldridge asked if the city can prepare a waiver for the applicant to sign. Mr. Hart asked the City Attorney to review if advisable. Applicant Merla Gonzales spoke in support of the project. Mr. Copeland asked if he could get a loan to build a house there, Ms. Gonzales said she does not know because she is building by cash. Mr. Copeland asked Mr. Giessner if the home would be insurable. Mr. Giessner confirmed.*

*Council Member Wooldridge moved to close the public hearing and approve, seconded by Mayor Jensen. The motion carried unanimously.*

**Adopted**

Enactment No: ORD 10951-2020

**47**

Z201103 - Zoning Change - C at 4106 Lake Ridge Pkwy (City Council District 6). A request to change the base zoning from Single Family-One Residential District (SF-1) to Commercial District (C) to allow for future commercial development at this location. Located at 4106 Lake Ridge Parkway, legally described as Lot 1, Block 1, Lobb Addition, and Lot 1, Block 1, Lane Addition, City of Grand Prairie, Dallas County, Texas, zoned Single-Family One Residential District. This property is generally located south of Interstate 20 and west of Lake Ridge Parkway, within the I-20 Corridor Overlay District. (On November 23, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).

*Mayor Jensen recused himself from reviewing this item. Mr. Jackson presented Zoning Change at 4106 Lake Ridge Pkwy to change the base zoning from Single Family-One Residential District (SF-1) to Commercial District (C) to allow for future commercial development at this location. Mr. Jackson reviewed comments and concerns received from neighbors Debbi and Stuart Johnston and addressed those concerns. He states staff supports the zoning request and noted long term transitioning to commercial/retail/office use as laid out in the 2018 Comprehensive Plan. He also stated the Planning and Zoning Commission and Development Review Committee recommended approval. Mr. Jackson added that there would be no commercial access to/from Ernie Lane and future commercial development would require Site Plan approval and would be subject to Appendix F standards. Mr. Giessner asked if a site plan typically comes before a rezoning request. Mr. Jackson advised normally a rezoning request might have a concept plan tied to it. Mr. Lopez asked what uses and restrictions would be in place by changing this to commercial use. Mr. Jackson reviewed uses. Mr. Lopez asked if sidewalks would be added. Mr. Jackson advised there are no plans in place for sidewalks at this time. Mr. Copeland asked what controls the city has on the development that can take place at this property. Mr. Jackson advised the development standards would address concerns. Mr. Humphreys noted there is no plan in place for this location and may not be able to vote in favor of changing the plan from single family to commercial without further information. Mr. Wooldridge asked what type commercial development can be placed in this location. Mr. Jackson reviewed lot information and uses. Mr. Jackson said applicant has advised she is preparing her property for sale and that the property owner to the south is doing the same. Mr. Copeland noted he is open to commercial as the best use for that corner, but he cannot support a situation where the city cannot have any controls. Mr. Del Bosque asked the applicant to speak on what their vision is for this property. Jennifer Raley and David Raley spoke in support of the Zoning Change. Broker Jennifer Brown representing Ms. Raley requested information on whether a developer or buyer would need to go to Planning and Zoning and Council for approval and whether they can be denied. Mr. Jackson said it depended on the use and if allowed by right, and would need to have a site plan. Ms. Raley inquired about the overlay. Mr. Jackson clarified requirements of overlay/site plan approval process. Mr. Lopez reviewed options to table the item or withdraw. After consideration of comments and information from staff and Council, the applicants decided to withdraw their application. Council Member*



*Wooldridge moved to close the public hearing and accept the applicants withdrawal. Council Member Copeland seconded. The motion carried unanimously.*

**Withdrawn**

48

TA201101 - Text Amendment - Article 9: Sign Standards. Ordinance approving a text amendment to Article 9 of the Unified Development Code to amend required approval process for murals within the Central Area (CA) zoning district. (On November 23, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 7-0-1 Max Coleman abstaining).

*City Attorney Megan Mahan advised staff recommends tabling this item for further review. Council Member Giessner moved to close the public hearing and table this item as recommended by staff, seconded by Council Member Wooldridge. The motion carried unanimously.*

**Tabled**

49

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 December 15, 2020, City Council's motion to approve failed by a vote of 4-4. On November 23, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 7-1).

*Mr. Jackson introduced item on proposed concept plan CP200801 - Cottages at Dechman, a multi-family development with a mixture of attached and detached units, proposed hybrid housing. Mr. Jackson provided a project update advising the item was tabled at the Planning and Zoning Commission meeting on November 9th and the applicant revised the concept plan to include a second point of access and twenty-two additional parking spaces. Mr. Copeland asked clarify what the yellow and gray houses are as presented. Mr. Jackson advised the gray are one bedroom attached/duplex housing and the yellow are two bedroom. He stated Planning and Zoning Commission recommended approval and staff suggested applicant try to adhere to recently adopted hybrid housing requirements if possible. Mr. Jackson added that the Development Review Committee generally supports the request. Mr. Wooldridge asked what the site plan shows on material use. Mr. Jackson advised this is a PD and there is not concept plan with it. Mr. Humphreys asked if the utilities will be city's responsibility. Mr. Jackson advised the roads would be private access drives within and payment for utilities would be charged to each individual resident as it is with an apartment complex. Mr. Humphreys advised that if there is an opportunity for them to adhere to the new requirements, that should apply. Mr. Jackson advised the submitted their application under the rules that were in place prior to the new requirements. He also advised hybrid housing regulations were passed in October, noting their application was submitted prior to that and were told by staff at that time to follow the multi-family process. Mayor Jensen asked to clarify location and asked to hear from the applicant. Philip Thompson with Taylor Morrison spoke in support of the project and reviewed the material that would be used, advising it would be a high quality project. Mr. Giessner*

asked what the rent rates would be. Mr. Thompson responded with pricing for one and two bedroom rent information and said they would try to adhere to Appendix W, and advised they would not conform to the attached garages. Mr. Copeland reviewed the Police apartment program with Mr. Thompson. Mr. Wooldridge asked how many cottage plans they have and how many are sold and kept. Mr. Thompson provided information of other cottage locations they have, and he advised they own some and have sold some. The Mayor asked if they have the right to move forward with the project because of the zoning. Mr. Jackson confirmed. Mayor Pro Tem Clemson asked what age market they are targeting. Mr. Thompson advised they are targeting different renters, young families and empty nesters. Mr. Wooldridge is Chair of the City Council Development Committee and advised it will be hard to support this project. Mayor Jensen asked Megan Mahan to advise and she confirmed they do have vested rights in this. Mr. Wooldridge asked when the elevations would be available. Mr. Jackson stated it would be available at the site plan. The Mayor asked Mr. Wooldridge what he would like to see to be able to approve the item. Mr. Wooldridge discussed the density and parking. Mr. Thompson confirmed he will come back with a site plan containing elevation information. Council Member Copeland moved to close the public hearing and approve this item, as discussed by staff and approved by Planning and Zoning, Mayor Jensen seconded. The motion was denied.

**Denied**

**Ayes:** 4 - Mayor Ron Jensen; Mayor Pro Tem Jorja Clemson; Council Member Jeff Copeland and Council Member Greg Giessner

**Nayes:** 4 - Council Member Mike Del Bosque; Council Member Cole Humphreys; Council Member John Lopez and Council Member Jeff Wooldridge

## **Planning and Zoning Items for Individual Consideration**

**50**

S201102 - Site Plan - Wolff Multi-Family Phase 2 (City Council District 2). Site Plan for a multi-family development of 326 units and eight buildings on 13.536 acres. Located at 2105 South Forum Drive, legally described as Lot 1, Block A, Forum at Sara Jane Addition, City of Grand Prairie, Dallas County, Texas, zoned Planned Development-377 District. This property is generally located south of Forum Drive and West of Sara Jane Parkway, and is within the SH 161 and I-20 Corridor Overlay District. (On November 23, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 7-1).

*Chief City Planner Savannah Ware presented information on S201102 - Site Plan - Wolff Multi-Family Phase 2 for a multi-family development located at 2105 South Forum Drive. Mr. Lopez asked about the concrete around the carports. Ms. Ware confirmed it was approved without the masonry enclosure. Applicant McKenzie Darr presented information in support of this item.*

*Council Member Copeland moved to approve this item with variances as discussed, seconded by Mayor Pro Tem Clemson. Motion carried unanimously.*

**Approved**

**51**

S201103 - Site Plan - Shady Grove Industrial (City Council District 1). Site Plan

for a 209K SF industrial warehouse building on one lot on 12.130 acres. Being 12.130 acres (two tracts) out of the John Spoon Survey, Abstract 1326, PG 150, City of Grand Prairie, Dallas County, Texas, generally located northeast of SH 161 Service Road and W. Shady Grove Road, specifically addressed at 804 W. Shady Grove Road. Zoned LI Light Industrial and within the 161 Corridor Overlay. (On November 23, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).

*Chief City Planner Savannah Ware presented information on S201103 - Site Plan - Shady Grove Industrial for a 209K SF industrial warehouse building at 804 W. Shady Grove Road. Reece Bierhalter representing applicant spoke in support of this item.*

*Deputy Mayor Pro Tem Jorja Clemson moved, seconded by Council Member Wooldridge, to approve this item. Motion carried unanimously.*

**Approved**

**52**

S201104 - Site Plan - Springs at Grand Prairie (City Council District 2). Site Plan for a multi-family development of 276 units in twelve buildings on 18.97 acres. Being 18.975 acres situated in the Charles D. Ball Survey, Abstract No. 1699 (Tract 2-15.5 acres) and the William H. Beeman Survey, Abstract No. 126 ( Portions of Tracts 1&2-3.4 acres), City of Grand Prairie, Dallas County, Texas, zoned PD-288, within the SH-161 Corridor Overlay District, and generally located on the southwest of S. Forum Drive at Sarah Jane Parkway. (On November 23, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 7-1).

*Chief City Planner Savannah Ware presented information on S201104 - Site Plan - Springs at Grand Prairie for a multi-family development generally located on the southwest of S. Forum Drive at Sarah Jane Parkway. Council Member Giessner inquired how many multi-family units are currently located in this corridor. Ms. Ware advised there are many, and she will provide information on what is zoned. Mr. Lopez inquired about the masonry columns. Ms. Clemson inquired about rental costs. Frederick Hood spoke in support of this item and clarified they will comply with masonry columns on Sara Jane Parkway and the remaining property lines will have wrought iron fence. Mr. Hood discussed rental and square footage of each type unit. Mr. Copeland discussed the officer next door program. Mr. Jackson advised Chief Building Official Rob Ard pulled numbers together and confirmed there are 1100 units in the corridor.*

*Council Member Giessner moved to approve site plan with recommended fencing, Council Member Del Bosque seconded. Motion carried unanimously.*

**Approved**

**53**

S201105 - Site Plan - Hamilton Matthew Business Center (City Council District 6). Site Plan for (2) two Office/Warehouse Distribution Buildings on two lots. The proposed buildings are 52,000 and 31,540 square feet. Located at 4200 Matthew

Road, legally described as 7.0 acre tract situated in the Memucan Hunt Survey, Tract 2.2, Abstract No. 1723, Page 570, City of Grand Prairie, Dallas County, Texas, zoned Planned Development - 30 District. This property is generally located south of Bardin Road and West of Matthew Road, within the I-20 Corridor Overlay District. (On November 23, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).

*Chief City Planner Savannah Ware presented S201105 - Site Plan - Hamilton Matthew Business Center for (2) two Office/Warehouse Distribution Buildings on two lots. Council Member Giessner asked to confirm there are no exits near Matthew Road. Ms. Ware confirmed. Mr. Lopez inquired what type wall separates residential area. Ms. Ware confirmed there is an 8 foot masonry fence between this property and nearby multifamily. Mr. Lopez asked about dock doors. Ms. Ware confirmed they are at an angle to multifamily property. Council Member Wooldridge advised this would put more truck traffic on Mayfield and would need to be monitored more.*

*Mr. Wooldridge moved to approve item as presented by staff, Mr. Lopez seconded. Motion carried unanimously.*

**Approved**

## **Recess**

*Mayor Jensen recessed the meeting at 9:06 p.m. Mayor Jensen reconvened the meeting at 9:11 p.m.*

*Mayor Jensen recessed the meeting at 9:13 p.m. Mayor Jensen reconvened the meeting at 9:19 p.m.*

## **Citizen Comments**

*Speaker - Brad Williams, 2728 N. Harwood Street, asked Council to reconsider Dechman project and vote in favor of the concept plan discussed earlier.*

## **Adjournment**

*Mayor Jensen adjourned the meeting at 9:21 p.m.*



## Legislation Details (With Text)

<b>File #:</b>	20-10722	<b>Version:</b>	1	<b>Name:</b>	COVID Vaccine Agreement
<b>Type:</b>	Agenda Item	<b>Status:</b>		<b>Status:</b>	Consent Agenda
<b>File created:</b>	12/28/2020	<b>In control:</b>		<b>In control:</b>	Environmental Services
<b>On agenda:</b>	1/5/2021	<b>Final action:</b>		<b>Final action:</b>	
<b>Title:</b>	Ratify a contract for vaccination services with TopCare Medical as an exigency purchase for a cost not to exceed \$164,800				
<b>Sponsors:</b>					
<b>Indexes:</b>					
<b>Code sections:</b>					
<b>Attachments:</b>	<a href="#">TopCare 2020.pdf</a>				

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

### From

Cindy Mendez, Environmental Quality Manager

### Title

Ratify a contract for vaccination services with TopCare Medical as an exigency purchase for a cost not to exceed \$164,800

### Presenter

Cindy Mendez, Environmental Quality Manager

### Recommended Action

Approve

### Analysis

COVID-19 Vaccines moved from the FDA request for approval to Emergency Use Authorization quickly. Entities like the City had to pre-order our vaccines for our EMS and Critical Infrastructure employees as quickly as possible with a Texas Department of State Health Services registered medical provider specific to COVID-19 vaccines. Given the time frame of mere weeks, bidding out the provider costs was not possible. Although the vaccine is being provided for free by the federal government, the administrative fees will still need to be funded. Staff selected TopCare Medical/Mi Doctor for two reasons: 1) Mi Doctor operates a medical clinic in Grand Prairie and currently serves our community and 2) we have an established testing relationship with Mi Doctor. Since the vaccine is new a cost had not been established by TopCare Medical. This vaccine requires special handling, storage, and tracking that current vaccines do not require. The city has agreed to pay in one of three ways: up to \$50 per dose (two doses are required) by direct pay, a cost established as a most favored rate, or if more cost effective for the city, the insurance rate. Currently, our EMS will be paid direct pay, but when all costs are evaluated, the City may switch to insurance.

Exigency purchases are exempt from bidding requirements as stated in Section 252.022 of the Local Government Code. State law clarifies exigency as:

1. A procurement made because of public calamity that requires the immediate appropriation of money to relieve the necessity of the municipality's residents or to preserve the property of the municipality;
2. A procurement necessary to preserve or protect the public health or safety of the municipality's residents;
3. A procurement necessary because of unforeseen damage to public machinery, equipment or other property.

### **Financial Consideration**

The costs for the administration of the vaccine will be paid from Federal Cares Act funding.

CITY OF GRAND PRAIRIE  
OPERATING BUDGET EXPENDITURE INFORMATION

FUND:	<u>COVID ASGN</u> Name of Fund (i.e. General Fund)
AGENCY:	<u>Environmental Services</u> Name of Department
ACCOUNTING UNIT:	<u>300598</u>
AVAILABLE:	<u>61275 – Wellness Program</u> Account Code, Description, and amount available
STAFF CONTACT:	<u>Cindy Mendez, Environmental Quality Manager</u>
VENDOR NUMBER:	<u>28008</u>
VENDOR NAME:	<u>TopCare Medical</u>
CONTINGENCY:	<u>N/A</u>



## Legislation Details (With Text)

**File #:** 20-10721      **Version:** 1      **Name:** TDHCA EAP Funds  
**Type:** Agenda Item      **Status:** Consent Agenda  
**File created:** 12/28/2020      **In control:** City Manager's Office  
**On agenda:** 1/5/2021      **Final action:**  
**Title:** Ratify Application for Texas Emergency Rental Assistance Program grant funding in the amount of \$363,210.74 for the purpose of administering rental assistance to eligible applicants in Grand Prairie through a third party administrator; Authorize City Manager to accept grant if awarded

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:**

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

### From

Andrew Fortune

### Title

Ratify Application for Texas Emergency Rental Assistance Program grant funding in the amount of \$363,210.74 for the purpose of administering rental assistance to eligible applicants in Grand Prairie through a third party administrator; Authorize City Manager to accept grant if awarded

### Presenter

Andrew Fortune, Manager of Legislative Affairs/Assistant to the City Manager

### Recommended Action

Approve

### Analysis

The City of Grand Prairie was approached by the Texas Department of Housing and Community Affairs (TDHCA) mid-December with the opportunity to apply for an additional \$363,210.74 in rental assistance funding. The application was submitted on the deadline of December 28th, 2020. Due to the unique timing, this item is to retroactively authorize the City to apply for these additional funds. A third party administrator contract will be brought before City Council on January 19th for consideration, with staff recommending Grand Prairie United Charities as the third party administrator. Funds will be administered in accordance with TDHCA guidelines.

### Financial Consideration

None





## Legislation Details (With Text)

<b>File #:</b>	20-10700	<b>Version:</b>	1	<b>Name:</b>	Price agreement for handicap ramp repairs, residential and school sidewalk repairs from New Star Grading at an annual cost of \$1,893,300, with a secondary for Axis Contracting at an annual cost of \$1,915,250, and a tertiary with Parking Lot Pros with an
<b>Type:</b>	Agenda Item	<b>Status:</b>			Consent Agenda
<b>File created:</b>	12/16/2020	<b>In control:</b>			Public Works
<b>On agenda:</b>	1/5/2021	<b>Final action:</b>			
<b>Title:</b>	Price agreement for handicap ramp repairs, residential and school sidewalk repairs from New Star Grading at an annual cost of \$1,893,300, with a secondary for HUB member, Axis Contracting, at an annual cost of \$1,915,250, and a tertiary with Parking Lot Pros with an annual amount of \$1,848,375. All agreements will be for one year with the option to renew for four additional one-year periods totaling \$9,466,500 for New Star Grading, \$9,576,250, with Axis Contracting and \$9,241,875 with Parking Lot Pros, 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 term(s).				

### Sponsors:

### Indexes:

### Code sections:

**Attachments:** [20-10700 CIP Budget Summar FY20 Handicap Ramps.pdf](#)  
[20-10700 CIP Budget Summar FY20 Sidewalk Repairs.pdf](#)  
[20-10700 CIP Budget Summar FY21 Sidewalk Repairs.pdf](#)  
[20-10700 Sidewalk Repairs RFB 2#21033.pdf](#)

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

### From

Glenda C Peterson, Street Operations Supervisor

### Title

Price agreement for handicap ramp repairs, residential and school sidewalk repairs from New Star Grading at an annual cost of \$1,893,300, with a secondary for HUB member, Axis Contracting, at an annual cost of \$1,915,250, and a tertiary with Parking Lot Pros with an annual amount of \$1,848,375. All agreements will be for one year with the option to renew for four additional one-year periods totaling \$9,466,500 for New Star Grading, \$9,576,250, with Axis Contracting and \$9,241,875 with Parking Lot Pros, 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 term(s).

### Presenter

Gabriel Johnson, Public Works Director

### Recommended Action

Approve

### **Analysis**

This contract is for the reconstruction of residential and school sidewalks as well as handicap ramps throughout the City. Work is to be performed on an as-needed basis.

Notice of bid #21033 was advertised in the Fort Worth Star Telegram and Public Purchase. The bid was viewed by 15 vendors, which included six HUBs and one Grand Prairie vendor. There were four responses received as shown on Attachment A. The Grand Prairie vendor was not within the 3% local preference allowance. Based on the submittals, New Star Grading is the best value bid received. Annual estimated quantities are not known and vary from year to year.

The award was based on best value criteria set up in the specification, including reputation, price, past relationship with the City and other municipalities, if they are local, and other relevant criteria as listed in the specification.

The best value bid received from New Star Grading meets specifications and is recommended for award. The secondary vendor, Axis Contracting, which is a HUB member, and the third vendor Parking Lot Pros will only be used if the primary vendor cannot fulfill the needs of the City.

### **Financial Consideration**

Funds are available in the Street Capital Projects Fund (400192), WO #02106103 (FY21 Sidewalk Repairs), WO #02007203 (FY20 Sidewalk Repairs), and WO #02008303 (FY20 Handicap Ramps). Funds are also available from various departments throughout the City on an as-needed basis. All work will be charged accordingly on orders through the end of the current fiscal year. Funding for future fiscal years will be paid from that year's approved budget.

# CITY OF GRAND PRAIRIE

## CAPITAL PROJECTS BUDGET SUMMARY

Fund/Activity Account: 400192-02008303-63030  
 Project Title: FY20 Handicap Ramp Repairs  
 Current Request: \$0.00

ACCOUNT DESCRIPTION	1 CURRENT BUDGET	2 AVAILABLE BALANCE	3 CURRENT REQUEST	2+3 REVISED BALANCE	1+3 AMENDED BUDGET
Street,Road,Highway Maint (63030)	\$25,000	\$20,862		\$20,862	\$25,000
				\$0	\$0
				\$0	\$0
				\$0	\$0
				\$0	\$0
				\$0	\$0
				\$0	\$0
<b>TOTAL</b>	<b>\$25,000</b>	<b>\$20,862</b>	<b>\$0</b>	<b>\$20,862</b>	<b>\$25,000</b>

# CITY OF GRAND PRAIRIE

## CAPITAL PROJECTS BUDGET SUMMARY

Fund/Activity Account: 400192-02007203-63030  
 Project Title: FY20 Sidewalk Reparis  
 Current Request: \$0.00

ACCOUNT DESCRIPTION	1 CURRENT BUDGET	2 AVAILABLE BALANCE	3 CURRENT REQUEST	2+3 REVISED BALANCE	1+3 AMENDED BUDGET
Street,Road,Highway Maint (63030)	\$1,300,000	\$51,136		\$51,136	\$1,300,000
				\$0	\$0
				\$0	\$0
				\$0	\$0
				\$0	\$0
				\$0	\$0
				\$0	\$0
<b>TOTAL</b>	<b>\$1,300,000</b>	<b>\$51,136</b>	<b>\$0</b>	<b>\$51,136</b>	<b>\$1,300,000</b>

# CITY OF GRAND PRAIRIE

## CAPITAL PROJECTS BUDGET SUMMARY

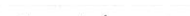
Fund/Activity Account: 400192-02106103-63030  
 Project Title: FY21 Sidewalk Reparis  
 Current Request: \$0.00

ACCOUNT DESCRIPTION	1 CURRENT BUDGET	2 AVAILABLE BALANCE	3 CURRENT REQUEST	2+3 REVISED BALANCE	1+3 AMENDED BUDGET
Street,Road,Highway Maint (63030	\$200,000	\$142,868		\$142,868	\$200,000
				\$0	\$0
				\$0	\$0
				\$0	\$0
				\$0	\$0
				\$0	\$0
				\$0	\$0
<b>TOTAL</b>	<b>\$200,000</b>	<b>\$142,868</b>	<b>\$0</b>	<b>\$142,868</b>	<b>\$200,000</b>


# SIDEWALK REPAIRS

RFB #21033

## TABULATION

 DREAM BIG • FLEX HARD			Bid Tabulation Sidewalk Repairs RFB # 21033		Axis Contracting Dallas		New Star Dallas		Parking Lot Pros Hurst		Pave Con Grand Prairie	
DESCRIPTION			QTY	UOM	UNIT PRICE	EXTENDED	UNIT PRICE	EXTENDED	UNIT PRICE	EXTENDED	UNIT PRICE	EXTENDED
TOTAL						\$ 1,915,250.00		\$ 1,893,300.00		\$ 1,848,375.00		\$ 2,517,914.10

## SCORECARD

		<b>Evaluation Score Card</b> Sidewalk Repairs RFB # 21033		Axis Contracting	New Star	Parking Lot Pros	Pave Con
				Dallas	Dallas	Hurst	Grand Prairie
<b>Evaluation Criteria</b>	<b>Maximum Score</b>	<b>Score</b>	<b>Score</b>	<b>Score</b>	<b>Score</b>	<b>Score</b>	<b>Score</b>
Price	50.00	48.25	48.81	50.00	36.70		
Qualifications	20.00	20.00	20.00	10.67	10.67		
Quality of Products	10.00	10.00	10.00	5.33	5.33		
Past experience with the City of Grand Prairie or another municipality	15.00	15.00	15.00	8.00	8.00		
Local Business Presence	5.00	0.00	0.00	0.00	5.00		
<b>Total</b>	<b>100.00</b>	<b>93.25</b>	<b>93.81</b>	<b>74.00</b>	<b>65.70</b>		



## Legislation Details (With Text)

<b>File #:</b>	20-10719	<b>Version:</b>	1	<b>Name:</b>	Wood Grinding Services for Grand Prairie Landfill
<b>Type:</b>	Agenda Item	<b>Status:</b>		<b>Status:</b>	Consent Agenda
<b>File created:</b>	12/23/2020	<b>In control:</b>		<b>In control:</b>	Environmental Services
<b>On agenda:</b>	1/5/2021	<b>Final action:</b>		<b>Final action:</b>	
<b>Title:</b>	Price Agreement for yard waste grinding from Thelin Recycling of Fort Worth, TX (up to \$147,000 annually) for one year with the option to renew for four additional one-year periods totaling \$735,000 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				

### Sponsors:

### Indexes:

### Code sections:

**Attachments:** [Bid Tab 21039](#)

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

### From

Patricia D. B. Redfearn, Ph.D

### Title

Price Agreement for yard waste grinding from Thelin Recycling of Fort Worth, TX (up to \$147,000 annually) for one year with the option to renew for four additional one-year periods totaling \$735,000 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

### Recommended Action

Approve

### Analysis

The City of Grand Prairie Landfill, Permit #996-C receives commercial, residential and internal brush and limbs sourced from Dallas County and it receives wood wastes such as fencing, railroad ties, treated lumber and scrap dimension lumber from all of Grand Prairie, on a daily basis. This contract provides for periodic grinding events to reduce the wood and brush piles into coarsely ground material suitable for dressing internal side-slopes and for wet-weather access.

Notice of bid #21039 was advertised in the Fort Worth Star Telegram and Public Purchase; it was distributed to nine vendors, including four HUB vendors. There were no Grand Prairie vendors available for this commodity. Two bids were received as shown on attachment A.

The low bid received from Prime Trees, however, it is not recommended for award, as there is a 65,000 cubic yard minimum required to deploy this vendor from Houston. The City of Grand Prairie Landfill cannot accommodate the vendor's requirement; therefore Thelin Recycling meets specifications and is recommended for award.

#### **Financial Consideration**

Funds are available in FY 2020/2021 Solid Waste Fund (303510 61440) for solid waste grinding services and will be charged accordingly on orders through the end of the current fiscal year. Funding for future fiscal years will be paid from that year's approved budgets.



Submittal Evaluation  
Yard Waste Grinding  
RFB #21039

Item #	Item	Thelin	
		Prime Trees	Recycling
1	Submittal Check List	X	X
2	Pricing	X	X
3	Questionnaire & References	X	X
4	Submittal Affirmation Form	X	X
5	HUB	X	X
6	House Bill 89	X	X



**Bid Tabulation**

Yard Waste Grinding

RFB #21039

Prime Trees Houston, TX		Thelin Recycling Fort Worth, TX	
Unit Price	Extended Price	Unit Price	Extended Price
1.02	142,800.00	1.05	147,000.00

Item	Description	QTY	UOM
1	Yard Waste Grinding	140,000	CY

\*minimum 65,000 CY per  
visit



## Legislation Details (With Text)

<b>File #:</b>	20-10709	<b>Version:</b>	1	<b>Name:</b>	Price Agreement for Tree & Brush Services from Arbor Masters
<b>Type:</b>	Agenda Item	<b>Status:</b>		<b>Status:</b>	Consent Agenda
<b>File created:</b>	12/22/2020	<b>In control:</b>		<b>In control:</b>	Purchasing
<b>On agenda:</b>	1/5/2021	<b>Final action:</b>		<b>Final action:</b>	
<b>Title:</b>	Price agreement for tree and brush services from Shawnee Mission Tree Services, dba Arbor Masters (up to \$150,000 annually) for one year with the option to renew for four additional one year periods totaling \$750,000 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				

### Sponsors:

### Indexes:

### Code sections:

**Attachments:** [20 -10709 21038 - CC EXHIBIT](#)

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

### From

Angi Mize

### Title

Price agreement for tree and brush services from Shawnee Mission Tree Services, dba Arbor Masters (up to \$150,000 annually) for one year with the option to renew for four additional one year periods totaling \$750,000 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

Angi Mize, Sr. Buyer

### Recommended Action

Approve

### Analysis

This agreement is to prune trees and bushes, remove trees and bushes and grind stumps as needed throughout the City. This agreement will be primary used by Streets but other departments, including Water and Parks may use it as well. It will also be used as a backup for storm damage cleanup.

Notice of bid #21038 was advertised in the Fort Worth Star Telegram and Public Purchase; it was distributed to 12 vendors. There were two Grand Prairie and three HUB vendors available for this commodity. Two bids were received as shown on attachment A. None of the local or HUB vendors responded.

The low bid received from Arbor Masters meets specifications and is recommended for award.

**Financial Consideration**

Funds are available in various departments operating budgets and will be charged accordingly on orders through the end of the fiscal year. Funding for future fiscal years will be paid from that year's approved budgets.

# TREE & BRUSH SERVICES

RFB #21038

## TABULATION

		<b>Bid Tabulation</b>			
		Tree & Brush Services			
		RFB #21038			
				Arbor Masters	Good Earth
				Grand Prairie	Dallas
	<b>GENERAL FEES</b>	<b>QTY</b>	<b>UOM</b>	<b>Unit Price</b>	<b>Unit Price</b>
1	Stump Removal - 4"-6" diameter	1	job	\$ 15.00	\$ 35.00
2	Stump Removal - 7"-10" diameter	1	job	\$ 20.00	\$ 50.00
3	Stump Removal - 11"-20" diameter	1	job	\$ 50.00	\$ 70.00
4	Stump Removal - 21"-42" diameter	1	job	\$ 75.00	\$ 100.00
5	Stump Removal - 43"+ diameter	1	job	\$ 125.00	\$ 150.00
6	Tree Trimming/Pruning 4'-30' tall 4"-6" diameter	1	job	\$ 45.00	\$ 50.00
7	Tree Trimming/Pruning 4'-30' tall 7"-10" diameter	1	job	\$ 55.00	\$ 75.00
8	Tree Trimming/Pruning 4'-30' tall - 11"-20" diameter	1	job	\$ 150.00	\$ 105.00
9	Tree Trimming/Pruning 4'-30' tall 21"-42" diameter	1	job	\$ 170.00	\$ 150.00
10	Tree Trimming/Pruning 4'-30' tall 43"+ diameter	1	job	\$ 170.00	\$ 225.00
11	Tree Trimming/Pruning 31'-65' tall 4"-6" diameter	1	job	\$ 45.00	\$ 75.00
12	Tree Trimming/Pruning 31'-65' tall 7"-10" diameter	1	job	\$ 55.00	\$ 115.00
13	Tree Trimming/Pruning 31'-65' tall -11"-20" diameter	1	job	\$ 150.00	\$ 155.00
14	Tree Trimming/Pruning 31'-65' tall -21"-42" diameter	1	job	\$ 170.00	\$ 225.00
15	Tree Removal - 4'-30' tall 4"-10" diameter	1	job	\$ 110.00	\$ 200.00
16	Tree Removal - 4'-30' tall 11"-20" diameter	1	job	\$ 240.00	\$ 400.00
17	Tree Removal - 4'-30' tall 31"-40" diameter	1	job	\$ 350.00	\$ 600.00
18	Tree Removal - 4'-30' tall 41" diameter plus	1	job	\$ 355.00	\$ 800.00
19	Tree Removal - 31'-65' tall 4"-10" diameter	1	job	\$ 110.00	\$ 300.00
20	Tree Removal - 31'-65' tall 11"-20" diameter	1	job	\$ 240.00	\$ 600.00
21	Tree Removal - 31'-65' tall 21"-30" diameter	1	job	\$ 335.00	\$ 900.00
22	Tree Removal - 31'-65' tall 31"-40" diameter	1	job	\$ 350.00	\$ 1,200.00
23	Tree Removal - 31'-65' tall 41" diameter plus	1	job	\$ 355.00	\$ 1,600.00
24	Hourly Rate for Work Not Listed	1	hour	\$ 140.00	\$ 50.00
25	Brush/Debris Removal - up to 100 tons	1	ton	\$ 145.00	\$ 810.00
26	Brush/Debris Removal - 101-200 tons	1	ton	\$ 130.00	\$ 810.00
27	Brush/Debris Removal - 201 tons plus	1	ton	\$ 125.00	\$ 810.00
28	Emergency 2 Hour Response	1	hour	\$ 50.00	\$ 300.00



## Legislation Details (With Text)

<b>File #:</b>	20-10688	<b>Version:</b>	1	<b>Name:</b>	Utility Body Truck for Public Works (Streets)
<b>Type:</b>	Agenda Item	<b>Status:</b>		<b>Status:</b>	Consent Agenda
<b>File created:</b>	12/11/2020	<b>In control:</b>		<b>In control:</b>	Fleet Services
<b>On agenda:</b>	1/5/2021	<b>Final action:</b>		<b>Final action:</b>	
<b>Title:</b>	Purchase of one (1) new Ram 5500 regular cab pickup with utility body from Grapevine Dodge Chrysler Jeep for a total of \$76,550 through a national interlocal agreement with BuyBoard				
<b>Sponsors:</b>					
<b>Indexes:</b>					
<b>Code sections:</b>					
<b>Attachments:</b>	<a href="#">20-10688.pdf</a>				

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

### From

Jayson R. Ramirez, Fleet Services Manager

### Title

Purchase of one (1) new Ram 5500 regular cab pickup with utility body from Grapevine Dodge Chrysler Jeep for a total of \$76,550 through a national interlocal agreement with BuyBoard

### Presenter

Jayson R. Ramirez, Fleet Services Manager

### Recommended Action

Approve

### Analysis

This vehicle will replace an existing vehicle in the fleet according to the city replacement/improvement schedule. The purchase of this vehicle was included in the FY 2020/2021 Approved Operating Budget and includes the following:

#### From Grapevine Dodge Chrysler Jeep:

- one (1) new Ram 5500 regular cab pickup with utility body will be a replacement for Public Works (Streets)

Chapter 271.102 of the Local Government Code authorizes local governments to participate in cooperative purchasing programs with other local governments or local cooperative organizations. In lieu of competitive bidding, items and services may be purchased through such agreements as they have performed the bidding processes by the sponsoring entities or agencies. The City of Grand Prairie utilizes existing master, inter-local cooperative agreements with various entities including the BuyBoard interlocal agreement.

BuyBoard allows us to save money through "economies of scale", with the pooled purchasing power of their

members. They include hundreds of school districts, municipalities, counties, other local governments, and nonprofit entities across Texas. They use the power of numbers as leverage to get better prices with the same vendors we use now. A fee of \$400 is due in order to use BuyBoard contract # 601-19 effective date December 01, 2019 and expiring November 30, 2022.

### **Financial Consideration**

Funding is available in the following accounts:

1. \$76,550 in the Equipment Acquisition Fund (253010-68320) Equipment Acquisition - Streets

CITY OF GRAND PRAIRIE  
OPERATING BUDGET EXPENDITURE INFORMATION

FUND:	<u>Equipment Acquisition Fund</u> Name of Fund (i.e. General Fund)
AGENCY:	<u>Public Works (Streets)</u> Name of Department
ACCOUNTING UNIT:	<u>253010</u>
AVAILABLE:	<u>68320, Autos and Trucks, \$103,055.40</u> Account Code, Description, and amount available
STAFF CONTACT:	<u>Jayson R. Ramirez</u>
VENDOR NUMBER:	<u>18060</u>
VENDOR NAME:	<u>Grapevine DCJ, LLC</u>
CONTINGENCY:	<u>NA</u>





## Legislation Details (With Text)

<b>File #:</b>	20-10689	<b>Version:</b>	1	<b>Name:</b>	Bobcat Compact Excavator for Public Works (Water)
<b>Type:</b>	Agenda Item	<b>Status:</b>		<b>Status:</b>	Consent Agenda
<b>File created:</b>	12/11/2020	<b>In control:</b>		<b>In control:</b>	Fleet Services
<b>On agenda:</b>	1/5/2021	<b>Final action:</b>		<b>Final action:</b>	
<b>Title:</b>	Purchase of one (1) new E35 R-Series Bobcat Compact Excavator from Bobcat of North Texas for a total of \$63,637.98 through a national interlocal agreement with BuyBoard				
<b>Sponsors:</b>					
<b>Indexes:</b>					
<b>Code sections:</b>					
<b>Attachments:</b>	<a href="#">20-10689.pdf</a>				

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

### From

Jayson R. Ramirez, Fleet Services Manager

### Title

Purchase of one (1) new E35 R-Series Bobcat Compact Excavator from Bobcat of North Texas for a total of \$63,637.98 through a national interlocal agreement with BuyBoard

### Presenter

Jayson R. Ramirez, Fleet Services Manager

### Recommended Action

Approve

### Analysis

This equipment will replace existing equipment in the fleet according to the city replacement/improvement schedule. The purchase of this equipment was included in the FY 2020/2021 Approved Operating Budget and includes the following:

#### From Bobcat of North Texas:

- one (1) new E35 R-Series Bobcat Compact Excavator will be a replacement for Public Works (Water)

Chapter 271.102 of the Local Government Code authorizes local governments to participate in cooperative purchasing programs with other local governments or local cooperative organizations. In lieu of competitive bidding, items and services may be purchased through such agreements as they have performed the bidding processes by the sponsoring entities or agencies. The City of Grand Prairie utilizes existing master, inter-local cooperative agreements with various entities including the BuyBoard interlocal agreement.

BuyBoard allows us to save money through "economies of scale", with the pooled purchasing power of their

members. They include hundreds of school districts, municipalities, counties, other local governments, and nonprofit entities across Texas. They use the power of numbers as leverage to get better prices with the same vendors we use now. A fee of \$400 is due in order to use BuyBoard contract # 597-19 effective date December 01, 2019 and expiring November 30, 2022.

### **Financial Consideration**

Funding is available in the following accounts:

1. \$63,637.98 in the Water Fund (361211-68300) Public Works (Water)

CITY OF GRAND PRAIRIE  
OPERATING BUDGET EXPENDITURE INFORMATION

FUND:	<u>Water Fund</u> Name of Fund (i.e. General Fund)
AGENCY:	<u>Public Works (Water)</u> Name of Department
ACCOUNTING UNIT:	<u>361211</u>
AVAILABLE:	<u>68300, Other Machinery and Equipment, \$118,113.80</u> Account Code, Description, and amount available
STAFF CONTACT:	<u>Jayson R. Ramirez</u>
VENDOR NUMBER:	<u>11400</u>
VENDOR NAME:	<u>Bobcat of North Texas</u>
CONTINGENCY:	<u>NA</u>



## Legislation Details (With Text)

**File #:** 20-10703      **Version:** 1      **Name:** Arbor Masters Tree Service -- Westchester PID  
**Type:** Agenda Item      **Status:** Consent Agenda  
**File created:** 12/16/2020      **In control:** Finance  
**On agenda:** 1/5/2021      **Final action:**  
**Title:** Contract with Arbor Masters Tree Service for tree services for one year in the amount of \$75,000 in Westchester PID (Council District 6)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** [Exhibit A-Budget 5yr service plan-FY21-WC.pdf](#)

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

### From

Lee Harriss, Special District Administrator

### Title

Contract with Arbor Masters Tree Service for tree services for one year in the amount of \$75,000 in Westchester PID (Council District 6)

### Presenter

Lee Harriss, Special District Administrator

### Recommend Action

Approve

### Analysis

The PID Board recommended that Arbor Masters Tree Service be awarded a contract for tree services. The term extends from January 1, 2021 through December 31, 2021. Arbor Masters Tree Service had the contract last year and performed satisfactorily.

Texas Local Government Code, Chapter 252.022 (a) (9) exempts public improvement districts from competitive bidding requirements. Per that statute, the PID Advisory Board is empowered to enter into contracts such as the ones with Arbor Masters Tree Service following approval by the City Council.

### Financial Consideration

Funds for this contract are available from annual assessments adopted by the City Council on September 15, 2020, which are estimated to generate \$1,089,188 for the fiscal year.

**GRAND PRAIRIE PUBLIC IMPROVEMENT DISTRICT NO. 1**  
**Westchester**  
**Five Year Service Plan 2021 - 2025 BUDGET**

Income based on Assessment Rate of \$0.11 per \$100 of appraised value.  
 Service Plan projects a 2% increase in assessed value per year.

<b>INCOME:</b>		Value	Assess Rate	Revenue		
<b>Appraised Value</b>		\$990,171,230	\$ 0.11	\$ 1,089,188		
<b>Description</b>	<b>Account</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>
<b>Beginning Balance (Estimated)</b>		<b>\$ 592,000</b>	<b>\$ 513,236</b>	<b>\$ 499,881</b>	<b>\$ 505,201</b>	<b>\$ 521,972</b>
P.I.D. Assessment	42620	\$ 1,089,188	\$ 1,110,972	\$ 1,133,191	\$ 1,155,855	\$ 1,178,972
City Contribution	49780	33,500	33,500	33,500	33,500	33,500
<b>TOTAL INCOME</b>		<b>\$ 1,122,688</b>	<b>\$ 1,144,472</b>	<b>\$ 1,166,691</b>	<b>\$ 1,189,355</b>	<b>\$ 1,212,472</b>
<b>Amount Available</b>		<b>\$ 1,714,688</b>	<b>\$ 1,657,708</b>	<b>\$ 1,666,572</b>	<b>\$ 1,694,556</b>	<b>\$ 1,734,444</b>

<b>EXPENSES:</b>						
<b>Description</b>		<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>
Office Supplies	60020	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800
Decorations	60132	30,000	30,000	30,000	30,000	30,000
Beautification*	60490	145,000	145,000	145,000	145,000	145,000
Wall Maintenance**	60776	50,000	50,000	50,000	50,000	50,000
Professional Engineering Services	61041	12,000	12,000	12,000	12,000	12,000
Mowing Contractor	61225	266,005	266,005	266,005	266,005	266,005
Tree Services	61226	75,000	75,000	75,000	75,000	75,000
Collection Service (\$2.75/Acct)	61380	9,097	9,097	9,097	9,097	9,097
Misc.	61485	1,000	1,000	1,000	1,000	1,000
Admin./Management	61510	27,000	27,000	27,000	27,000	27,000
Postage	61520	50	50	50	50	50
Electric Power	62030	6,000	6,300	6,615	6,946	7,293
Water Utility	62035	115,000	120,750	126,788	133,127	139,783
Irrigation System Maint.	63065	45,000	45,000	41,850	46,035	50,639
Decorative Lighting Maintenance	63146	12,000	12,000	12,000	12,000	12,000
Property Insurance Premium	64080	4,000	4,200	4,410	4,631	4,862
Liability Insurance Premium	64090	2,500	2,625	2,756	2,894	3,039
Fencing**	68061	350,000	350,000	350,000	350,000	350,000
Construction***	68540	50,000	-	-	-	-
		-	-	-	-	-
<b>TOTAL EXPENSES</b>		<b>\$ 1,201,452</b>	<b>\$ 1,157,827</b>	<b>\$ 1,161,371</b>	<b>\$ 1,172,584</b>	<b>\$ 1,184,568</b>
<b>Ending Balance</b>		<b>\$ 513,236</b>	<b>\$ 499,881</b>	<b>\$ 505,201</b>	<b>\$ 521,972</b>	<b>\$ 549,876</b>

**Avg. Annual Assessment by Home Value:**

Value	Yrly Assmnt.		
\$100,000	\$110	Avg. Property Value:	\$ 299,326
\$150,000	\$165	Avg. Property Assessment:	\$ 329
\$200,000	\$220	No. of Properties:	3,308
\$250,000	\$275		
\$300,000	\$330		
\$350,000	\$385		
\$400,000	\$440		
\$450,000	\$495		

\*Selected bed rehab; entrance enhancements; Blue Park replant; replace/add trees/plantings; mow tall grass to tree line in wildflower area; seeding of wildflower area; Longhorn greenspace enhancement: benches, tables, waste recpt; play creatures; repair art murals

\*\*Retaining wall and concrete wall repairs/replacements

\*\*\*Entry monument signs: Polo/Robinson, Carrier/Camp Wisdom



## Legislation Details (With Text)

<b>File #:</b>	20-10687	<b>Version:</b>	1	<b>Name:</b>	High Hawk PID Landscape Maintenance Contract
<b>Type:</b>	Agenda Item	<b>Status:</b>		<b>Status:</b>	Consent Agenda
<b>File created:</b>	12/10/2020	<b>In control:</b>		<b>In control:</b>	Finance
<b>On agenda:</b>	1/5/2021	<b>Final action:</b>		<b>Final action:</b>	
<b>Title:</b>	Contract with BrightView Landscapes, LLC for Landscape Maintenance for \$215,295.30 in High Hawk PID (City Council District 6) for a one-year term				
<b>Sponsors:</b>					
<b>Indexes:</b>					
<b>Code sections:</b>					
<b>Attachments:</b>	<a href="#">Exhibit A-Budget 5yr service plan-FY21-HH.pdf</a>				

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

### From

Lee Harriss, Special District Administrator

### Title

Contract with BrightView Landscapes, LLC for Landscape Maintenance for \$215,295.30 in High Hawk PID (City Council District 6) for a one-year term

### Presenter

Lee Harriss, Special District Administrator

### Recommend Action

Approve

### Analysis

The PID Board recommended that BrightView Landscapes, LLC be awarded a contract for landscape maintenance, beautification, and irrigation system maintenance services. The term extends from February 1, 2021 through January 31, 2022. BrightView Landscapes, LLC had the contract last year and performed satisfactorily.

Texas Local Government Code, Chapter 252.022 (a) (9) exempts public improvement districts from competitive bidding requirements. Per that statute, the PID Advisory Board is empowered to enter into contracts such as the ones with BrightView Landscapes, LLC following approval by the City Council.

### Financial Consideration

Funds for this contract are available from annual assessments adopted by the City Council on September 15, 2020, which are estimated to generate \$404,883 for the fiscal year.

**GRAND PRAIRIE PUBLIC IMPROVEMENT DISTRICT NO. 9**  
**High Hawk**  
**Five Year Service Plan 2021 - 2025 BUDGET**

**Income based on Assessment Rate of \$0.20 per \$100 of appraised value.**  
**Service Plan projects a 1% increase in assessed value per year.**

<b>INCOME:</b>		Value	Assess Rate	Revenue		
<b>Appraised Value</b>		\$202,441,509	\$ 0.20	\$ 404,883		
<b>Description</b>	<b>Account</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>
<b>Beginning Balance (Estimated)</b>		<b>\$ 700,000</b>	<b>\$ 305,551</b>	<b>\$ 283,667</b>	<b>\$ 261,798</b>	<b>\$ 244,906</b>
P.I.D. Assessment	42620	\$ 404,883	\$ 408,932	\$ 413,021	\$ 417,151	\$ 421,323
City Contribution	49780	2,310	2,310	2,310	2,310	2,310
<b>TOTAL INCOME</b>		<b>\$ 407,193</b>	<b>\$ 411,242</b>	<b>\$ 415,331</b>	<b>\$ 419,461</b>	<b>\$ 423,633</b>
<b>Amount Available</b>		<b>\$ 1,107,193</b>	<b>\$ 716,793</b>	<b>\$ 698,999</b>	<b>\$ 681,260</b>	<b>\$ 668,539</b>
<b>EXPENSES:</b>						
<b>Description</b>		<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>
Office Supplies	60020	\$ 275	\$ 275	\$ 275	\$ 275	\$ 275
Decorations	60132	15,000	15,000	15,000	15,000	15,000
Public Relations	60160	10,000	10,000	10,000	10,000	10,000
Beautification <sup>1</sup>	60490	120,000	30,000	30,000	30,000	30,000
Graffiti Cleanup	60775	1,000	1,000	1,000	1,000	1,000
Wall Maintenance	60776	30,000	30,000	30,000	30,000	30,000
Professional Engineering Svc <sup>2</sup>	61041	2,500	-	2,500	-	2,500
Security	61165	40,000	40,000	40,000	40,000	40,000
Mowing Contractor	61225	75,295	75,295	75,295	75,295	75,295
Tree Services	61226	20,000	20,000	20,000	20,000	20,000
Collection Service	61380	1,855	1,855	1,855	1,855	1,855
Misc.	61485	500	500	500	500	500
Admin./Management	61510	13,200	13,200	13,200	13,200	13,200
Postage	61520	1,500	1,500	1,500	1,500	1,500
Security Camera Operating Expen	61560	1,500	1,500	1,500	1,500	1,500
Electric Power	62030	8,000	8,400	8,820	9,261	9,724
Water Utility	62035	22,000	23,100	24,255	25,468	26,741
Bldgs & Grounds Maintenance	63010	8,500	8,500	8,500	8,500	8,500
Pond Maintenance-Aquatic	63038	4,500	4,500	4,500	4,500	4,500
Pond Maintenance-Equipment	63039	5,000	5,000	5,000	5,000	5,000
Irrigation System Maint.	63065	20,000	12,000	12,000	12,000	12,000
Roadway Markings/Signs Maint	63115	2,000	-	-	-	-
Playgrounds/Picnic Areas Maint	63135	5,000	5,000	5,000	5,000	5,000
Decorative Lighting Maintenance	63146	30,000	10,000	10,000	10,000	10,000
Restroom Maintenance	63190	5,000	5,000	5,000	5,000	5,000
Property Insurance Premium	64080	1,500	1,500	1,500	1,500	1,500
Liability Insurance Premium	64090	10,000	10,000	10,000	10,000	10,000
Fencing <sup>3</sup>	68061	247,517	-	-	-	-
Construction Miscellaneous <sup>4</sup>	68151	100,000	100,000	100,000	100,000	100,000
		-	-	-	-	-
<b>TOTAL EXPENSES</b>		<b>\$ 801,642</b>	<b>\$ 433,125</b>	<b>\$ 437,200</b>	<b>\$ 436,354</b>	<b>\$ 440,590</b>
<b>Ending Balance<sup>5</sup></b>		<b>\$ 305,551</b>	<b>\$ 283,667</b>	<b>\$ 261,798</b>	<b>\$ 244,906</b>	<b>\$ 227,948</b>

**Avg. Annual Assessment by Home Value:**

Value	Yrly Assmnt.		
\$100,000	\$ 200		
\$200,000	\$ 400		
\$300,000	\$ 600	Avg. Property Value:	\$ 314,839
\$400,000	\$ 800	Avg. Property Assessment:	\$ 630
\$500,000	\$ 1,000		
1 Includes tree replacements & landscape design		No. of Properties:	
2 Reserve study (wall repairs/replacements)		Dallas County	208
3 Lake Ridge wall		Tarrant County:	435
4 Common area improvements		Total	643
5 Future Projects TBD			



## Legislation Details (With Text)

<b>File #:</b>	20-10701	<b>Version:</b>	1	<b>Name:</b>	Contract with Bob Owens Electric Co. in OHSV PID (Council Districts 4 and 6)
<b>Type:</b>	Agenda Item	<b>Status:</b>		<b>Status:</b>	Consent Agenda
<b>File created:</b>	12/16/2020	<b>In control:</b>		<b>In control:</b>	City Council
<b>On agenda:</b>	1/5/2021	<b>Final action:</b>		<b>Final action:</b>	
<b>Title:</b>	Contract with Bob Owens Electric Co. to add new electric service pedestals in the amount of \$53,110 in Oak Hollow/Sheffield Village PID (Council Districts 4 and 6)				
<b>Sponsors:</b>					
<b>Indexes:</b>					
<b>Code sections:</b>					
<b>Attachments:</b>	<a href="#">Exhibit A-Budget 5yr service plan-FY21-OHSV.pdf</a>				

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

### From

Lee Harriss, Special District Administrator

### Title

Contract with Bob Owens Electric Co. to add new electric service pedestals in the amount of \$53,110 in Oak Hollow/Sheffield Village PID (Council Districts 4 and 6)

### Presenter

Lee Harriss, Special District Administrator

### Recommend Action

Approve

### Analysis

The PID Board recommended that Bob Owens Electric Co. be awarded a contract for installation of new electric service pedestals. The term extends from January 5, 2021 through December 31, 2021.

Texas Local Government Code, Chapter 252.022 (a) (9) exempts public improvement districts from competitive bidding requirements. Per that statute, the PID Advisory Board is empowered to enter into contracts such as the ones with Bob Owens Electric Co. following approval by the City Council.

### Financial Consideration

Funds for this contract are available from annual assessments adopted by the City Council on September 15, 2020, which are estimated to generate \$376,616 for the fiscal year.



**GRAND PRAIRIE PUBLIC IMPROVEMENT DISTRICT NO. 15**  
**Oak Hollow/Sheffield Village**  
**Five Year Service Plan 2021 - 2025 BUDGET**

Income based on Assessment Rate of \$0.085 per \$100 of appraised value.  
Service Plan projects a 1% increase in assessed value per year.

<b>INCOME:</b>		Value	Assess Rate	Revenue		
<b>Appraised Value</b>		\$443,077,474	\$ 0.085	\$ 376,616		
<b>Description</b>	<b>Account</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>
<b>Beginning Balance (Estimated)</b>		<b>\$ 618,000</b>	<b>\$ 560,627</b>	<b>\$ 584,020</b>	<b>\$ 611,217</b>	<b>\$ 642,255</b>
P.I.D. Assessment	42620	\$ 376,616	\$ 380,382	\$ 384,186	\$ 388,028	\$ 391,908
Trsf In/Parks Venue (3170)	49780	10,261	10,261	10,261	10,261	10,261
<b>TOTAL INCOME</b>		<b>\$ 386,877</b>	<b>\$ 390,643</b>	<b>\$ 394,447</b>	<b>\$ 398,289</b>	<b>\$ 402,169</b>
<b>Amount Available</b>		<b>\$ 1,004,877</b>	<b>\$ 951,270</b>	<b>\$ 978,467</b>	<b>\$ 1,009,505</b>	<b>\$ 1,044,424</b>

<b>EXPENSES:</b>						
<b>Description</b>		<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>
Office Supplies	60020	\$ 160	\$ 160	\$ 160	\$ 160	\$ 160
Decorations	60132	20,000	20,000	20,000	20,000	20,000
Beautification	60490	10,000	10,000	10,000	10,000	10,000
Graffiti Cleanup	60775	500	500	500	500	500
Wall Maintenance	60776	35,000	35,000	35,000	35,000	35,000
Security	61165	1,000	1,000	1,000	1,000	1,000
Mowing Contractor	61225	100,000	100,000	100,000	100,000	100,000
Tree Services	61226	50,000	50,000	50,000	50,000	50,000
Collection Service**	61380	6,490	6,490	6,490	6,490	6,490
Misc.	61485	2,000	2,000	2,000	2,000	2,000
Admin./Management	61510	20,000	20,000	20,000	20,000	20,000
Postage	61520	200	200	200	200	200
Banners	61601	20,000	7,000	7,000	7,000	7,000
Electric Power	62030	1,500	1,500	1,500	1,500	1,500
Water Utility	62035	15,000	15,000	15,000	15,000	15,000
Irrigation System Maint.	63065	25,000	25,000	25,000	25,000	25,000
Decorative Lighting Maintenance	63146	15,500	1,500	1,500	1,500	1,500
Property Insurance Premium	63147	1,300	1,300	1,300	1,300	1,300
Liability Insurance Premium	64090	600	600	600	600	600
Surveillance Pole Camera	68013	50,000	-	-	-	-
Landscaping*	68250	70,000	70,000	70,000	70,000	70,000
Irrigation Systems	68635	-	-	-	-	-
<b>TOTAL EXPENSES</b>		<b>\$ 444,250</b>	<b>\$ 367,250</b>	<b>\$ 367,250</b>	<b>\$ 367,250</b>	<b>\$ 367,250</b>
<b>Ending Balance</b>		<b>\$ 560,627</b>	<b>\$ 584,020</b>	<b>\$ 611,217</b>	<b>\$ 642,255</b>	<b>\$ 677,174</b>

**Avg. Annual Assessment by Home Value:**

Value	Yrly Assmnt.		
\$100,000	\$85		
\$150,000	\$128		
\$200,000	\$170	Avg. Property Value:	\$ 200,397
\$250,000	\$213	Avg. Property Assessment:	\$ 170
\$300,000	\$255	<b>No. of Properties:</b>	
		Dallas County	162
		Tarrant County:	2,049
		<b>Total</b>	<b>2,211</b>

\*Landscape Installation

\*\*Dallas County: \$2.75/Acct; Tarrant County: \$2.95/Acct



## Legislation Details (With Text)

<b>File #:</b>	20-10690	<b>Version:</b>	1	<b>Name:</b>	Contract with Lake Management Services, L.P. for Peninsula PID (Council Districts 4 and 6) Contract with LandCare for landscape maintenance in Peninsula PID (Council Districts 4 and 6) Contract with LandCare for landscape maintenance in Peninsula PI
<b>Type:</b>	Agenda Item	<b>Status:</b>			Consent Agenda
<b>File created:</b>	12/11/2020	<b>In control:</b>			City Council
<b>On agenda:</b>	1/5/2021	<b>Final action:</b>			
<b>Title:</b>	Contract with Lake Management Services, L.P. for Pond Management Services for one year in the amount of \$142,400 in Peninsula PID (Council Districts 4 and 6)				
<b>Sponsors:</b>					
<b>Indexes:</b>					
<b>Code sections:</b>					
<b>Attachments:</b>	<a href="#">Exhibit A PNPID Budget Peninsula FY21.pdf</a>				

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

### From

Lee Harriss, Special District Administrator

### Title

Contract with Lake Management Services, L.P. for Pond Management Services for one year in the amount of \$142,400 in Peninsula PID (Council Districts 4 and 6)

### Presenter

Lee Harriss, Special District Administrator

### Recommend Action

Approve

### Analysis

The PID Board recommended that Lake Management Services, L.P. be awarded a contract for pond management services. The term extends from January 1, 2021 through December 31, 2021. Lake Management Services had the contract last year and performed satisfactorily.

Texas Local Government Code, Chapter 252.022 (a) (9) exempts public improvement districts from competitive bidding requirements. Per that statute, the PID Advisory Board is empowered to enter into contracts such as the ones with Lake Management Services, L.P. following approval by the City Council.

### Financial Consideration

Funds for this contract are available from annual assessments adopted by the City Council on September 15, 2020, which are estimated to generate \$1,758,771 for the fiscal year.



**GRAND PRAIRIE PUBLIC IMPROVEMENT DISTRICT NO. 8**  
**Peninsula**  
**Five Year Service Plan 2021 - 2025 BUDGET**

Income based on Assessment Rate of \$0.12 per \$100 of appraised value.  
 Service Plan projects a 1% increase in assessed value per year.

<b>INCOME:</b>		Value	Assess Rate	Revenue		
<b>Appraised Value</b>		1,465,642,854	\$ 0.12	\$ 1,758,771		
<b>Description</b>	<b>Account</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>
<b>Beginning Balance (Estimated)</b>		<b>\$ 742,574</b>	<b>\$ 180,668</b>	<b>\$ 66,663</b>	<b>\$ 10,928</b>	<b>\$ 19,349</b>
P.I.D. Assessment	42620	\$ 1,758,771	1,821,067	1,884,432	1,948,883	2,014,434
Developer Participation (L V)	46110	5,000	5,000	5,000	5,000	5,000
City Contribution	49780	81,830	81,830	81,830	81,830	81,830
<b>TOTAL INCOME</b>		<b>\$ 1,845,601</b>	<b>\$ 1,907,897</b>	<b>\$ 1,971,262</b>	<b>\$ 2,035,713</b>	<b>\$ 2,101,264</b>
<b>Amount Available</b>		<b>\$ 2,588,175</b>	<b>\$ 2,088,565</b>	<b>\$ 2,037,925</b>	<b>\$ 2,046,641</b>	<b>\$ 2,120,613</b>

<b>EXPENSES:</b>		<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>
<b>Description</b>						
Supplies	60020	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500
Decorations	60132	70,000	70,000	70,000	70,000	70,000
Beautification	60490	50,000	50,000	40,000	40,000	40,000
Wall Maintenance	60776	160,000	160,000	160,000	160,000	160,000
Professional Engineering Services	61041	-	-	-	-	-
Banners	61601	15,000	15,000	15,000	15,000	15,000
Mowing	61225	715,000	715,000	715,000	715,000	715,000
Collection Service	61380	11,807	12,102	12,397	12,692	12,987
Misc.	61485	600	600	600	600	600
Accounting/Audit		-	-	-	-	-
Admin./Management	61510	26,000	26,000	26,000	26,000	26,000
Postage	61520	100	100	100	100	100
Electric Power	62030	42,000	44,100	46,300	46,300	48,600
Water Utility	62035	240,000	252,000	264,600	264,600	277,800
Bldgs And Grounds Maint.	63010	-	-	-	-	-
Pond Maint-Aquatic	63038	85,000	85,000	85,000	85,000	85,000
Pond Maint-Equipment	63039	50,000	50,000	50,000	50,000	50,000
Water Well Maintenance	63045	5,000	5,000	5,000	5,000	5,000
Irrigation System Maintenance	63065	70,000	70,000	70,000	70,000	70,000
Decorative Roadway Signs Maint	63115	15,000	15,000	15,000	15,000	15,000
Playgrounds/Picnic Area Maint.	63135	3,500	3,500	3,500	3,500	3,500
Decorative Lighting Maint.	63146	25,000	25,000	25,000	25,000	25,000
Property Insurance Premium	64080	3,500	3,500	3,500	3,500	3,500
Liability Insurance Premium	64090	3,500	3,500	3,500	3,500	3,500
Pond Improvement	68206	800,000	400,000	400,000	400,000	400,000
Landscaping	68250	-	-	-	-	-
Irrigation Systems	68635	-	-	-	-	-
Water Wells (Tr To Wter, 5005)	90009	16,000	16,000	16,000	16,000	16,000
		-	-	-	-	-
<b>TOTAL EXPENSES</b>		<b>\$ 2,407,507</b>	<b>\$ 2,021,902</b>	<b>\$ 2,026,997</b>	<b>\$ 2,027,292</b>	<b>\$ 2,043,087</b>
<b>Ending Balance</b>		<b>\$ 180,668</b>	<b>\$ 66,663</b>	<b>\$ 10,928</b>	<b>\$ 19,349</b>	<b>\$ 77,526</b>

**Avg. Annual Assessment by Home Value:**

Value	Yrly Assmnt.		
\$100,000	\$120		
\$200,000	\$240		
\$300,000	\$360	Avg. Property Value:	\$ 365,224
\$400,000	\$480	Avg. Property Assessment:	\$ 438
\$500,000	\$600	No. of Properties:	4,013
\$600,000	\$720		
\$700,000	\$840		



## Legislation Details (With Text)

<b>File #:</b>	20-10718	<b>Version:</b>	1	<b>Name:</b>	Forum Estates PID Landscape Maintenance Contract (City Council District 4)
<b>Type:</b>	Agenda Item	<b>Status:</b>		<b>Status:</b>	Consent Agenda
<b>File created:</b>	12/23/2020	<b>In control:</b>		<b>In control:</b>	Finance
<b>On agenda:</b>	1/5/2021	<b>Final action:</b>		<b>Final action:</b>	
<b>Title:</b>	Contract with LandWorks for Landscape Maintenance for \$162,647 in Forum Estates PID (Council District 4)				
<b>Sponsors:</b>					
<b>Indexes:</b>					
<b>Code sections:</b>					
<b>Attachments:</b>	<a href="#">Exhibit A-Budget 5yr service plan-FY21-FR.pdf</a>				

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

### From

Lee Harriss, Special District Administrator

### Title

Contract with LandWorks for Landscape Maintenance for \$162,647 in Forum Estates PID (Council District 4)

### Presenter

Lee Harriss, Special District Administrator

### Recommend Action

Approve

### Analysis

The PID Board recommended that LandWorks be awarded a contract for landscape and irrigation system maintenance services. The term extends from January 1, 2021 through December 31, 2021. LandWorks had the contract last year and performed satisfactorily.

Texas Local Government Code, Chapter 252.022 (a) (9) exempts public improvement districts from competitive bidding requirements. Per that statute, the PID Advisory Board is empowered to enter into contracts such as the ones with LandWorks following approval by the City Council.

### Financial Consideration

Funds for this contract are available from annual assessments adopted by the City Council on September 15, 2020, which are estimated to generate \$467,293 for the fiscal year.

**GRAND PRAIRIE PUBLIC IMPROVEMENT DISTRICT NO. 5**  
**Forum Estates**  
**Five Year Service Plan 2021 - 2025 BUDGET**

Income based on Assessment Rate of \$0.12 per \$100 of appraised value.  
Service Plan projects a 1% increase in assessed value per year.

<b>INCOME:</b>		Value	Assess Rate	Revenue		
<b>Appraised Value</b>		\$389,410,838	\$ 0.12	\$ 467,293		
<b>Description</b>	<b>Account</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>
<b>Beginning Balance (Estimated)</b>		<b>\$ 672,000</b>	<b>\$ 826,022</b>	<b>\$ 982,617</b>	<b>\$ 1,146,182</b>	<b>\$ 1,311,864</b>
P.I.D. Assessment	42620	\$ 467,293	\$ 471,966	\$ 476,686	\$ 481,452	\$ 486,267
Devlp'r Particip/Projects*	46110	3,000	3,000	3,000	3,000	3,000
City Contribution	49780	21,283	21,283	21,283	21,283	21,283
<b>TOTAL INCOME</b>		<b>\$ 491,576</b>	<b>\$ 496,249</b>	<b>\$ 500,969</b>	<b>\$ 505,735</b>	<b>\$ 510,550</b>
<b>Amount Available</b>		<b>\$ 1,163,576</b>	<b>\$ 1,322,271</b>	<b>\$ 1,483,586</b>	<b>\$ 1,651,917</b>	<b>\$ 1,822,414</b>
<b>EXPENSES:</b>		<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>
<b>Description</b>						
Office Supplies	60020	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100
Decorations	60132	17,500	17,500	17,500	17,500	17,500
Beautification	60490	50,000	50,000	50,000	50,000	50,000
Wall Maintenance	60776	15,000	15,000	15,000	15,000	15,000
Mowing Contractor	61225	101,647	101,647	101,647	101,647	101,647
Website	61315	350	350	350	350	350
Collection Service (\$2.95/Acct)	61380	4,257	4,257	4,257	4,257	4,257
Misc.	61485	2,000	2,000	2,000	2,000	2,000
Admin./Management	61510	10,800	10,800	10,800	10,800	10,800
Postage	61520	100	100	100	100	100
Electric Power	62030	2,800	2,800	2,800	2,800	2,800
Water Utility	62035	28,000	28,000	28,000	28,000	28,000
Irrigation System Maint.	63065	11,000	11,000	11,000	11,000	11,000
Roadway Markings/Signs Maint	63115	2,100	2,100	2,100	2,100	2,100
Decorative Lighting Maintenance	63146	4,600	4,600	4,600	4,600	4,600
Property Insurance Premium	64080	1,200	1,200	1,200	1,200	1,200
Liability Insurance Premium	64090	3,000	3,000	3,000	3,000	3,000
Fencing**	68061	-	-	-	-	-
Row/Easement Title Purchase	68091	-	-	-	-	-
Int. Exp. Bonds	91070	13,100	10,200	7,950	5,600	2,000
Princl. Pmts. Bonds	95015	70,000	75,000	75,000	80,000	80,000
<b>TOTAL EXPENSES</b>		<b>\$ 337,554</b>	<b>\$ 339,654</b>	<b>\$ 337,404</b>	<b>\$ 340,054</b>	<b>\$ 336,454</b>
<b>Ending Balance</b>		<b>\$ 826,022</b>	<b>\$ 982,617</b>	<b>\$ 1,146,182</b>	<b>\$ 1,311,864</b>	<b>\$ 1,485,960</b>

**Avg. Annual Assessment by Home Value:**

Value	Yrly Assmnt.	
\$50,000	\$ 60	
\$100,000	\$ 120	
\$150,000	\$ 180	
\$200,000	\$ 240	
\$250,000	\$ 300	
\$300,000	\$ 360	
\$350,000	\$ 420	
		Avg. Property Value: \$ 269,862
		Avg. Property Assessment: \$ 324
		No. of Properties: 1,443

\*Reimbursement for additional holiday decorations.

\*\*Fence replacements



## Legislation Details (With Text)

<b>File #:</b>	20-10714	<b>Version:</b>	1	<b>Name:</b>	Contract with LandCare for landscape maintenance in Peninsula PID (Council Districts 4 and 6) Contract with LandCare for landscape maintenance in Peninsula PID (Council Districts 4 and 6) Contract with LandCare for landscape maintenance in Peninsula PI
<b>Type:</b>	Agenda Item	<b>Status:</b>			Consent Agenda
<b>File created:</b>	12/22/2020	<b>In control:</b>			City Council
<b>On agenda:</b>	1/5/2021	<b>Final action:</b>			
<b>Title:</b>	Contract with LandCare for Landscape Maintenance for one year in the amount of \$735,000 in Peninsula PID (Council Districts 4 and 6)				
<b>Sponsors:</b>					
<b>Indexes:</b>					
<b>Code sections:</b>					
<b>Attachments:</b>	<a href="#">Exhibit A PNPID Budget Peninsula FY21.pdf</a>				

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

### From

Lee Harriss, Special District Administrator

### Title

Contract with LandCare for Landscape Maintenance for one year in the amount of \$735,000 in Peninsula PID (Council Districts 4 and 6)

### Presenter

Lee Harriss, Special District Administrator

### Recommend Action

Approve

### Analysis

The PID Board recommended that LandCare be awarded a contract for landscape and irrigation system maintenance services. The term extends from February 1, 2021 through January 31, 2022. LandCare had the contract last year and performed satisfactorily.

Texas Local Government Code, Chapter 252.022 (a) (9) exempts public improvement districts from competitive bidding requirements. Per that statute, the PID Advisory Board is empowered to enter into contracts such as the ones with LandCare following approval by the City Council.

### Financial Consideration

Funds for this contract are available from annual assessments adopted by the City Council on September 15, 2020, which are estimated to generate \$1,758,771 for the fiscal year.







## Legislation Details (With Text)

<b>File #:</b>	20-10713	<b>Version:</b>	1	<b>Name:</b>	High Hawk PID Contract with Brick Master for Fence Construction - High Hawk PID (Council District 6) High Hawk PID Contract with Brick Master for Brick Wall Construction in the amount of \$247,517- (Council District 6)
<b>Type:</b>	Agenda Item	<b>Status:</b>			Consent Agenda
<b>File created:</b>	12/22/2020	<b>In control:</b>			Finance
<b>On agenda:</b>	1/5/2021	<b>Final action:</b>			
<b>Title:</b>	Contract with Brick & Stone Master for Brick Wall Construction in the Amount of \$201,594 - High Hawk PID (Council District 6)				
<b>Sponsors:</b>					
<b>Indexes:</b>					
<b>Code sections:</b>					
<b>Attachments:</b>	<a href="#">Exhibit A-Budget 5yr service plan-FY21-HH.pdf</a>				

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

### From

Lee Harriss

### Title

Contract with Brick & Stone Master for Brick Wall Construction in the Amount of \$201,594 - High Hawk PID (Council District 6)

### Presenter

Lee Harriss, Special District Administrator

### Recommended Action

Approve

### Analysis

The PID Board recommended that a contract for a new brick wall be awarded to Brick & Stone Master. The wall will replace the wood fence located on the east side of Lake Ridge Parkway behind 12 houses along Eyrie Court and Screech Owl Lane for a total of approximately 865 linear feet.

Texas Local Government Code, Chapter 252.022 (a) (9) exempts public improvement districts from competitive bidding requirements. Per that statute, the PID Advisory Board is empowered to enter into contracts such as the one with Brick & Stone Master following approval by the City Council.

### Financial Consideration

Funds for this contract are available from beginning fund balance of \$700,000 and from annual assessments adopted by the City Council on September 15, 2020, which are estimated to generate \$404,883 for the fiscal

year.



## Legislation Details (With Text)

<b>File #:</b>	20-10702	<b>Version:</b>	1	<b>Name:</b>	Westchester PID Landscape Maintenance Contract
<b>Type:</b>	Agenda Item	<b>Status:</b>		<b>Status:</b>	Consent Agenda
<b>File created:</b>	12/16/2020	<b>In control:</b>		<b>In control:</b>	Finance
<b>On agenda:</b>	1/5/2021	<b>Final action:</b>		<b>Final action:</b>	
<b>Title:</b>	Westchester PID Contract with Site Landscape Development for landscape maintenance in the amount of \$456,005 for a one year term (Council District 6)				
<b>Sponsors:</b>					
<b>Indexes:</b>					
<b>Code sections:</b>					
<b>Attachments:</b>	<a href="#">Exhibit A-Budget 5yr service plan-FY21-WC.pdf</a>				

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

### From

Lee Harriss, Special District Administrator

### Title

Westchester PID Contract with Site Landscape Development for landscape maintenance in the amount of \$456,005 for a one year term (Council District 6)

### Presenter

Lee Harriss, Special District Administrator

### Recommend Action

Approve

### Analysis

The PID Board recommended that Site Landscape Development be awarded a contract for landscape and irrigation system maintenance services. The term extends from March 1, 2021 through February 28, 2022. Site Landscape Development had the contract last year and performed satisfactorily.

Texas Local Government Code, Chapter 252.022 (a) (9) exempts public improvement districts from competitive bidding requirements. Per that statute, the PID Advisory Board is empowered to enter into contracts such as the ones with Site Landscape Development following approval by the City Council.

### Financial Consideration

Funds for this contract are available from annual assessments adopted by the City Council on September 15, 2020, which are estimated to generate \$1,089,188 for the fiscal year.



## Legislation Details (With Text)

**File #:** 20-10693      **Version:** 1      **Name:** Access agreement to Oncor Electric Delivery Company, LLC for access across City-owned property located at 2001 Dogwood Court and 1901 Egyptian Way

**Type:** Agenda Item      **Status:** Consent Agenda

**File created:** 12/15/2020      **In control:** Engineering

**On agenda:** 1/5/2021      **Final action:**

**Title:** Access agreement to Oncor Electric Delivery Company, LLC, (Oncor) for access across City-owned property located at 2001 Dogwood Court and 1901 Egyptian Way (Arbor Creek) for change out of electric poles located along SH 161 and Egyptian Way

### Sponsors:

### Indexes:

### Code sections:

**Attachments:** [EXHIBIT A AERIAL ALL GP LOTS.pdf](#)  
[EXHIBIT B PROPOSED CULVERT AND POLE CHANGE OUT.pdf](#)

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

### From

Dwayne Tyner

### Title

Access agreement to Oncor Electric Delivery Company, LLC, (Oncor) for access across City-owned property located at 2001 Dogwood Court and 1901 Egyptian Way (Arbor Creek) for change out of electric poles located along SH 161 and Egyptian Way

### Presenter

Gabe Johnson, Director of Public Works

### Recommended Action

Approve

### Analysis

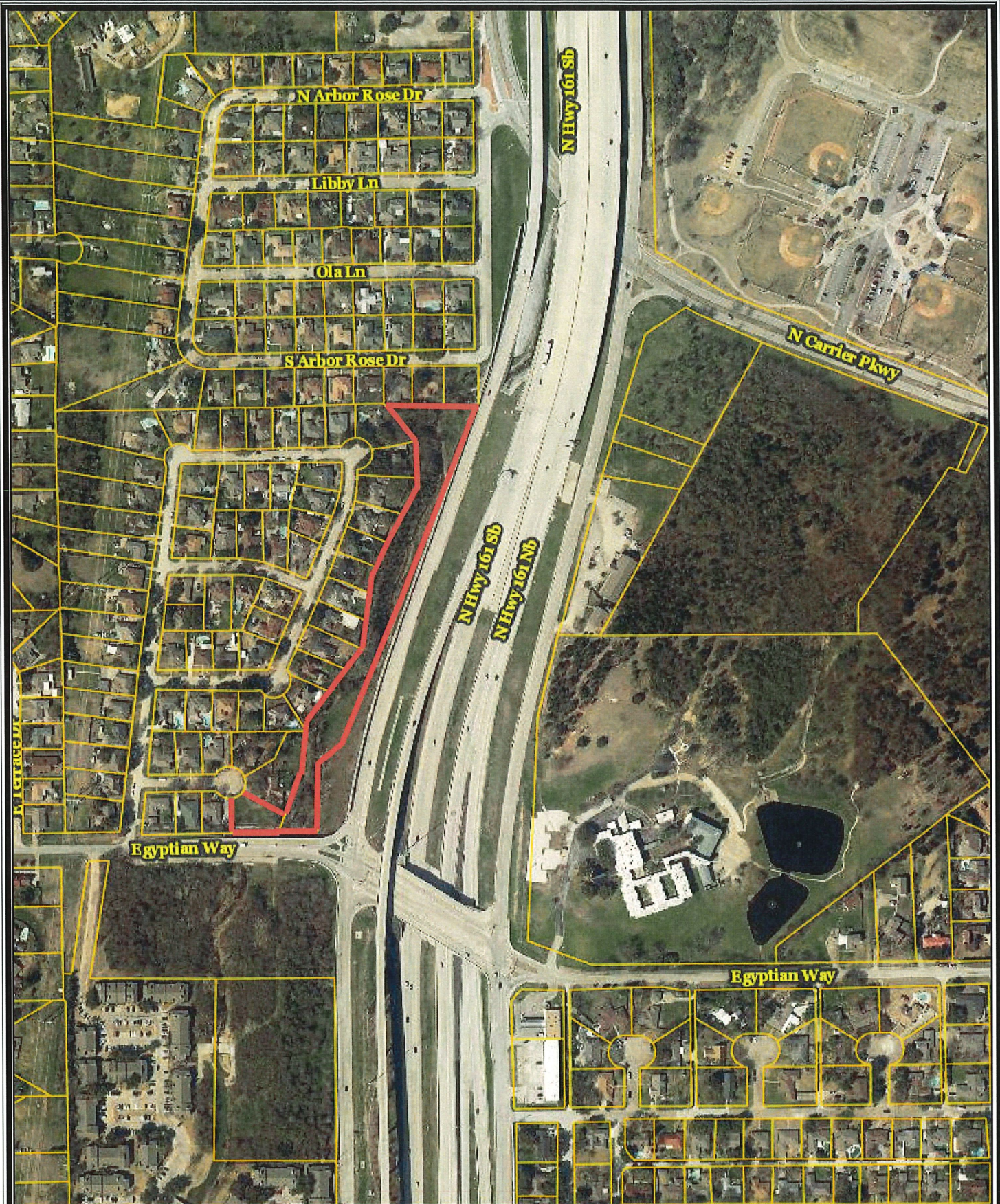
Oncor needs to perform a change out of utility poles along SH 161. Access is needed to be granted to use 2001 Dogwood Court and 1901 Egyptian Way which extends east and north of this property (See **Exhibit "A"** for location). It will be necessary to change out three electric poles and will take one to two weeks. Since Arbor Creek and extremely rough terrain are behind the wall, this lot is the only reasonable way to access this retaining wall area and Arbor Creek to perform the change out (See **Exhibit "B"** for culvert installation). Oncor will restore and replace the areas to the same or better than before the start of construction.

In order to perform the required change out, Oncor will need short term access. The access agreement will have a term of 20-days from the time of execution.

**Financial Consideration**

Revenue: None





This data has been compiled by the City of Grand Prairie IT/GIS department. Various official and unofficial sources were used to gather this information. Every effort was made to ensure the accuracy of this data, however, no guarantee is given or implied as to the accuracy of said data.



**Grand  
Prairie**  
TEXAS

Parcels

**EXHIBIT 'A'**



# ELECTRIC CONSTRUCTION PRINT

WR Number: **3489306**

Date: 2020/02/19

WR Name: DES TRCMR PA19-33537 VZBUSINESS

Sheet: of

Scale: 1"=40'

Customer:

Job Status: Design

Svc Ctr / Office: /

Address: 1901 WESTFIELD ST., 281

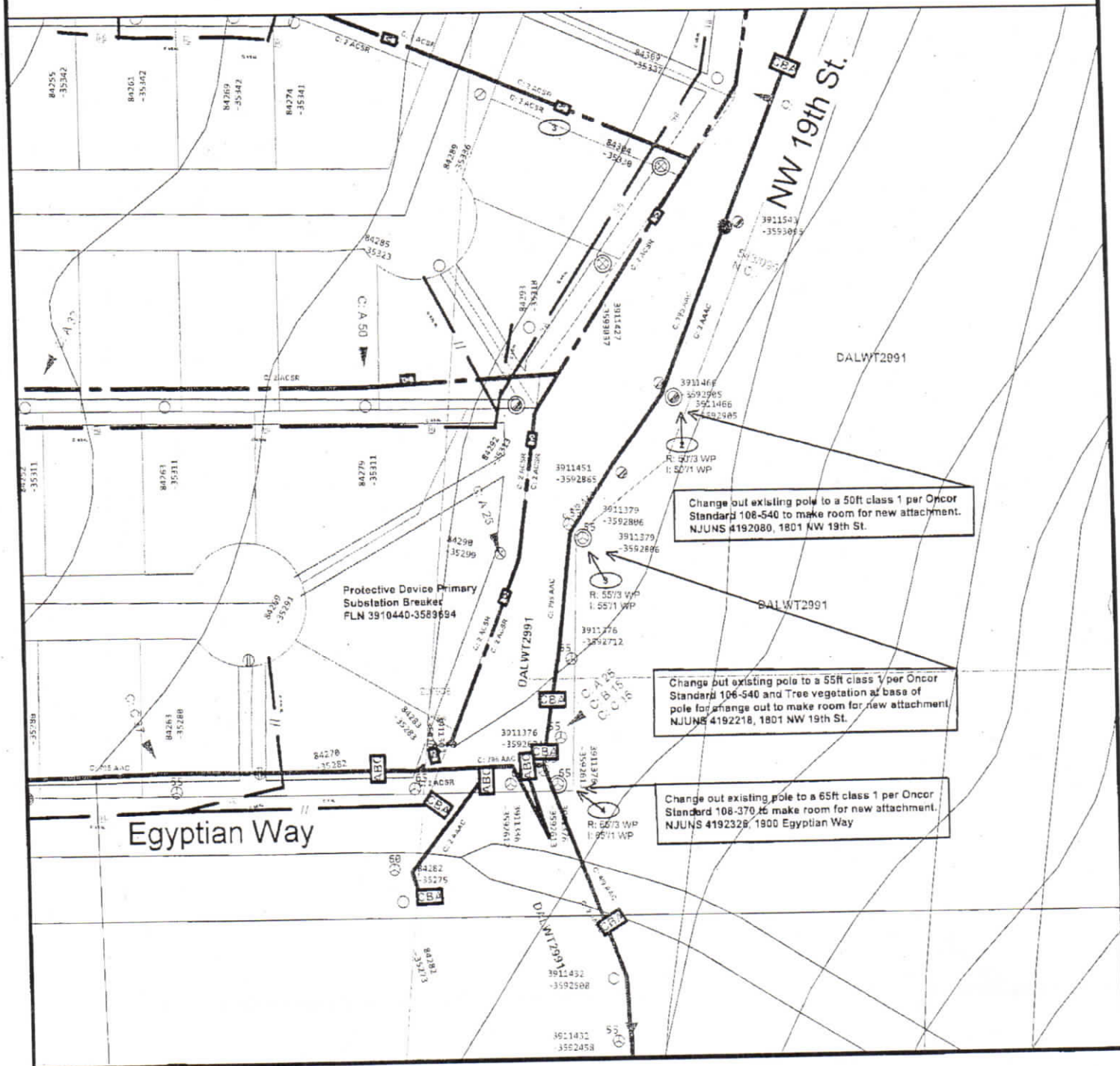
Designer: /U3EP

Location:

Project Mgr: /



Copyright 2018 Oncor Electric Delivery. Maps, drawings, and electronic data ("products") are created for the internal purposes of Oncor Electric Delivery with no implication of suitability or fitness for the intended use of the recipient. Oncor Electric Delivery will make good faith efforts to provide products that are free from error, but does not warrant the accuracy or quality of such products. The locations shown are approximations and are not intended to show exact locations. Products are provided to other parties by Oncor Electric Delivery at the internal use of the recipient, and the recipient agrees not to distribute or otherwise make the products or any portion of the products to third parties without the prior written permission of Oncor Electric Delivery. The recipient further agrees to hold harmless and indemnify Oncor Electric Delivery against all claims, costs, expenses and damages resulting from or predicated upon such liability for personal injuries, death or property damage, or account of any defect in the property provided hereunder.



# ELECTRIC CONSTRUCTION PRINT

WR Number: **3489306**

Date: 2020/02/19

WR Name: DES TRCMR PA19-33537 VZBUSINESS

Sheet: of

Scale: 1"=40'

Customer:

Job Status: Design

Svc Ctr / Office: /

Address: 1901 WESTFIELD ST., 281

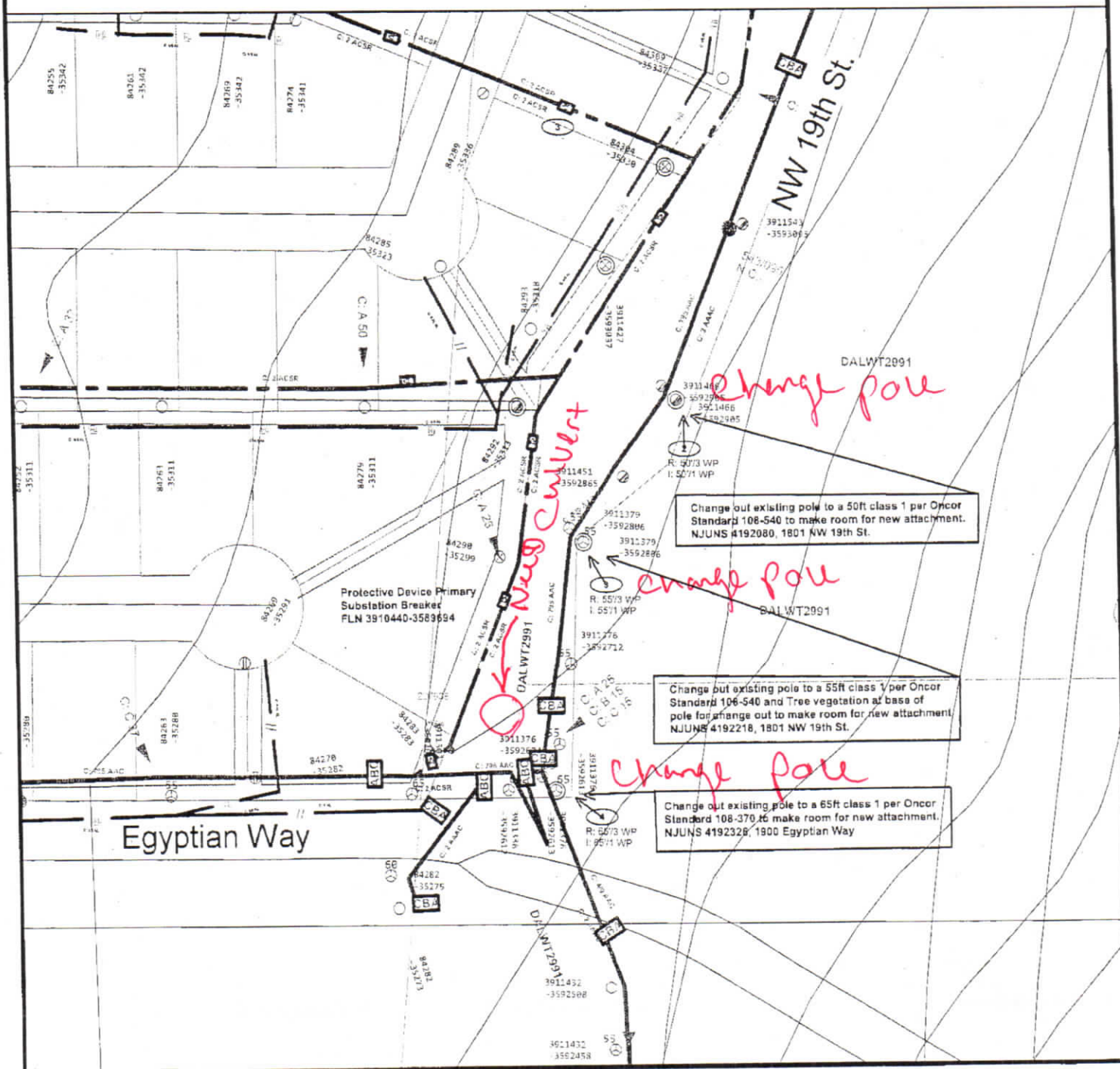
Designer: /U3EP

Location:

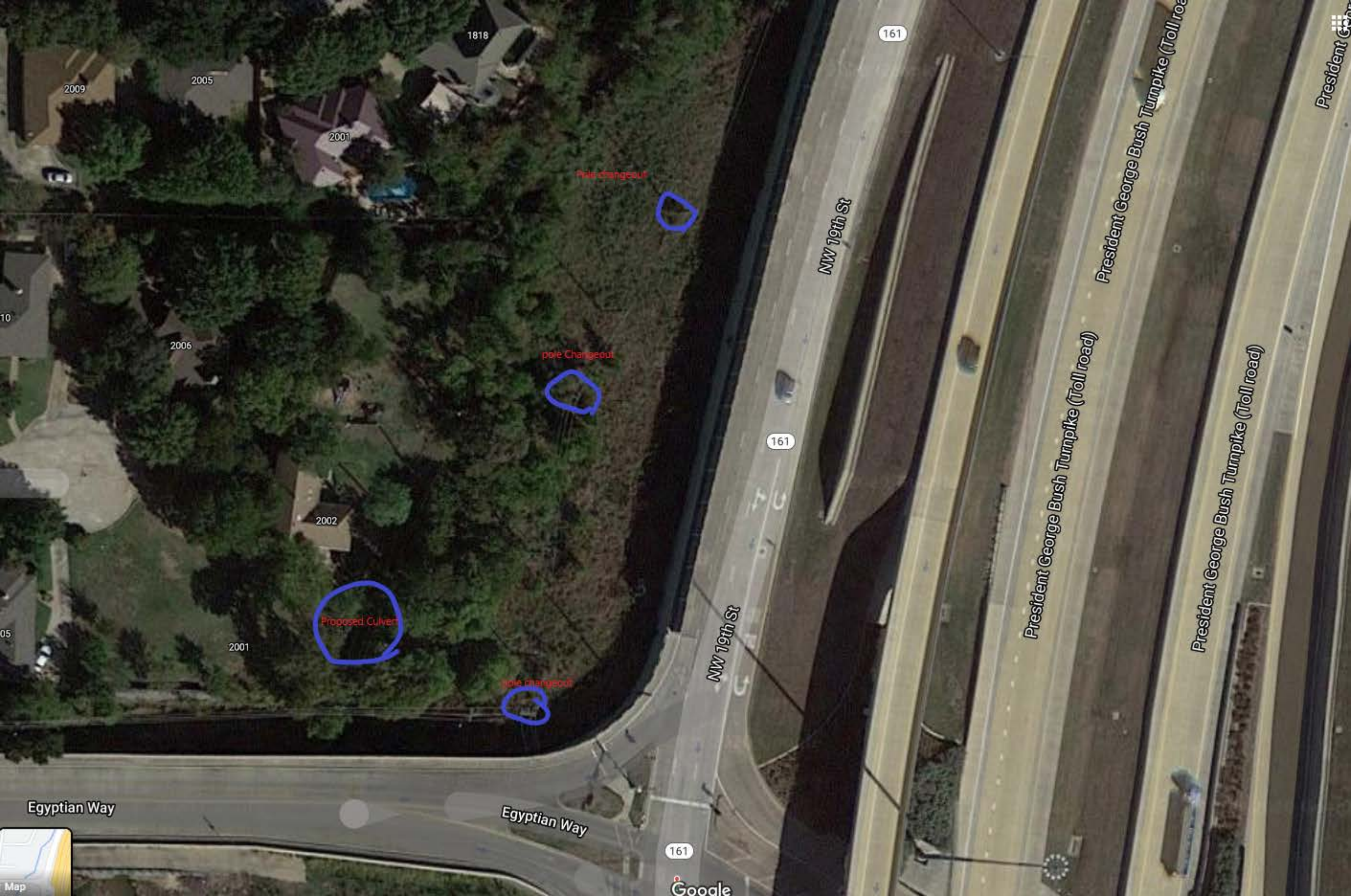
Project Mgr: /



Copyright 2018 Oncor Electric Delivery. Maps, drawings, and electronic data ("products") are created for the internal purpose of Oncor Electric Delivery with no implication of suitability or fitness for the intended use of the recipient. Oncor Electric Delivery will make good faith efforts to provide products that are free from error, but does not warrant the accuracy or quality of such products. The locations shown are approximations and are not intended to show exact locations. Products provided to other parties by Oncor Electric Delivery for the internal use of the recipient, and the recipient agrees not to distribute or otherwise use the products or any portion of the products to third parties without the prior written permission of Oncor Electric Delivery. The recipient further agrees to hold harmless and indemnify Oncor Electric Delivery against all claims, costs, expenses and damages resulting from or related to such liability for personnel, injury, death or property damage, or account of any cause(s) to the property provided hereunder.







2009

2005

2001

1818

2006

2002

2001

Proposed Culvert

pole changeout

pole changeout

pole changeout

NW 19th St

161

161

NW 19th St

161

Google

Egyptian Way

Egyptian Way

President George Bush Turnpike (Toll road)

President George Bush Turnpike (Toll road)

President George Bush Turnpike (Toll road)

President George Bush Turnpike (Toll road)



Map





## Legislation Details (With Text)

**File #:** 20-10699      **Version:** 1      **Name:** Reconstruction project, 1726 Avenue B.  
**Type:** Agenda Item      **Status:** Consent Agenda  
**File created:** 12/16/2020      **In control:** Housing and Neighborhood Services  
**On agenda:** 1/5/2021      **Final action:**

**Title:** Award bid for the completion of one residential reconstruction project as part of the HOME Reconstruct Program to Symone Construction Services, LLC in the amount of \$129,928.68

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** [Contractors Bid Estimate Attachment A.pdf](#)  
[Reconstruct Procedures Attachment B](#)

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

### From

Patrick Cornelius

### Title

Award bid for the completion of one residential reconstruction project as part of the HOME Reconstruct Program to Symone Construction Services, LLC in the amount of \$129,928.68

### Presenter

Esther Coleman, Director, Housing and Neighborhood Services

### Recommended Action

Approve

### Analysis

The family residing at the location in attachment A, has met all of the eligibility requirements of the HOME Reconstruct Program as described below; therefore the City Council is requested to award the bid for one residential reconstruction project as part of the HOME Reconstruct Program to the low bidder for the project, Symone Construction Services, LLC in the amount of \$129,928.68

The Housing and Neighborhood Services Department, as part of the Housing rehabilitation program, takes applications from citizens of Grand Prairie for assistance in the rehabilitation of their homes. All HNS rehabilitation programs are federally funded, with the reconstruction program being the most comprehensive rehabilitation effort. The detailed procedures and guidelines for the reconstruction program can be found in attachment B.

The HOME Reconstruct Program has specific eligibility requirements. The applicant must be 60 years of age or older, or have a long-term disability supported statement; the home must be owner occupied with a valid Deed of Trust; the property must be located in the city limits of Grand Prairie; the applicant must have owned

the property at least 3 years; the current taxes must be paid (county, city, and schools); the insurance must be current (minimum value of the home); and the property must be more than 75% deteriorated from its appraised value, as provided by the appropriate appraisal district. To qualify for the program, the applicant's income must not exceed 80% of the median income for the City of Grand Prairie, as determined by the U.S. Department of Housing and Urban Development (HUD). This program is a Deferred Payment Loan (DPL), not a grant, and a lien is placed on the property for the total amount of reconstruction with a 0% to 3% interest rate, based on the applicant's income.

### **Financial Consideration**

The bid sheet for the project is attached (Attachment A). We received two (2) competitive bids from our contractors after sending the bid packet to all 4 eligible bidders. Sufficient funding is available and was approved in the PY19 CDBG/HOME program budget to complete the projects using 302092 HOME Grant Funding.



## HOUSING AND NEIGHBORHOOD SERVICES

### CONTRACTOR BIDS DEPARTMENT ESTIMATE

PROPERTY: 1726 Avenue B Grand Prairie, TX 75051

HOMEOWNER: Joel Ahuyon

Bid Opening 11/30/2020 Bid Closing 12/11/2020

# of Bids 4 # of Bids Returned 2

Department Estimate: \_\_\_\_\_ 10% High: \_\_\_\_\_ 10% Low: \_\_\_\_\_

#### BIDDING CONTRACTORS

#### BID AMOUNT

Johnson Construction Services

\$143,175.00

Symone Construction Services, LLC

**\$129,928.68** ✓

B& R Construction Services

No Bid

Add-On Construction

No Bid

  
\_\_\_\_\_  
REHAB COORDINATOR REVIEWING  
  
\_\_\_\_\_  
DIRECTOR REVIEWING

  
\_\_\_\_\_  
MANAGER REVIEWING

December 15, 2020

**RECONSTRUCT PROCEDURES**

- I. Potential clients fill out the qualification questions form.  
Property must be owner occupied and client must fall in the income range.
- II. When client comes up on waiting list, client fills out application and provides qualifying documents.
- III. We determine income and whether rehab will be paid back or not.
- IV. Rehab Coordinator does the Work Write Up (WWUP) and determines if the property is more than 75% deteriorated.
- V. If the property is more than 75% deteriorated, will need to be reconstructed.
- VI. Obtain Land Records  
Property must be in owner's name. If any liens were found, they will need to be cleared before demolition.
- VII. Obtain Survey  
Determine if building over the common lot line and if house will be over, we need to obtain paperwork from zoning and get it signed before demolition.
- VIII. Check zoning to determine the square footage of the house.
- IX. Obtain site plan
- X. Obtain foundation letter.
- XI. Obtain MEC check.
- XII. Project out for bid (5-10 days).
  - a. Site Plans
  - b. Building Materials List
  - c. Floor Plans
  - d. 3 elevations
- XIII. Award Bid to winning contractor.
- XIV. Client moves out to a relocation house, apartment or relatives.



## Legislation Details (With Text)

<b>File #:</b>	20-10704	<b>Version:</b>	1	<b>Name:</b>	Change Order/Amendment No.1 for VCM for wall repairs in Westchester PID (Council District 6)
<b>Type:</b>	Agenda Item	<b>Status:</b>		<b>Status:</b>	Consent Agenda
<b>File created:</b>	12/17/2020	<b>In control:</b>		<b>In control:</b>	Finance
<b>On agenda:</b>	1/5/2021	<b>Final action:</b>		<b>Final action:</b>	
<b>Title:</b>	Change Order/Amendment No.1 for Vision Communities Management for Westchester PID management services and miscellaneous repairs in the total amount of \$50,000 (Council District 6)				
<b>Sponsors:</b>					
<b>Indexes:</b>					
<b>Code sections:</b>					
<b>Attachments:</b>	<a href="#">Exhibit A-Budget 5yr service plan-FY21-WC.pdf</a>				

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

### From

Lee Harriss

### Title

Change Order/Amendment No.1 for Vision Communities Management for Westchester PID management services and miscellaneous repairs in the total amount of \$50,000 (Council District 6)

### Presenter

Lee Harriss, Special District Administrator

### Recommended Action

Approve

### Analysis

On July 1, 2020, a contract was awarded to Vision Communities Management in the amount of \$50,000 for Westchester PID wall repairs. **This proposed Change Order No. 1** is for additional wall repairs in Westchester PID.

This change order will not change the term of this contract. The expiration date will be April 30, 2021.

### Financial Consideration

Funds for this contract are available from annual assessments adopted by the City Council on September 15, 2020, which are estimated to generate \$1,089,188 for the fiscal year.



## Legislation Details (With Text)

<b>File #:</b>	20-10707	<b>Version:</b>	1	<b>Name:</b>	Professional Services Agreement With Arnold & Associates Inc.
<b>Type:</b>	Agenda Item	<b>Status:</b>		<b>Status:</b>	Consent Agenda
<b>File created:</b>	12/21/2020	<b>In control:</b>		<b>In control:</b>	Parks & Recreation
<b>On agenda:</b>	1/5/2021	<b>Final action:</b>		<b>Final action:</b>	
<b>Title:</b>	Professional Services Agreement with Arnold & Associates Inc. for forensic building and mechanical systems investigation at Epic and Epic Waters in the amount not to exceed \$116,140				
<b>Sponsors:</b>					
<b>Indexes:</b>					
<b>Code sections:</b>					
<b>Attachments:</b>	<a href="#">20-10707 FORENSIC STUDY EPIC.pdf</a>				

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

### From

Gary Yakesch

### Title

Professional Services Agreement with Arnold & Associates Inc. for forensic building and mechanical systems investigation at Epic and Epic Waters in the amount not to exceed \$116,140

### Presenter

Duane Strawn, Director Parks, Arts, & Recreation

### Recommended Action

Approve

### Analysis

Staff wishes to enter into a Professional Services Agreement with Arnold & Associates Inc. for a forensic review of The Epic and Epic Waters design/construction means and methods. This review has become necessary as premature failure of mechanical systems and building components - particularly at Epic Waters - require a deeper dive into the architecture of building and mechanical systems contained in both buildings. The findings of this study will provide a source document for remedy and/or provide corrective action(s) required to mitigate deficiencies that may have arisen from design/construction means and methods.

Arnold & Associates Inc. provided a base proposal of \$89,890. Additionally, \$9,250 in alternative work scope, a \$5,000 allowance for reimbursables and \$12,000 for contingency allowance are recommended to be included in the Professional Services Agreement for a total of \$116,140. The contingency allowance of \$12,000 is approximately 14% of the base contract. While in percentage the contingency is above our standard threshold, given the complexities and unique nature of both buildings under forensic review, a higher contingency threshold is recommended by staff.

The forensic building and mechanical system architectural investigation will require access to underground

mechanical systems to include pipe systems. Accordingly, earth boring through existing deck systems in both buildings may be required. An additional \$23,000 for cleaning and deck patching as well as an additional \$10,000 for unforeseen conditions allowance is anticipated but will not be associated with the professional service agreement with Arnold & Associates Inc. Staff will comply with established procurement policies as it relates to the execution of any expenditure related to cleaning, deck patching, and/or unforeseen conditions allowance required for the forensic building and mechanical system architectural investigation.

Chapter 252, Section 22 of the Local Government Code allows for the exemption to competitive bidding when the expenditure is for Professional Services such as architecture services. Arnold & Associates was selected as the most qualified professional due to their familiarity with similar projects and their ability to mobilize aquatics, geotech, and other like professional sub-consultants to facilitate all areas required to complete the forensic building and mechanical system architectural investigation/study.

This item was presented to the Finance and Government Committee on January 5, 2021 for review and approval.

#### **Financial Consideration**

Funds are currently available in the FY 2020/2021 Risk Fund Budget (212110-64020) for the forensic building and mechanical system architectural investigation study at Epic and Epic Waters.



CITY OF GRAND PRAIRIE  
OPERATING BUDGET EXPENDITURE INFORMATION

FUND: Risk Fund

AGENCY: HR Legal Services

ACCOUNTING UNIT: 212110

AVAILABLE: 64020, Property Losses, \$421,591  
Account Code, Description, and amount available

STAFF CONTACT: Gary Yakesch x8078; gyakesch@gptx.org

VENDOR NUMBER: TBD

VENDOR NAME: Arnold & Associates Inc.

CONTINGENCY: \$12,000



## Legislation Details (With Text)

<b>File #:</b>	20-10715	<b>Version:</b>	1	<b>Name:</b>	Annual Maintenance Agreement for Laserfiche Avante
<b>Type:</b>	Agenda Item	<b>Status:</b>		<b>Status:</b>	Consent Agenda
<b>File created:</b>	12/23/2020	<b>In control:</b>		<b>In control:</b>	Purchasing
<b>On agenda:</b>	1/5/2021	<b>Final action:</b>		<b>Final action:</b>	
<b>Title:</b>	Annual Agreement for Laserfiche Avante Records Management System maintenance services from MCCi, LLC through a national inter-local agreement with Buyboard at an estimated annual cost of \$23,613.80 for one year with the option to renew for ----two additional one year periods totaling \$70,841.40 if all extensions are exercised and authorize the City Manager to execute the renewal options so long as sufficient funding is appropriated by the City Council to satisfy the City's obligation during the renewal terms				

### Sponsors:

### Indexes:

### Code sections:

### Attachments:

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

### From

Angi Mize

### Title

Annual Agreement for Laserfiche Avante Records Management System maintenance services from MCCi, LLC through a national inter-local agreement with Buyboard at an estimated annual cost of \$23,613.80 for one year with the option to renew for two additional one year periods totaling \$70,841.40 if all extensions are exercised and authorize the City Manager to execute the renewal options so long as sufficient funding is appropriated by the City Council to satisfy the City's obligation during the renewal terms

### Presenter

Angi Mize, Sr. Buyer

### Recommended Action

Approve

### Analysis

On January 9, 2018; Council awarded a contract to MCCi, LLC to convert from Laserfiche Classic to Laserfiche Avante, and for annual maintenance services. The contract between Buyboard and MCCi, LLC expired in November. The City would like to line up our agreement to match their new Buyboard contract for continued annual maintenance services through November 30, 2023.

Chapter 271.102 of the Local Government Code authorizes local governments to participate in a cooperative purchasing program with another local government or local cooperative organization. In lieu of competitive bidding, items and services may be purchased through such agreements as the agreements have already been

bid by the sponsoring entity or agency. The City of Grand Prairie has master inter-local cooperative agreements with various entities including Buyboard.

The BuyBoard is able to save money by pooling the impressive purchasing power of their members, which include hundreds of school districts, municipalities, counties, other local governments, and nonprofits across Texas. They use the power of numbers as leverage to get better prices with the same vendors we use now.

The Buyboard contract #625-20 with MCCi, LLC began December 1, 2020 and will expire November 30, 2021, with two one-year extensions.

### **Financial Consideration**

Funds are available in FY 2020/2021 General Fund (15110-63165) for IT Admin/ Computer Software Maintenance and will be charged accordingly on orders through the end of the current fiscal year. Funding for future fiscal years will be paid from that year's approved budgets.



## Legislation Details (With Text)

**File #:** 20-10716      **Version:** 1      **Name:** Calling the February 27 election for District 2  
**Type:** Ordinance      **Status:** Consent Agenda  
**File created:** 12/23/2020      **In control:** City Secretary  
**On agenda:** 1/5/2021      **Final action:**  
**Title:** Ordinance ordering the special election to fill a vacancy in the office of Council Member District 2  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:**

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

### From

Mona Lisa Galicia, Deputy City Secretary

### Title

Ordinance ordering the special election to fill a vacancy in the office of Council Member District 2

### Presenter

Mona Lisa Galicia, Deputy City Secretary

### Recommended Action

Approve

### Analysis

Pursuant to the Texas Election Code, Chapter 201, a special election to fill the vacancy in the office of Council Member, District 2, shall be ordered as soon as practicable after the vacancy occurs.

### Financial Consideration

The election will be held jointly with the Dallas County and Tarrant County and other municipalities holding elections on February 27, 2021, and the cost will be shared accordingly.

### Body

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS,  
CALLING A SPECIAL ELECTION TO FILL A VACANCY FOR THE UNEXPIRED TERM OF CITY  
COUNCIL MEMBER DISTRICT 2 TO BE HELD WITHIN THE CITY OF GRAND PRAIRIE ON  
FEBRUARY 27, 2021; AND PROVIDING AN EFFECTIVE DATE**

**WHEREAS**, the City of Grand Prairie is a home-rule city having its own Charter under the laws and Constitution of the State of Texas; and

**WHEREAS**, a vacancy exists in City Council District 2 with a term expiring in May 2022, and

**WHEREAS**, a Special Election date has been set for February 27, 2021; and

**WHEREAS**, the City Council hereby finds it is in the best interest of the City to order such election for February 27, 2021, and to contract with Dallas County, Texas, and Tarrant County, Texas, for conducting such elections;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS:**

**SECTION 1.** That a Special Election shall be held in the City of Grand Prairie, Texas, on February 27, 2021, between the hours of 7:00 a.m. and 7:00 p.m. at which the following office will be on the ballot:

**Council Member, District 2**

**SECTION 2.** That pursuant to contracts between the City of Grand Prairie and the Dallas County Elections Department and the Tarrant County Elections Department, the election shall be conducted by the Dallas and Tarrant County Elections Departments in precincts of the respective agreements.

**SECTION 3.** That early voting by personal appearance shall be conducted by the Dallas County Elections Department and the Tarrant County Elections Department in accordance with provisions of the respective county agreements.

Main Early Voting Locations:

Dallas County Elections Department (Dallas County voters only)  
1520 Round Table Drive  
Dallas, Texas 75247

Tarrant County Election Center (Tarrant County voters only)  
2700 Premier Street  
Fort Worth, Texas 76111

Early voting will be provided within the City of Grand Prairie for both Dallas County and Tarrant County at the following location:

The Summit Active Adult Center  
2975 Esplanade  
Grand Prairie, Texas 75052

**DALLAS COUNTY EARLY VOTING DATES AND TIMES**

Feb. 10 - 12	(Wednesday - Friday)	8:00 a.m. to 5:00 p.m.
Feb. 13 - 14	(Saturday - Sunday)	Closed
Feb. 15	(Monday)	Closed
Feb. 16 - 20	(Tuesday - Saturday)	8:00 a.m. to 5:00 p.m.
Feb. 21	(Sunday)	1:00 p.m. - 6:00 p.m.

Feb. 22 - 23 (Monday & Tuesday) 7:00 a.m. to 7:00 p.m.

TARRANT COUNTY EARLY VOTING DATES AND TIMES

Feb. 10 - 12	(Wednesday - Friday)	8:00 a.m. - 5:00 p.m.
Feb. 13 - 14	(Saturday - Sunday)	Closed
Feb. 15	(Monday)	Closed
Feb. 16 - 19	(Tuesday - Friday)	8:00 a.m. - 5:00 p.m.
Feb. 20	(Saturday)	8:00 a.m. - 5:00 p.m.
Feb. 21	(Sunday)	Closed
Feb. 22 - 23	(Monday - Tuesday)	7:00 a.m. - 7:00 p.m.

**SECTION 4.** That said elections shall be held in the following voting locations on election day:

**Dallas County**                      Johnson (LBJ) Elementary School, 650 Stonewall Drive  
Ochoa STEM Academy/Milam Elementary School, 2030 Proctor Drive  
Zavala Elementary School, 3501 Mark Drive

**Tarrant County**                Asia Times Square, 2625 West Pioneer Parkway  
Starrett Elementary School, 2675 Fairmont Drive

**SECTION 5.** Application for early voting mail ballots by voters qualified to vote by mail shall be made as follows:

- Dallas County voters may make application for mail ballots directly to the Dallas County Elections Administrator, 1520 Round Table Drive, Dallas, Texas, 75247.
- Tarrant County voters may make application for mail ballots directly to the Tarrant County Elections Administrator, 2700 Premier Street, Fort Worth, Texas, 76111.

Applications for ballots by mail must be received no later than the close of business on February 9, 2021.

**SECTION 6.** That a voting system or systems meeting the standards and requirements of the Texas Election Code, as amended, is hereby adopted and approved for early voting by personal appearance and by mail and for election day voting.

**SECTION 7.** That the deadline for candidates to file applications for a place on the ballot in the Special Election shall be January 19, 2021 at 5:00 p.m.; and

**SECTION 8.** That the manner of holding said election shall be governed by State Statutes of the State of Texas and the Charter and ordinances of the City of Grand Prairie; and

**SECTION 9.** That the notice of the election shall be given in accordance with the provisions of the Texas Election Code, as amended; and

**SECTION 10.** That this ordinance shall be in force and in effect from and after its final passage.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS,**

**ON THIS THE 5<sup>TH</sup> DAY OF JANUARY 2021.**



## Legislation Details (With Text)

**File #:** 20-10706 **Version:** 1 **Name:** Resolution; Professional Engineering Services contract with Criado and Associates for Dechman Drive

**Type:** Resolution **Status:** Consent Agenda

**File created:** 12/21/2020 **In control:** Engineering

**On agenda:** 1/5/2021 **Final action:**

**Title:** Resolution declaring expectation to reimburse expenditures with proceeds of future debt in the amount of \$48,500 for Professional Engineering Services contract with Criado and Associates for Dechman Drive from Westchester Parkway to Bardin Road; Authorize City Manager to enter into Professional Engineering Services Contract with Criado and Associates

### Sponsors:

### Indexes:

### Code sections:

**Attachments:** [05-11-2020 ULine 332.21.pdf](#)  
[W.O. 621.59.pdf](#)

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

### From

max

### Title

Resolution declaring expectation to reimburse expenditures with proceeds of future debt in the amount of \$48,500 for Professional Engineering Services contract with Criado and Associates for Dechman Drive from Westchester Parkway to Bardin Road; Authorize City Manager to enter into Professional Engineering Services Contract with Criado and Associates

### Presenter

Gabe Johnson, Director of Public Works, Walter Shumac, Director of Transportation and Romin Khavari, City Engineer

### Recommended Action

Approve

### Analysis

As part of the FY 2020/2021 Capital Improvement Projects (CIP) budget, funds were approved to design the extension of an unimproved section of Dechman Drive from Westchester Parkway to Edgeview Drive to connect to Bardin Road. The approximate 780-foot roadway section is to be constructed as a 45-foot back-to-back minor arterial concrete street section with a 4-foot sidewalk along the west side of the road to include, drainage, 12" waterline, Irrigation and landscaping along the west side of the street to match up with the northern connection section to be included as part of the project.

The City requested qualification statements from seven (7) firms and the selection committee selected Criado and Associates to turn in a priced proposal for the design of this project.



Due to the flat area, the project is to be designed in two phases. The current contract for Phase I will include preparing 30% Engineering design plans based on field surveying, Geotechnical, and Subsurface Utility Engineering and to include preparing preliminary plans for the roadway to include defining the drainage patterns and outfall as well as need for retaining walls, etc. based on field conditions.

The final design (Phase II) will include the preparation of the final paving, drainage, 12" waterline plans to include irrigation, landscaping and sidewalk along the west side of the roadway.

The City is also discussing these proposed improvements with the Westchester PID to include possible cost sharing to replace the existing stockade fences with a masonry fence along the west side of Dechman Drive from Westchester Parkway to Edgeview Drive and the associated maintenance of the irrigation and landscaping along the west side of the roadway by the PID.

Funding for construction is to be requested as part of FY 2021/2022 CIP Funding.

Phase I of this project is scheduled to begin in January 2021 to be completed in March 2021. Phase II for 100% design plans will follow.

#### **Financial Consideration**

Interim funding in the total amount of \$48,500 is available from the unobligated fund balance in the Street Capital Projects Fund (400192) to WO #02105903 (Dechman Drive from Westchester to Bardin)

#### **Body**

### **A RESOLUTION OF THE CITY OF GRAND PRAIRIE, TEXAS, RESOLUTION OF THE CITY OF GRAND PRAIRIE, TEXAS, DECLARING EXPECTATION TO REIMBURSE EXPENDITURES WITH PROCEEDS OF FUTURE DEBT FOR PROFESSIONAL ENGINEERING SERVICES FOR THE DECHMAN DRIVE FROM WESTCHESTER PARKWAY TO BARDIN ROAD PROJECT**

**Whereas,** the City of Grand Prairie, Texas (the "Issuer") intends to issue debt for a professional services contract for Dechman Drive from Westchester Parkway to Edgeview Drive to connect to Bardin Road, (the "Project") and further intends to make certain capital expenditures with respect to the Project and currently desires and expects to reimburse the capital expenditures with proceeds of such debt;

**WHEREAS,** under Treas. Reg. 1.150-2 (the "Regulation"), to fund such reimbursement with proceeds of tax-exempt obligations, the Issuer must declare its expectation to make such reimbursement; and

**WHEREAS,** the Issuer desires to preserve its ability to reimburse the capital expenditures with proceeds of tax-exempt obligations.

**NOW THEREFORE, BE IT RESOLVED, by the City Council of the City of GRAND PRAIRIE, Texas**

**SECTION 1: that** the Issuer reasonably expects to reimburse capital expenditures with respect to the Project with proceeds of debt hereafter to be incurred by the Issuer, and that this resolution shall constitute a declaration of official intent under the Regulation. The maximum principal amount of obligations expected to be issued for the Project is \$48,500.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, JANUARY 5, 2021.**



# CRIADO

CIVIL ENGINEERING | LAND SURVEYING | SUBSURFACE UTILITY ENGINEERING | CE&I

December 15, 2020

Mr. Romin A. Khavari, P.E., CFM,  
City Engineer  
City of Grand Prairie  
PO Box 534045  
Grand Prairie, TX 75053-4045

**Re: Civil Engineering Fee Proposal for Dechman Drive Paving, Drainage and Water Improvements from Westchester Pkwy. To Bardin Road (W.O. #621.59)  
Phase 1 – 30% Design**

Dear Mr. Khavari:

Criado & Associates, Inc. (CRIADO) is pleased to be of service to the City of Grand Prairie, by providing the 30% preliminary design for paving, drainage, and water line improvements along Dechman Drive. This is to be constructed as a 2-lane, 45-foot back-to-back, M4U minor arterial street section with a 4-foot sidewalk along the west side of the road from Westchester Parkway to Bardin Road (Approximately 780 LF).

CRIADO shall perform services for the project in accordance with the Scope of Work contained in **Exhibit A**, attached. We propose the hourly, not to exceed amounts as detailed in the Fee Schedule (**Exhibits B & B-1**) and summarized below:

**Basic Services**

<b>Task 1 – Preliminary Design (30%):</b>	<b>\$ 20,505.00</b>
---	---------------------

**Special Services**

<b>Tasks 2.1-2.3 – Design Survey</b>	<b>\$ 21,270.00</b>
--------------------------------------	---------------------

<b>Task 3 – Geotechnical Investigations</b>	<b>\$ 4,935.00</b>
---	--------------------

<b>Task 4 – Subsurface Utility Engineering (Level 'C' &amp; 'D')</b>	<b>\$ 1,535.00</b>
--	--------------------

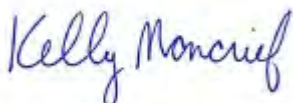
<b>Task 5 - Reimbursables</b>	<b>\$ 255.00</b>
-------------------------------	------------------

<b>Total Fee</b>	<b>\$ 48,500.00</b>
------------------	---------------------

Preliminary plans shall be submitted in accordance with the design schedule provided in Exhibit C after a "Notice to Proceed" has been provided.

We appreciate the opportunity to be of service to the City of Grand Prairie. We trust that our association on this project will be mutually beneficial and continue to serve as the foundation for a long-term relationship. If you have any questions, please do not hesitate to call me at 972-392-9092.

Sincerely,  
Criado & Associates, Inc.



Kelly Moncrief, P.E.  
Senior Project Manager

**EXHIBIT A**  
**SCOPE OF SERVICES**  
**DECHMAN DRIVE**  
**PHASE 1 – 30% DESIGN**  
**CITY OF GRAND PRAIRIE, TEXAS**

**0.0 GENERAL**

**0.1 Project Description**

The services to be provided for this project include topographic and boundary surveying, preliminary design and development of estimate for construction for the extension of Dechman Drive from Westchester Parkway to Bardin Road (Approximately 780 linear feet) in the City of Grand Prairie, Texas. Project also includes preliminary design of the associated drainage improvements and construction of a proposed 12-inch water line along the project corridor.

All work will be performed within the existing right of way. Plans will be prepared to produce 1" = 20' scale construction documents. All horizontal survey data will be based on the Global Positioning Satellite (GPS) Systems observations utilizing a local Virtual Reference System (VRS). Horizontal data will be based on the North American Datum of 1983 (NAD '83), Texas State Plane Coordinate System, North Central Zone, (4202). Deliverables will be scaled to surface using the TxDOT's Dallas County Scale Factor of 1.000136506.

**0.2 Project Phasing**

This project shall be divided into three phases:

Topographic Survey for Design / Geotechnical Investigations  
Preliminary Engineering Phase (30% Design)  
Design Memorandum

**0.3 Design Standards**

Design and preparation of construction drawings and technical specifications required for the project shall be in accordance with the following standards (Latest revisions).

- a. City of Grand Prairie Standard Cover Sheet and AutoCAD prototype (to be provided by City staff)
- b. City of Grand Prairie Standard Details Latest revision (Currently amended Aug 2018)
- c. City of Grand Prairie Drainage Design Manual (Amended Jan 2017)
- d. City of Grand Prairie Article 14, Drainage (Adopted Nov 2016)
- e. City of Grand Prairie Article 15, Floodplain Management (Adopted March 2019)
- f. NCTCOG Construction Specifications and Details
- g. AASHTO Design Criteria

- h. TDLR Architectural Barriers Act / Texas Accessibility Standards
- i. TxDOT Design and Construction Standards

#### **0.4 Project Management**

ENGINEER to provide a monthly project status report and updated schedule throughout project design phase.

### **BASIC SERVICES**

#### **1.0 PRELIMINARY ENGINEERING**

##### **1.1 Pre-Design Conference / Kick-Off Meeting**

Meet with the City of Grand Prairie staff to review and discuss the primary design criteria, operational concerns, traffic information and other preliminary data. Prepare a record of the meeting and distribute it to all attendees.

##### **1.2 Data Collection**

Obtain and review available reports, pertinent utility plans, street plans, plats and right-of-way maps, existing easement information, and other features within the project area from the City of Grand Prairie.

##### **1.3 Preliminary Design (30%)**

- a. Work with affected utilities such as water, gas, telephone, cable TV, and electric to obtain accurate information for horizontal and vertical data for their facilities.
- b. Prepare schematic design plans at the engineering scale indicated:
  - Cover sheet.
  - Typical sections sheet.
  - Project Layout, Alignment, and ROW Map Sheets.
  - Demolition sheet. Scale 1" = 20'.
  - Paving plan & profile sheet for street improvements. Scale 1" = 20' horizontal and 1" = 4' vertical.
  - Cross sections for street improvements.
  - Drainage Area Map, Calculations – using City GIS topography and LIDAR. Scale 1" = 50'
  - Storm Plan & Profile Layout Sheets. Scale 1" = 20'  
(Note: Profile to only include flowlines at critical design points; including proposed utility crossings, drainage appurtenances, and outfall locations.)
  - Storm Outfall and Grading Sheets. Scale 1" = 20' horizontal.
  - Water Line plan sheets. Scale 1" = 20' horizontal.

(Note: To include flowlines at proposed utility crossings.)

**1.4 Preliminary Cost Estimate**

Prepare a preliminary estimate of construction quantities and develop preliminary statement of probable construction cost.

**1.5 Quality Assurance / Quality Control**

Complete an internal QA/QC review on all survey deliverables, existing utility maps, plan documents, cost estimates, quantities, and calculations prior to submittal to City.

**1.6 Preliminary Submittal**

Submit two (2) sets (one (1) half size and one (1) full size) of 30% preliminary plans, and preliminary estimates to the City for review. Submit a PDF (printed to scale) of preliminary plans.

**1.7 Design Memorandum**

Prepare a design memorandum two weeks following the 30% submittal in which all aspects of project design criteria, design alternatives and exhibits with associated construction cost estimates, and recommendations shall be provided in narrative form. Submit in .pdf format a minimum of four (4) hard bound copies.

**1.8 City Review Meeting**

Schedule and attend meeting with the City of Grand Prairie via Zoom to discuss preliminary plans, estimates, and City review comments.

**1.9 Franchise Utility Coordination**

Distribute the plans to local utility companies to obtain information regarding impacts to their facilities and coordinate any required relocations.

**SPECIAL SERVICES**

**2.0 DESIGN SURVEY**

Criado shall complete a topographical and boundary design survey of Dechman Drive from East Westchester Parkway to Edgeview Drive in the City of Grand Prairie, TX, as shown on the aerial image labeled Exhibit 'A', attached herewith. The following assumptions were made during the preparation of the Scope of Services and Fee. If these assumptions do not prove correct, a modification to the scope and fee for this project may be required.

- The project limits are within the Dechman Drive right-of-way and 20-feet east of the right-of-way and within the existing drainage easement that runs from the intersection of Dechman Drive with Edgeview Drive

northeast approximately 725-feet. Limits to include the full intersections of Dechman Drive with E. Westchester Parkway and Edgeview Drive and a minimum of 50-feet past these intersections.

- All horizontal survey data will be based on the Global Positioning Satellite (GPS) Systems observations utilizing a local Virtual Reference System (VRS). Horizontal data will be based on the North American Datum of 1983 (NAD '83), Texas State Plane Coordinate System, North Central Zone, (4202). Deliverables will be scaled to surface using the TxDOT's Dallas County Scale Factor of 1.000136506.
- Vertical data will be based on City of Grand Prairie's benchmark datum.
- Project control will be established along the length of the project, set no farther than 600-feet apart. Horizontal data will be established utilizing GPS. Vertical data will be established by differential leveling using the City of Grand Prairie's benchmark datum.
- Criado personnel will have access to the project site from 7:00 AM to 6:00 PM, Monday through Sunday, throughout the duration of the project. Access to private property is not anticipated.
- Texas811 field markings; as coordinated in Section 4.0, Subsurface Utility Engineering.

## **2.1 Project Control**

Criado shall establish project control along the length of the project and shall include the following:

- All horizontal and vertical control shall be tied to at least two City 2016 GPS monuments.
- Control monuments will be set no greater than 600-feet apart.
- Where appropriate the following control points will be set:
  - 5/8-inch capped iron rod, 18-inches in length set in concrete.
  - Mag Nails set in asphalt.
  - 'X' cut in concrete.
- The horizontal data shall be established using GPS.
- The vertical data shall be established by a differential level loop, with elevations based on Grand Prairie's benchmark datum.

## **2.2 Topographical Survey**

Criado proposes to provide topographical survey data of the Dechman Drive right-of-way, from E. Westchester Parkway to Edgeview Drive for the width of the existing right-of-way, and shall include the following, where existing:

- Natural ground shots on a 50-foot grid.
- Ties to fences.
- Ties to trees, 6-inches or greater in caliper diameter measured at breast height (4.5-feet above ground), providing the common tree

name (Note: Criado field crews are not certified arborists and cannot guarantee that trees are correctly identified).

- Ties to all above ground visible utilities.
- Ties to all signs and markers indicating the location of an underground utility.
- Ties to all paint marks and flags provided by Texas811 indicating the horizontal location of an underground utility.
- Ties to all paint marks and flags provided by Texas811 indicating the horizontal location of an underground utility.
- Ties to all storm drain curb inlets, providing the width of the throat and depth of inlet, storm drain drop inlets, slotted drains, and manholes, providing a shot on the center of the manhole rim and flowline at the center of the manhole, approximate pipe sizes and direction of flow.
- Ties to the storm drain outfall at Edgeview Dr., providing ties to the headwall and flowline of the reinforced concrete pipe (RCP).
- Ties to all wastewater manholes, providing a shot on the center of the manhole rim and flowline at the center of the manhole, approximate pipe sizes and direction of flow.
- Ties to all waterline appurtenances, including but not limited to fire hydrants, water meters, water valves, air release valves, blow off valves, irrigation control valves, etc.
- Ties to the street stub outs at the North and South end of the project, providing two cross-sections with ties to the natural ground at 20-feet East of the East property line, the property line, top of curb, gutter and centerline of the street, and
- Any other above ground feature observed in the field.

Criado proposes to also provide topographical survey data within the existing drainage easement that runs from the intersection of Dechman Drive with Edgeview Drive northeast approximately 725-feet, and shall include the following, where existing:

- Natural ground shots to provide drainage channel cross sections at 50-foot intervals.
- Ties to fences.
- Ties to all above ground visible utilities.
- Ties to all signs and markers indicating the location of an underground utility.
- Ties to all paint marks and flags provided by Texas811 indicating the horizontal location of an underground utility.
- Ties to all paint marks and flags provided by Texas811 indicating the horizontal location of an underground utility.
- Ties to all storm drain curb inlets, providing the width of the throat and depth of inlet, storm drain drop inlets, slotted drains, and manholes, providing a shot on the center of the manhole rim and flowline at the center of the manhole, pipe diameters and flowlines



in and out of manholes, approximate pipe sizes and direction of flow.

- Ties to all wastewater manholes, providing a shot on the center of the manhole rim and flowline at the center of the manhole, approximate pipe sizes and direction of flow.
- Ties to all waterline appurtenances, including but not limited to fire hydrants, water meters, water valves, air release valves, blow off valves, irrigation control valves, etc.

### **2.3 Boundary Survey**

Criado Survey will perform boundary research and surveys on the existing right-of-way and along the existing drainage easement that runs from the intersection of Dechman Drive with Edgeview Drive northeast approximately 725-feet. Limits to include the full intersections of Dechman Drive with E. Westchester Parkway and Edgeview Drive and a minimum of 50-feet past these intersections.

### **2.4 Deliverables**

- A 2d CADD file in AutoCAD Civil 3d 2020.
- A 3d CADD file containing a DTM and 1-foot contours in AutoCAD Civil 3d 2020.
- A .csv file containing all points tied.
- A file in AutoCAD Civil 3d containing boundary survey of the properties within the project limits and property ownership information based of Dallas Central Appraisal District records.
- PDF copy of plans, exhibits, etc.

## **3.0 GEOTECHNICAL INVESTIGATIONS**

Services to be provided by sub-consultant – See attached Proposal from Alliance dated December 7, 2020.

## **4.0 SUBSURFACE UTILITY ENGINEERING**

The Subsurface Utility Engineering Department (SUE) of CRIADO proposes to perform utility investigations; including utility research, coordination and field investigation.

- Quality Levels-C & D (QL-C, QL-D) - Existing utilities are plotted from review of available existing records and field features. The information provided will be for horizontal location only; no vertical location will be provided.
  - Contact Texas811 (an underground utility locator service) to designate public underground utilities within the project limits.
  - Contact (972) 237-8413 to field designate City fiber, water and wastewater utilities within the project limits.

- Contact and identify franchise utilities within the proposed project limits and provide Utility Contact List of all owners.
  - Provide existing plans from all franchise utility owners within the proposed project limits.
- Deliverables
  - Existing Utility Layout of QL-C, QL-D facilities
  - Utility Contact List
  - Existing utility records of franchise utility owners

## **5.0 REIMBURSABLES**

Reimbursable expenses include expenses directly related to the project such as (but are not limited to): filing fees; permit fees; review fees; postage; courier service; parking fees; mileage to and from job site or meetings; surveying equipment (such as GPS receivers and Robotic Total Stations) and printing and reprographics for submittals to City or other municipalities/agencies for construction plans, for cost estimates, and for specifications and/or bidding. Reimbursable expenses shall be invoiced on a monthly basis, separately, and will be billed at 1.1 times actual cost.

## **6.0 EXCLUSIONS**

The intent of the scope is to include only the services specifically listed above and none others. Services specifically excluded from this Scope of Services include, but are not necessarily limited to the following:

- Final design services.
- Computer modeling and routing of wastewater flows.
- Title searches.
- Fees for permits.
- Traffic engineering report or studies.
- Traffic Control Design.
- Floodplain reclamation plans.
- Level 'A' & Level 'B' Subsurface Utility Engineering.
- Preparation of Easement / R.O.W. Acquisition Documents
- Bid & Construction Phase Services.
- Full time inspection.
- Designs for trench safety.
- Consulting services by others not included in proposal.
- Quality control and testing services during construction.

- Prints furnished after acceptance of the required sets for construction in accordance with this Agreement.
- Environmental Services / Archeological Research.
- Prepare to serve or serve as an expert witness on behalf of the Town in connection with any public hearings or legal proceedings.
- Sanitary sewer system improvements.
- Review monthly requests for payment from the contractor and prepare a recommendation for action by the City of Grand Prairie.
- Review the contractor's monthly progress reports and provide review comments to the City of Grand Prairie.
- This project includes the design of on-site facilities only. Design of any off-site road, utility extensions which may be required to serve the project is not included in the engineer's scope.
- Street lighting electrical design.
- Right-of –Way Acquisition Services.
- Environmental site assessments.
- Wastewater capacity analysis, flow study, or condition analysis.



- GEOTECHNICAL ENGINEERING
- ENVIRONMENTAL CONSULTING
- CONSTRUCTION MATERIALS ENGINEERING AND TESTING
- CONSTRUCTION INSPECTION

December 14, 2020

Ms. Kelly Moncrief, P.E.  
Senior Project Manager  
Criado and Associates, Inc.  
4100 Spring Valley Road #1001  
Dallas, Texas 75244

Phone: (972) 392-9092  
Email: KMoncrief@criadoassociates.com

Re: Proposal for Geotechnical Investigation  
Proposed New Pavement – Dechman Drive  
Grand Prairie, TX  
AGG Proposal No: P20-1117E-R2

Dear Ms. Moncrief,

Alliance Geotechnical Group (AGG) understands that we have been selected to provide geotechnical engineering and testing services at the above noted project. We understand that AGG has been selected based on qualifications in accordance with the Professional Services Procurement Act for providing geotechnical services. A detailed scope and project fee are provided below.

### PROJECT DESCRIPTION

The project consists of extending Dechman Drive south to connect to Bardin Road in Grand Prairie, Texas. It is understood that new water utilities will be installed along the subject alignment. We understand that the invert depths will be 10 feet or less below existing grades.

### SCOPE OF WORK

The geotechnical investigation performed for the referenced project will consist of field and laboratory investigations, engineering analysis, and a report prepared by a Registered Professional Engineer.

#### Field Investigation

The field investigation will consist of drilling two (2) test borings. The test borings will be drilled on each end of the proposed new pavement alignment and will be advanced to depths of fifteen (15) feet below the existing ground surface. The borings will be backfilled with soil cuttings and the existing pavements where penetrated will be patched upon drilling completion.

Subsurface soil samples will be secured with thin walled tube and/or split spoon samples depending on soil type and consistency. Rock encountered in the borings will be evaluated using

the Texas Department of Transportation Penetrometer (TxDOT Cone). All samples will be properly logged, packaged, sealed, and placed in a core box for transportation to the laboratory.

AGG assumes that we can perform the field work during normal working hours. Traffic control will consist of using signs and safety cones only. Should unusual soil conditions be encountered, we will call you with a recommendation and cost estimate to explore these unusual conditions.

AGG will contact Texas 811 and the City of Grand Prairie's Water Department to have them locate underground utilities. However, AGG is not responsible for damage to underground utilities that are not identified prior to drilling.

### **Laboratory Investigation**

Laboratory tests will be conducted to classify the soil and to evaluate the volume change potential and strength of the soil present at the site. Soil classification tests will consist of Atterberg Limits, percent passing #200 sieve, moisture content and dry unit weight. The volume change potential of the soils will be evaluated by swell tests. The strength of the soil will be determined by hand penetrometer tests unconfined compression testing. In addition, sulfate tests will also be performed on selected samples.

### **Engineering Analyses**

Results of field and laboratory work for all streets and detention ponds will be presented in one engineering report. The report will include our recommendations to guide design and construction of the new pavement and will include the following:

1. Site reconnaissance, boring staking and utility clearance coordination.
2. Plan of borings, boring logs, water level observations, and laboratory test results.
3. Comments on the presence and effect of expansive soils on pavement construction will be provided. Alternative methods of reducing any anticipated shrink/swell movements associated with expansive clays will be included for pavement construction, if required. Comments on presence of sulfates in on-site soils will also be provided.
4. Open cut recommendations for the new water and wastewater lines.
5. Pavement subgrade stabilization recommendations.
6. Concrete pavement thickness recommendations based on traffic data provided by the City of Grand Prairie.



### GEOTECHNICAL FEES


Based upon the above scope of work, AGG will perform the geotechnical investigation and provide a single Geotechnical Report for a lump sum fee of **\$4,935.00**.

### TERMS AND CONDITIONS

If this proposal meets with your approval, please sign below to authorize AGG to perform the work. We look forward to working with you on this project. Please contact us after reviewing our proposal if you have any questions.

Sincerely,  
**ALLIANCE GEOTECHNICAL GROUP**

*for*   
Logan Tucker, E.I.T.  
Staff Engineer

  
*for* Michael D. Roland, P.E.  
Vice President

**ACCEPTED BY:**

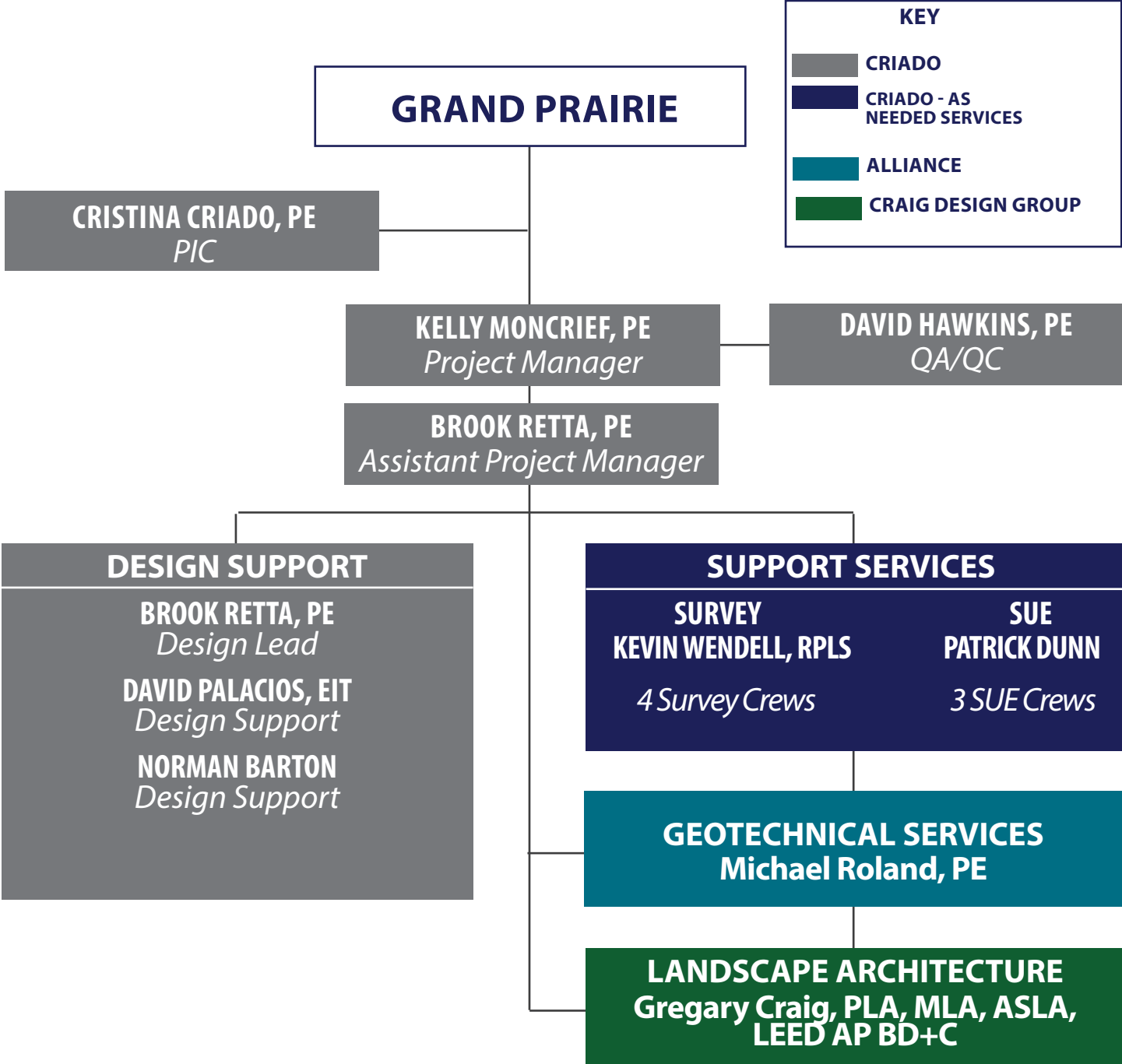
\_\_\_\_\_  
Name/Title

\_\_\_\_\_  
Date

City of Grand Prairie  
 Dechman Drive Paving, Drainage and Water Improvements from  
 Westchester Pkwy. To Bardin Road (W.O. #621.59)  
 Phase 1 - 30% Design

TASK / DESCRIPTION	SENIOR PM - Kelly Moncrief, PE	QA-QC - David Hawkins, PE	PROJECT ENGINEER - Brook Retta, PE	EIT - David Palacios, EIT	SNR DESIGN TECH - Norman Barton	SURVEY TECH - Jeff Williams	RPLS - Kevin Wendell, RPLS	2-MAN FIELD CREW	FIELD MGR / UTIL CRDNTR - Drew Payne, EIT	CLERICAL - Samantha Cheney	MAN- HOURS	CHARGES	SUB- CONSULTANTS	FOR TASK
	\$230.00	\$250.00	\$140.00	\$110.00	\$110.00	\$130.00	\$160.00	\$170.00	\$120.00	\$90.00				
BASIC SERVICES														
TASK 1 - PRELIMINARY ENGINEERING (30%)														
1.1 PRE-DESIGN CONFERENCE / KICK-OFF MEETING	2.0		2.0								4.0	\$740		\$740
1.2 DATA COLLECTION			0.5	1.0							1.5	\$180		\$180
1.3 PRELIMINARY DESIGN														
1.3a UTILITY COORDINATION	0.5			1.0					2.0		3.5	\$465		\$465
1.3b.1 GENERAL SHEETS (COVER)			0.5		4.0						4.5	\$510		\$510
1.3b.2 CONTROL SHEETS (PROJECT LAYOUT, ALIGNMENT & ROW MAP)	1.0		2.0	4.0	8.0						15.0	\$1,830		\$1,830
1.3b.3 DEMOLITION SHEET	0.5		1.0	2.0	6.0						9.5	\$1,135		\$1,135
1.3b.4 ROADWAY PLANS (HORIZONTAL & VERTICAL ALIGNMENTS, TYPICAL SECTIONS, CROSS SECTIONS & DETAILS)	2.0		6.0	10.0	24.0						42.0	\$5,040		\$5,040
1.3b.5 DRAINAGE PLANS (DRAINAGE AREA MAP, HYDROLOGY, STORM PLAN LAYOUT)	1.0		2.0	6.0	12.0						21.0	\$2,490		\$2,490
1.3b.5 DRAINAGE PLANS (OUTFALL & GRADING SHEET)	1.0		4.0	5.0	10.0						20.0	\$2,440		\$2,440
1.3b.6 WATER LINE PLANS	1.0		2.0	4.0	8.0						15.0	\$1,830		\$1,830
1.4 QUANTITIES / ESTIMATE OF PROBABLE CONSTRUCTION COST	1.0		1.0	2.0							4.0	\$590		\$590
1.5 QA/QC		4.0									4.0	\$1,000		\$1,000
1.6 PRELIMINARY SUBMITTAL	1.0				2.0						3.0	\$450		\$450
1.7 DESIGN MEMORANDUM	2.0		1.0								3.0	\$600		\$600
1.8 CITY REVIEW MEETING (REMOTE)	2.0		2.0								4.0	\$740		\$740
1.9 FRANCHISE UTILITY COORDINATION	0.5			1.0					2.0		3.5	\$465		\$465
SUBTOTAL HOURS/COSTS	15.5	4.0	24.0	36.0	74.0				4.0		157.5	\$20,505		\$20,505
SPECIAL SERVICES														
TASK 2.1, 2.2, 2.3 - DESIGN SURVEY	1.0					40.0	8.0	80.0	8.0			\$21,270		\$21,270
TASK 3 - GEOTECHNICAL SERVICES													\$4,935	\$4,935
TASK 4 - SUBSURFACE UTILITY ENGINEERING SERVICES (LEVEL 'C' & 'D')	0.5							2.0	9.0			\$1,535		\$1,535
SUBTOTAL HOURS/COSTS	1.5					40.0	8.0	82.0	17.0			\$22,805	\$4,935	\$27,740
TASK 5 - REIMBURSABLES														
5.1 REIMBURSABLES (TO BE BILLED AT ACTUAL COST X 1.1)												\$255		\$255
SUBTOTAL HOURS/COSTS												\$255		\$255
F E E S U M M A R Y														
TASK 1 - PRELIMINARY ENGINEERING (30%)	15.5	4.0	24.0	36.0	74.0				4.0		158	\$20,505		\$20,505.00
TASK 2.1, 2.2, 2.3 - DESIGN SURVEY	1.0					40.0	8.0	80.0	8.0			\$21,270		\$21,270.00
TASK 3 - GEOTECHNICAL SERVICES													\$4,935	\$4,935.00
TASK 4 - SUBSURFACE UTILITY ENGINEERING SERVICES (LEVEL 'C' & 'D')	0.5							2.0	9.0			\$1,535		\$1,535.00
TASK 5 - REIMBURSABLES												\$255		\$255.00
TOTAL HOURS	17.0	4.0	24.0	36.0	74.0	40.0	8.0	82.0	21.0		158	\$43,565	\$4,935	
HOURLY RATES	\$230.00	\$250.00	\$140.00	\$110.00	\$110.00	\$130.00	\$160.00	\$170.00	\$120.00	\$90.00				
													TOTAL FEE	\$48,500

# Organization Chart





CRIADO

CIVIL ENGINEERING | LAND SURVEYING | SUE | CEI

EXHIBIT C

CITY OF GRAND PRAIRIE

DECHMAN DRIVE PAVING, DRAINAGE AND WATER IMPROVEMENTS

PHASE 1 - 30% DESIGN

Grand Prairie

T E X A S

ID	Task Name	Start	Finish	Duration	Dec	Qtr 1, 2021	Feb	Mar	Qtr 2, 2021	May	Jun	Qtr 3, 2021	Aug	Sep
						Jan			Apr			Jul		
0	Dechman Drive Paving, Drainage and Water Improvements - City of Grand Prairie	Mon 1/18/21	Mon 3/29/21	51 days										
1	Notice to Proceed	Mon 1/18/21	Mon 1/18/21	1 day										
2	Topographic Survey and S.U.E. (Level "B", "C" and "D")	Mon 1/18/21	Fri 2/12/21	20 days										
3	Preliminary Design (30% Submittal)	Mon 2/1/21	Fri 3/12/21	30 days										
4	Data Collection and Field Visit	Mon 2/1/21	Fri 2/5/21	5 days										
5	Preliminary Design	Mon 2/8/21	Fri 3/12/21	25 days										
6	Submit Preliminary Plans	Fri 3/12/21	Fri 3/12/21	1 day										
7	City Review	Mon 3/15/21	Fri 3/26/21	10 days										
8	Submit Design Memorandum	Mon 3/29/21	Mon 3/29/21	1 day										

Date: Tue 12/8/20  
CRIADO P#: 14854

Task

Milestone

Summary

Project Summary

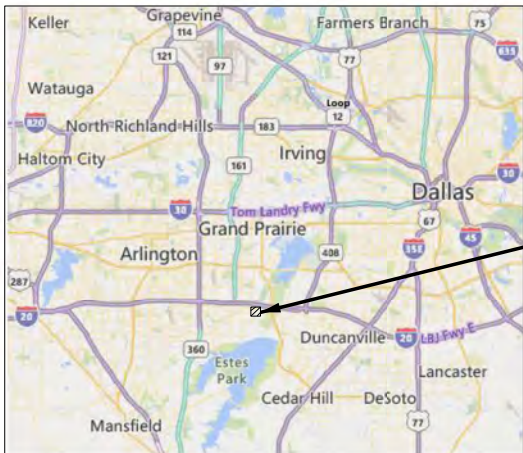
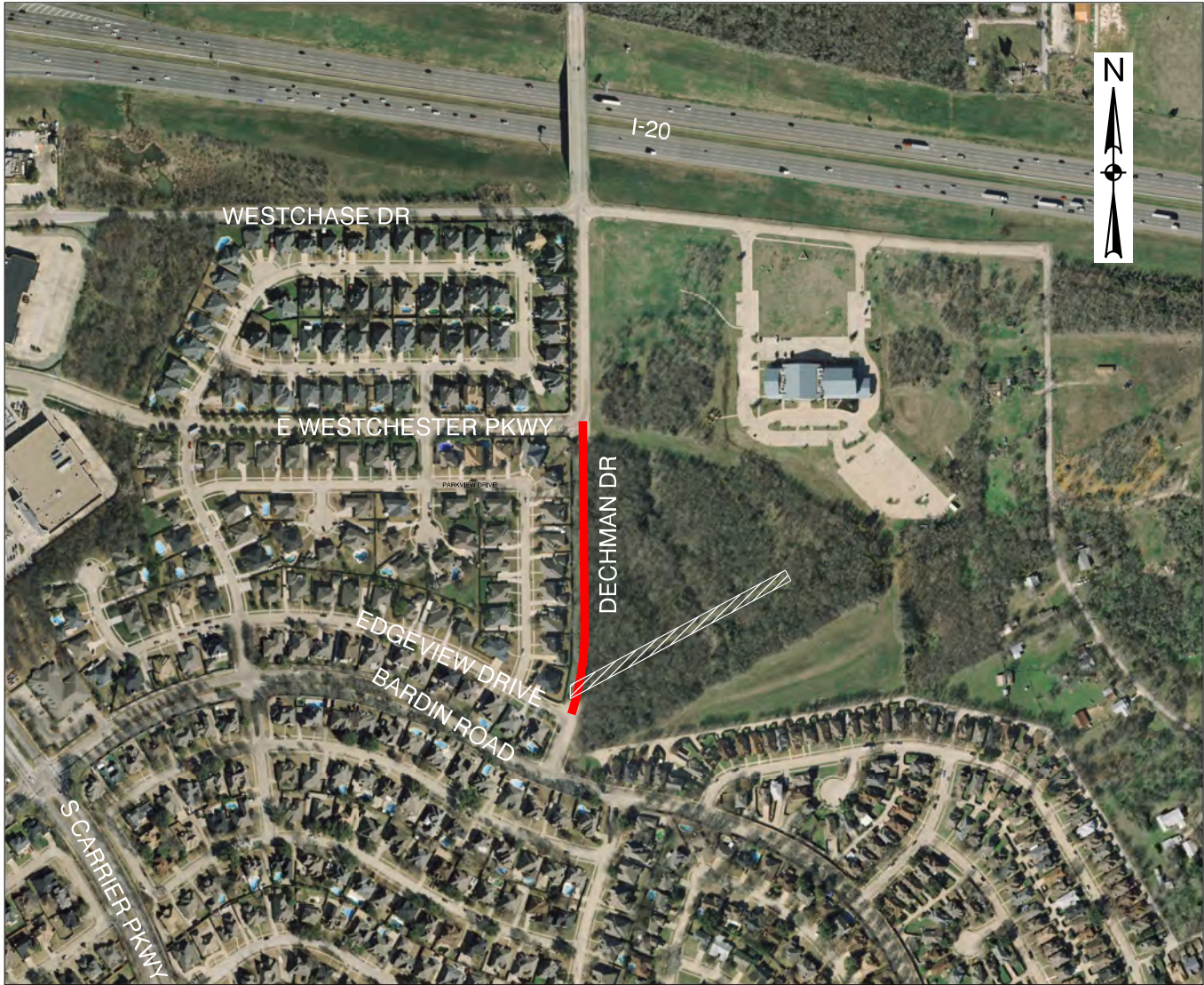
Manual Task

Progress

Manual Progress

Page 1

EXHIBIT D  
PROJECT MAP



PROJECT LOCATION  
DECHMAN DR  
MAPSCO 61A-S (DALLAS)

**CRIADO**

4100 SPRING VALLEY ROAD, SUITE 1001  
DALLAS, TX 75244  
O: 972-392-9092 F: 972-392-9192  
FIRM NO. F-4373

DECHMAN DRIVE PAVING,  
DRAINAGE & WATER IMPROVEMENTS

DECHMAN DRIVE

GRAND PRAIRIE, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
CRIADO	CRIADO	DEC 2020	AS SHOWN			

**CITY OF GRAND PRAIRIE**  
**CAPITAL PROJECTS BUDGET SUMMARY**

Fund/Activity Account: 400192 / 02105903  
Project Title: Dechman Road  
Current Request: \$48,500.00

ACCOUNT DESCRIPTION	1 CURRENT BUDGET	2 AVAILABLE BALANCE	3 CURRENT REQUEST	2+3 REVISED BALANCE	1+3 AMENDED BUDGET
61041 Prof Engineering	\$0	\$0	\$48,500	\$48,500	\$48,500
				\$0	\$0
				\$0	\$0
				\$0	\$0
				\$0	\$0
				\$0	\$0
				\$0	\$0
<b>TOTAL</b>	<b>\$0</b>	<b>\$0</b>	<b>\$48,500</b>	<b>\$48,500</b>	<b>\$48,500</b>



## Legislation Details (With Text)

<b>File #:</b>	20-10712	<b>Version:</b>	1	<b>Name:</b>	Resolution; ITS Annual Agreement + Four Renewal Options
<b>Type:</b>	Resolution	<b>Status:</b>		<b>Status:</b>	Consent Agenda
<b>File created:</b>	12/22/2020	<b>In control:</b>		<b>In control:</b>	Transportation
<b>On agenda:</b>	1/5/2021	<b>Final action:</b>		<b>Final action:</b>	
<b>Title:</b>	Resolution declaring expectation to reimburse expenditures with proceeds of future debt in the amount of \$36,000 for Professional Engineering Services contract with Innovative Transportation Solutions, Inc. (up to \$36,000 annually) for one year with the option to renew for four additional one-year periods, totaling \$180,000 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 funds is appropriated by the City Council to satisfy the City's obligation during the renewal terms				

### Sponsors:

### Indexes:

### Code sections:

**Attachments:** [WO 621.62.pdf](#)

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

### From

Maxine Snow

### Title

Resolution declaring expectation to reimburse expenditures with proceeds of future debt in the amount of \$36,000 for Professional Engineering Services contract with Innovative Transportation Solutions, Inc. (up to \$36,000 annually) for one year with the option to renew for four additional one-year periods, totaling \$180,000 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 funds is appropriated by the City Council to satisfy the City's obligation during the renewal terms

### Presenter

Walter Shumac III, P.E., Director of Transportation Services

### Recommended Action

Approve

### Analysis

This contract is for professional engineering services including the preparation and processing of local project advance funding agreements (LPAFA) with all appropriate transportation partners; transportation policy development; development of transportation funding options; governmental interaction on local, state and federal levels; and all other duties that may arise during their development.

Pursuant to Chapter 252.022 of the Local Government Code, local governments are authorized to exempt



expenditures from competitive bidding for professional or planning services. Proposals were not solicited for this work due to the firm's familiarity with the City of Grand Prairie projects.

#### **Financial Consideration**

Interim funding in the total amount of \$36,000 is available from the unobligated fund balance in the Street Capital Projects Fund (400192) to WO #02106203 (FY21 Intersection Improvements)

#### **Body**

**A RESOLUTION OF THE CITY OF GRAND PRAIRIE, TEXAS, DECLARING EXPECTATION TO REIMBURSE EXPENDITURES WITH PROCEEDS OF FUTURE DEBT FOR PROFESSIONAL ENGINEERING SERVICES FOR PREPARATION AND PROCESSING OF LOCAL PROJECT ADVANCE FUNDING AGREEMENTS (LPAFA) WITH ALL APPROPRIATE TRANSPORTATION PARTNERS; TRANSPORTATION POLICY DEVELOPMENT; DEVELOPMENT OF TRANSPORTATION FUNDING OPTIONS; GOVERNMENTAL INTERACTION OF LOCAL, STATE AND FEDERAL LEVELS; AND ALL OTHER DUTIES THAT MAY ARISE DURING THEIR DEVELOPMENT PROJECT; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City of Grand Prairie, Texas (the "Issuer") intends to issue debt for a professional services contract for preparation and processing of local project advance funding agreements (LPAFA) with all appropriate transportation partners; transportation policy development; development of transportation funding options; governmental interaction on local, state and federal levels; and all other duties that may arise during their development (the "Project") and further intends to make certain capital expenditures with respect to the Project and currently desires and expects to reimburse the capital expenditures with proceeds of such debt;

**WHEREAS**, under Treas. Reg. 1.150-2 (the "Regulation"), to fund such reimbursement with proceeds of tax-exempt obligations, the Issuer must declare its expectation to make such reimbursement; and

**WHEREAS**, the Issuer desires to preserve its ability to reimburse the capital expenditures with proceeds of tax-exempt obligations.

**NOW THEREFORE, BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS:**

**SECTION 1.** That the Issuer reasonably expects to reimburse capital expenditures with respect to the Project with proceeds of debt hereafter to be incurred by the Issuer, and that this resolution shall constitute a declaration of official intent under the Regulation. The maximum principal amount of obligations expected to be issued for the Project is \$36,000.00.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, JANUARY 5TH, 2021.**

# CITY OF GRAND PRAIRIE

## CAPITAL PROJECTS BUDGET SUMMARY

Fund/Activity Account: 400192 / 02106203  
 Project Title: FY21 Intersection Improvements  
 Current Request: \$36,000.00

ACCOUNT DESCRIPTION	1 CURRENT BUDGET	2 AVAILABLE BALANCE	3 CURRENT REQUEST	2+3 REVISED BALANCE	1+3 AMENDED BUDGET
61041 Prof Engineering	\$0	\$0	\$36,000	\$36,000	\$36,000
				\$0	\$0
				\$0	\$0
				\$0	\$0
				\$0	\$0
				\$0	\$0
				\$0	\$0
<b>TOTAL</b>	<b>\$0</b>	<b>\$0</b>	<b>\$36,000</b>	<b>\$36,000</b>	<b>\$36,000</b>



## Legislation Details (With Text)

<b>File #:</b>	20-10683	<b>Version:</b>	1	<b>Name:</b>	Z201201 - Zoning Change - Zoning Change at 1620 Vicky Ln. (City Council District 6).
<b>Type:</b>	Ordinance	<b>Status:</b>			Planning and Zoning Cases to be Tabled
<b>File created:</b>	12/7/2020	<b>In control:</b>			Planning and Zoning Commission
<b>On agenda:</b>	1/5/2021	<b>Final action:</b>			
<b>Title:</b>	Z201201 - Zoning Change - Zoning Change at 1620 Vicky Lane (City Council District 6). A request to change the base zoning from Single Family-One Residential District (SF-1) to Commercial District (C) to allow for future commercial development at this location. Located at 1620 Vicky Lane, legally described as 1.49 acres out of Tract 36.1, W. H. Beeman Survey, Abstract 126, Page 11, City of Grand Prairie, Dallas County, Texas, zoned Single-Family One Residential District. This property is generally located south of Interstate 20 and west of Lake Ridge Parkway, within the Interstate 20 Corridor Overlay District. (On December 14, 2020, the Planning and Zoning Commission tabled this case by a vote of 8-0)				

### Sponsors:

### Indexes:

### Code sections:

**Attachments:** [PZ Draft Minutes 12-14-2020.pdf](#)

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

### From

Monica Espinoza, Executive Assistant

### Title

Z201201 - Zoning Change - Zoning Change at 1620 Vicky Lane (City Council District 6). A request to change the base zoning from Single Family-One Residential District (SF-1) to Commercial District (C) to allow for future commercial development at this location. Located at 1620 Vicky Lane, legally described as 1.49 acres out of Tract 36.1, W. H. Beeman Survey, Abstract 126, Page 11, City of Grand Prairie, Dallas County, Texas, zoned Single-Family One Residential District. This property is generally located south of Interstate 20 and west of Lake Ridge Parkway, within the Interstate 20 Corridor Overlay District. (On December 14, 2020, the Planning and Zoning Commission tabled this case by a vote of 8-0)

### Presenter

Jonathan Tooley, Planner

### Recommended Action

Table

### Analysis







**REGULAR PLANNING AND ZONING COMMISSION  
MEETING MINUTES  
DECEMBER 14, 2020**

COMMISSIONERS PRESENT: Chairperson Shawn Connor, Vice-Chairperson Bill Moser, Secretary Cheryl Smith, and Commissioners, Julia Perez, Max Coleman, Eric Hedin, Warren Landrum, John Fedorko.

COMMISSIONERS ABSENT: Josh Spare

CITY STAFF PRESENT: Deputy City Manager Bill Hills, Rashad Jackson, Planning and Development Director, Savannah Ware, Chief City Planner, Charles Lee, Senior Planner, Jonathan Tooley, Planner, Mark Dempsey, Deputy City Attorney, Tiffany Bull, Legal Services, Brett Huntsman, Transportation Planner, Monica Espinoza, Executive Assistant.

Chairperson Shawn Connor called the briefing to order by Video Conference at 5:36 p.m.

**AGENDA REVIEW #1** S201201 - Site Plan - Warehouse at 2700 Avenue K East (City Council District 1). Senior Planner Charles Lee presented the case report and gave a Power Point presentation for a Site Plan for a 198K SF industrial warehouse building on one lot on 26.46 acres. Tract 4 of M. K. Selvidge Survey, Abstract No. 1423 and Lot 1, Block 6, Safety Net Addition, City of Grand Prairie, Tarrant County, Texas, zoned Light Industrial (LI), generally located northwest of Avenue K and future extension of N. Great Southwest Parkway Road, and specifically addressed at 2700 E. Avenue K.

Commissioner Fedorko asked if the property was a spec warehouse or does it occupy a tenant. Mr. Lee stated it is a spec warehouse and they may have a tenant. Mr. Fedorko asked if tenants can store dangerous chemicals at the warehouse so close to a residential neighborhood. Mr. Lee stated the fire code and the building code prevent them from storing any dangerous chemicals. Mr. Fedorko asked if the planned expansion of Great Southwest Parkway has anything to do with the site plan. Planning and Development Director Rashad Jackson stated these types of amendments get reviewed by CCDC as well as P & Z and City Council. Transportation Planner Brett Huntsman stated the extension of Great Southwest is something that the city has already adopted, and it is on the existing thoroughfare plan. What we are looking at here is the site wanting to develop on a parcel that has been impacted by that extension, so we are asking the

## **PLANNING AND ZONING COMMISSION MINUTES, DECEMBER 14, 2020**

applicant to dedicate 120 ft of right away necessary for the city to make that extension. Mr. Fedorko asked if the tree buffer along the extension part of the plan, still. Mr. Lee stated the alignment is still part of preliminary concept the city is going for.

Chairperson Connor asked what did the desibel level report come back as. Mr. Lee stated there wasn't a noise study done but normally when it is over 300 feet it tends to be acceptable in that level.

Commissioner Coleman stated there is also an ordinance against nuisance noises and they don't have to have a desibel level. He is concerned with any truck lights beaming to the houses nearby and asked if there is a way to put a certificate of occupancy on the hours. Mr. Lee stated that is something the applicant would have to agree to.

Tiffany Bull stated the only issue in front of the commission for today is the Site Plan and they are not requesting any variances.

Commissioner Moser wanted to clarify the current zoning on this property is Light Industrial and for how long. Mr. Lee stated that is correct and it has been zoned Light Industrial since the 1970's. Mr. Moser asked what is the developer doing with the gas well. Mr. Lee stated the developer isn't doing anything with the gas well. They are only relocating the gas pipeline.

Chief City Planner, Savannah Ware stepped forward reminding commissioners of the time and other items on the agenda review.

**ITEM #2** S201202 - Site Plan - Prairie Modern Apartments (City Council District 1). Planner Jonathan Tooley presented the case report and gave a Power Point presentation for a Site Plan for Prairie Modern Apartments, which includes 272 multi-family units in one building with a five-story parking garage on 5.355 acres. Legally described as Tract 6, Elizabeth Gray Survey, Abstract No. 517, Page 215, City of Grand Prairie, Dallas County, Texas, and zoned PD-388. Generally located east of State Highway 161 and north of Dickey Road and within the SH-161 Corridor Overlay District.

There was no discussion on this item.

**ITEM #3** - SU180504C - Specific Use Permit Renewal - 3025 Hardrock Rd (City Council District 1). Senior Planner Charles Lee presented the case report and gave a Power Point presentation for a Renewal of a Specific Use Permit for a Trucking and Storage Terminal Facility located at 3025 Hardrock Rd. Lot 3, Block A, Matt M. Lavail Addition, City of Grand

## **PLANNING AND ZONING COMMISSION MINUTES, DECEMBER 14, 2020**

Prairie, Dallas County, Texas, zoned PD-39, within the SH-161 Corridor Overlay District, and generally located north of W Oakdale Rd and east of Hardrock Rd.

There was no discussion on this item.

**ITEM #4-** SU191101A - Specific Use Permit Renewal - Kia Auto Sales (City Council District 5). Senior Planner Charles Lee presented the case report and gave a Power Point presentation for a Renew a Specific Use Permit (SUP) for Internet Auto Sales and amend the SUP to add Major Auto Repair. Lot 446Rof Burbank Gardens Unit 2, zoned Commercial (C), within the Central Business District No. 4, and addressed as 3118 E Main St.

There was no discussion on this item.

**ITEM #5-** Boards and Commissions Training. Deputy City Attorney, Mark Dempsey gave a Power Point presentation.

Chairperson Shawn Connor asked is he understanding correctly about not having any lengthy discussions about the cases presented during the briefing. Mr. Dempsey stated the purpose of the briefing is intended to let the commission know what the cases are about or what the staff wants you to know about each case. You can have discussions but what happens often is the entire meeting is in the briefing and everyone walks out into the public hearing and call the item up and there are no discussions, and the public doesn't get to hear the discussions.

Commissioner Coleman stated he often has people asking him about an item on the agenda and he lets them know to be present for the briefing because that is where they can get all the information on a case.

Mr. Dempsey made an announcement he will no longer be the assigned lawyer present for P&Z, Tiffany Bull will slowly be transitioning to that position.

### **COMMISSIONER COMMENTS:**

Commissioner Moser stated he noticed COVID Meeting Procedures was removed from the agenda review and asked why it was removed because he thought it would remain if COVID was around. Ms. Bull stepped in and stated since item isn't currently on the agenda, we cannot speak on it. Staff can add item to the next agenda for discussion. Mr. Moser stated he has a problem with that because he stated since the beginning of our zoom meetings that he wanted item to be on every agenda review and requested for item to be put back on the next agenda review. Mr. Jackson stated zoom meetings are the safest approach for staff and for him now because we are in a unique time. We

## **PLANNING AND ZONING COMMISSION MINUTES, DECEMBER 14, 2020**

have staff members that in office that almost got COVID from applicants. The public although they are part of this process it is risky right now for us exposing ourselves in that manner and we are doing the best that we can under the circumstances. We will put item back on the agenda and the reason why it was removed was because staff didn't have any new information to give.

COMMISSIONERS PRESENT: Chairperson Shawn Connor, Vice-Chairperson Bill Moser, Secretary Cheryl Smith, and Commissioners, Julia Perez, Max Coleman, Eric Hedin, Warren Landrum, John Fedorko.

COMMISSIONERS ABSENT: Josh Spare

CITY STAFF PRESENT: Deputy City Manager Bill Hills, Rashad Jackson, Planning and Development Director, Savannah Ware, Chief City Planner, Charles Lee, Senior Planner, Jonathan Tooley, Planner, Mark Dempsey, Deputy City Attorney, Tiffany Bull, Legal Services, Brett Huntsman, Transportation Planner, Monica Espinoza, Executive Assistant.

Chairperson Shawn Connor called the meeting to order by Video Conference at 6:41 p.m. and Commissioner Moser gave the invocation, and Commissioner Connor led the pledge of allegiance to the US Flag, and the Texas Flag.

Citizen Comments: None

AGENDA ITEM: #1 - APPROVAL OF MINUTES: To approve the minutes of the Planning and Zoning Commission meeting of November 23, 2020.

CONSENT PUBLIC HEARING AGENDA Item #2- P201202 - Preliminary Plat - Prairie Modern Addition (City Council District 1). A Preliminary Plat for one multi-family and one commercial lot totaling 7.608 acres. Legally described as Tract 6, Elizabeth Gray Survey, Abstract No. 517, Page 215, and part of Lot 2, Block 1, Curtiss-Wright Addition, City of Grand Prairie, Dallas County, Texas, and zoned PD-388. Generally located east of S Highway 161 and north of Dickey Road and within the SH-161 Corridor Overlay.

Item #3 – P201203 - Final Plat - Prairie Modern Addition (City Council District 1). A Final Plat for one (1) multi-family and one (1) commercial lot totaling approximately 7.608 acres. Legally described as Tract 6, Elizabeth Gray Survey, Abstract No. 517, Page 215, and part of Lot 2, Block 1, Curtiss-Wright Addition, City of Grand Prairie, Dallas County, Texas, and zoned PD-388. Generally located east of S Highway 161 and north of Dickey Road and within the SH-161 Corridor Overlay.

## PLANNING AND ZONING COMMISSION MINUTES, DECEMBER 14, 2020

Vice Chairperson Moser moved to approve the minutes, cases P201202 and P201203.

Motion: Moser

Second: Coleman

Ayes: Connor, Moser, Smith, Perez, Coleman, Hedin, Landrum, Fedorko

Nays: none

**Approved: 8-0**

Motion: **carried.**

PUBLIC HEARING TABLE ITEM #4 - Z201201 - Zoning Change - Zoning Change at 1620 Vicky Ln. (City Council District 6).

Commissioner Smith moved to table case Z201201 per staff recommendations.

Motion: Smith

Second: Coleman

Ayes: Connor, Moser, Smith, Perez, Coleman, Hedin, Landrum, Fedorko

Nays: none

**Approved: 8-0**

Motion: **carried.**

ITEM FOR INDIVIDUAL CONSIDERATION: Item # 5 S201201 - Site Plan - Warehouse at 2700 Avenue K East (City Council District 1). Senior Planner Charles Lee presented the case report and gave a Power Point presentation for a Site Plan for a 198K SF industrial warehouse building on one lot on 26.46 acres. Tract 4 of M. K. Selvidge Survey, Abstract No. 1423 and Lot 1, Block 6, Safety Net Addition, City of Grand Prairie, Tarrant County, Texas, zoned Light Industrial (LI), generally located northwest of Avenue K and future extension of N. Great Southwest Parkway Road, and specifically addressed at 2700 E. Avenue K.

Mr. Lee stated the applicant intends to construct a 198,200sf. office/warehouse building on 26.46 acres. The proposed site consists of two properties that would be subsequently platted into one property. An existing gas well straddles the two properties. Site Plan approval by City Council is required for any project involving industrial uses with buildings exceeding 50,000 square feet. The purpose of site plan approval is to ensure that development meets requirements in the Unified Development Code (UDC), provides adequate circulation, and uses quality site planning techniques. The UDC identifies criteria for evaluating proposed developments. Criteria include

## PLANNING AND ZONING COMMISSION MINUTES, DECEMBER 14, 2020

density and dimensional standards, landscaping and screening requirements, and architectural design for special districts. UDC's Appendix X, Industrial Development Standards addresses potential adverse environmental, visual, and truck traffic associated with large warehouses, outside storage, distribution-logistical related developments exceeding five acres in size. The proposal includes one side-loaded office/warehouse-building. Tractor/trailer parking and storage is located on the western portion of the site facing the truck court. The overhead truck docks are located on the west side of the building and faces west. The building is speculative and will be developed without specific tenants. The applicant is not requesting any variances. The Development Review Committee (DRC) recommends approval.

Applicant Dylan Adame, 13455 Noel Rd. Dallas TX. 75240 stepped forward and represented the case.

Commissioner Coleman asked if they have reached out to the homeowners. Mr. Adame stated he hasn't reached out to the homeowners personally and was only notified of the email that morning before the meeting, from Charles and will potentially reach out to the homeowners. Mr. Coleman stated there has been a lot of noise issues in the past and recommends reaching out to the homeowners or maybe putting up a sound barrier wall. Mr. Adame stated yes sir, thank you.

There being no further discussion on the case Commissioner Coleman moved to close the public hearing and approve case S201201 per staff recommendations.

The action and vote recorded as follows:

Motion: Coleman

Second: Smith

Ayes: Connor, Moser, Smith, Perez, Coleman, Hedin, Landrum, Fedorko

Nays: none

**Approved: 8-0**

Motion: **carried.**

Item # 6- S201202 - Site Plan - Prairie Modern Apartments (City Council District 1). Planner Jonathan Tooley presented the case report and gave a Power Point presentation for a Site Plan for Prairie Modern Apartments, which includes 272 multi-family units in one building with a five-story parking garage on 5.355 acres. Legally described as Tract 6, Elizabeth Gray Survey, Abstract No. 517, Page 215, City of Grand Prairie, Dallas County, Texas, and zoned PD-388. Generally located east of State Highway 161 and north of Dickey Road and within the SH-161 Corridor Overlay District.

## PLANNING AND ZONING COMMISSION MINUTES, DECEMBER 14, 2020

Mr. Tooley stated the applicant intends to construct a multi-family development of 272 units in one building with a five-story parking garage on 5.355 acres. Any multi-family development or development in a planned development district or overlay district requires City Council approval of a Site Plan. Development at this location requires site plan approval by City Council because the property is for multi-family use, zoned PD-388, and within the SH-161 Corridor Overlay District. The 272-unit multi-family development will be accessible from the service road of north bound SH-161 and additional access points along Dickey Road. A requirement of PD-388 is the installation of an access drive around the north and east boundaries on the property to allow for proper circulation for the planned development. The Site Plan depicts one four-story residential building, five-story parking garage, internal Zen courtyard spaces, amenity center, and a dog park. Other amenities include a cabana pool, outdoor kitchen, and entertainment areas.

The applicant is requesting the following variances:

1. Less than 20% carports: Appendix W requires that applicants provide covered parking for 20% of required parking spaces.
2. No perimeter fence and gated entry: Appendix W requires that multi-family developments contain perimeter fences with secure entry gates at all entrances to the site. The proposal does not include a perimeter fence with gated entry. Alternatively, the applicant is proposing to secure all entrances into the building with all courtyards secured internally.
3. Dumpster located within 20 feet of residentially zoned property. Article 8 requires that dumpster enclosures not be located within 20 feet of residentially zoned property.

The Development Review Committee (DRC) recommends approval with conditions:

- Prior to submitting plat for City signatures, the applicant must execute, file with the County, and provide instrument numbers for all easements and agreements that are established with the adjacent landowner.
- Prior to issuance of building permits, the applicant must obtain permits from TxDOT for access to, and construction within the TXDOT right-of-way.
- Continued coordination with the Police Department to finalize security for the site.
- Continued coordination with Environmental Services Department to resolve any issues with compactor and dumpster capacity issues.

Chairperson Connor asked if 93% of the parking spaces available are for residents and visitors. Mr. Tooley stated the first level is for visitor parking and the remaining are for the residents.

## PLANNING AND ZONING COMMISSION MINUTES, DECEMBER 14, 2020

Commissioner Smith stated she is concerned about the development not having a fence. Mr. Tooley stated this a new product and the police department is working with each site plan and they developed a style that will work for both the city and the residents.

Applicant Robert Dye, 1321 B St. Dallas TX. 75234 stepped forward and represented the case.

Commissioner Fedorko asked if the reason for not putting up a fence is to avoid the cost of putting one up. Mr. Dye stated the way the building is designed it is very secure from all exterior points of access and in the garage.

There being no further discussion on the case Commissioner Smith moved to close the public hearing and approve case S201202 per staff recommendations.

The action and vote recorded as follows:

Motion: Smith

Second: Fedorko

Ayes: Connor, Moser, Smith, Perez, Coleman, Hedin, Landrum, Fedorko

Nays: none

**Approved: 8-0**

Motion: **carried.**

PUBLIC HEARING AGENDA ITEM # 7- SU180504C - Specific Use Permit Renewal - 3025 Hardrock Rd (City Council District 1). Senior Planner Charles Lee presented the case report and gave a Power Point presentation for a Renewal of a Specific Use Permit for a Trucking and Storage Terminal Facility located at 3025 Hardrock Rd. Lot 3, Block A, Matt M. Lavail Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-39, within the SH-161 Corridor Overlay District, and generally located north of W Oakdale Rd and east of Hardrock Rd.

Mr. Lee stated as required by Ordinance No. 10466-2018 and subsequent Ordinance No. 10824-2020 for Specific Use Permit 1044B the City Council shall conduct a public hearing six-month (6) months after City Council adoption of this Ordinance to confirm compliance with all applicable codes which shall include, but not be limited to, the requirements of this SUP Ordinance, the Unified Development Code, The City of Grand Prairie Code of Ordinances, City adopted building codes, city adopted fire codes and other applicable regulatory requirements enforced by the state and federal government. The purpose of this request is to conduct the review of said case for



## PLANNING AND ZONING COMMISSION MINUTES, DECEMBER 14, 2020

compliance. DRC recommends approval of the applicant's renewal subject to registration, acceptance, and compliance in the City's Auto-Related Business Program.

There were no discussions for this item.

There being no further discussion on the case Commissioner Fedorko moved to close the public hearing and approve case SU180504C per staff recommendations.

The action and vote recorded as follows:

Motion: Fedorko

Second: Coleman

Ayes: Connor, Moser, Smith, Perez, Coleman, Hedin, Landrum, Fedorko

Nays: none

**Approved: 8-0**

Motion: **carried**

Item #8- SU191101A - Specific Use Permit Renewal - Kia Auto Sales (City Council District 5). Senior Planner Charles Lee presented the case report and gave a Power Point presentation for a Renew a Specific Use Permit (SUP) for Internet Auto Sales and amend the SUP to add Major Auto Repair. Lot 446Rof Burbank Gardens Unit 2, zoned Commercial (C), within the Central Business District No. 4, and addressed as 3118 E Main St.

Mr. Lee stated the purpose for this request is to consider a twelve (12)-month review and renewal of Specific Use Permit-1083 for compliance with the applicable codes and conditions as required by Ordinance No. 10770-2019. During this review, the applicant requests consideration to amend SUP-1083 allowing for Major Auto Repair use component onsite replacing the approved private vehicle maintenance's space. In November 19, 2019, City Council granted Specific Use Permit (SUP-1083) for an Internet Auto Sales and Private Vehicle Maintenance use on a commercial site. The ordinance requires twelve (12)-month review for compliance with the conditions of SUP-1083. The .36-acre property is zoned Commercial (C) District and is located within the Central Business District (CDB) Section 4. The property is generally located at the northeast corner of E. Main Street and NE 32<sup>nd</sup> Street, specifically addressed at 3118 E. Main Street. The 7,000 square foot building was previously used as a wood shop. The applicant has successfully repurposed the building and site into an internet automotive sales and private vehicle maintenance facility.

Staff recommends approval of the Specific Use Permit with the following conditions:

## PLANNING AND ZONING COMMISSION MINUTES, DECEMBER 14, 2020

- Inventory cars be kept inside the building or within a gated area behind the Main Street-facing side of the building, and not be advertised as 'For Sale' in any manner that may attract drive-by customers. Such advertising shall include, but not be limited to, attention-attracting devices such as banners, flags, streamers, balloons, adhesive letters, numbers, or graphics on bodywork or windows, paint, chalk, or plastic or cardboard sheeting used for advertising purposes. This prohibition includes the use of such devices on the premises and on the vehicles. The applicant is allowed one permitted permanent sign covering no more than 15% of the Main Street-facing facade, with no changeable copy or digital signage.
- Limit on-site mechanic work to the inside of the building and that such work be limited to vehicles registered to the operator.
- Any violation of the SUP or the ARB ordinance shall be subject the operator to revocation proceedings.

Applicant Kiarash Ghorbani, 100 Swell Ct. Irving TX. 75038 stepped forward and represented the case.

There being no further discussion on the case Commissioner Moser moved to close the public hearing and approve case SU191101A per staff recommendations.

The action and vote recorded as follows:

Motion: Moser

Second: Smith

Ayes: Connor, Moser, Smith, Perez, Coleman, Hedin, Landrum, Fedorko

Nays: none

**Approved: 8-0**

Motion: **carried**

Commissioner Moser moved to adjourn the meeting. The meeting adjourned at 7:38 p.m.

---

Shawn Connor, Chairperson

**PLANNING AND ZONING COMMISSION MINUTES, DECEMBER 14, 2020**

ATTEST:

---

Cheryl Smith, Secretary

An audio recording of this meeting is available on request at 972-237-8255.



## Legislation Details (With Text)

<b>File #:</b>	20-10619	<b>Version:</b>	1	<b>Name:</b>	CP200801 - Cottages at Dechman
<b>Type:</b>	Ordinance	<b>Status:</b>		<b>Status:</b>	Public Hearing on Zoning Applications
<b>File created:</b>	11/16/2020	<b>In control:</b>		<b>In control:</b>	Planning and Zoning Commission
<b>On agenda:</b>	1/5/2021	<b>Final action:</b>			
<b>Title:</b>	CP200801 - Concept Plan - Cottages at Dechman (City Council District 2). Rescind prior action and reconsider 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 December 15, 2020, City Council's motion to approve failed by a vote of 4-4. On November 23, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 7-1).				

### Sponsors:

### Indexes:

### Code sections:

**Attachments:** [Exhibit A - Location Map.pdf](#)  
[Exhibit B - Concept Plan.pdf](#)  
[PZ Draft Minutes 11-23-2020.pdf](#)

Date	Ver.	Action By	Action	Result
12/15/2020	1	City Council		

### From

Monica Espinoza, Executive Assistant

### Title

CP200801 - Concept Plan - Cottages at Dechman (City Council District 2). **Rescind prior action and reconsider 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 December 15, 2020, City Council's motion to approve failed by a vote of 4-4. On November 23, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 7-1).

### Presenter

Rashad Jackson, AICP, Director of Planning and Development

### Recommended Action

Approve

### Analysis

### SUMMARY:

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.

### **PURPOSE OF REQUEST:**

The applicant intends to construct a multi-family development on 15.91 acres. The Unified Development Code (UDC) requires City Council approval of a Concept Plan for Planned Development Districts. The subject property is zoned PD-20 which was approved without a Concept Plan. Concept Plans are designed to expedite the development process by working out site design issues prior to design of a project and assuring compliance with the Comprehensive Plan.

#### *Project Update*

At its November 9, 2020 meeting, the Planning and Zoning Commission tabled this item. Since that time, the applicant has revised the plan to include an additional access point off the I-20 frontage road and add 22 parking spaces.

### **ADJACENT LAND USES:**

The following table summarizes the zoning designation and existing use for the surrounding properties.

**Table 1: Adjacent Zoning and Land Uses**

Direction	Zoning	Existing Use
North	PD-20	Fish Creek Forrest Preserve
South	PD-26	Commercial, Undeveloped
	PD-210	Single Family Residential
West	PD-20	Fish Creek Forrest Preserve
East	PD-19	Multi-Family Residential

### **PROPOSED USE CHARACTERISTICS AND FUNCTION:**

The proposal is an example of Hybrid Housing, also known as build-to-rent homes, which combines elements of traditional single family and multi-family development. Hybrid Housing includes a mixture of detached and attached units on a single lot. Maintenance of individual units, common areas, and landscaping is the responsibility of a single entity.

The Concept Plan depicts 142 units at a density of 8.9 dwelling units per acre. The 15.91-acre site is accessible from Dechman Drive. A second access point for emergencies and exit only is off the I-20 frontage road. The office, fitness center, and pool are located at the entrance.

### **ZONING REQUIREMENTS:**

#### *Density and Dimensional Requirements*

The subject property is zoned PD-20 and will be developed under the Multi-Family One (MF-1) District standards. City Council approval of a Site Plan is required.

### **ANALYSIS:**

The City of Grand Prairie does not have standards in place for this type of housing product. Staff and the City Council Development Committee (CCDC) discussed possible opportunities to regulate Hybrid Housing and address concerns with design, building orientation of units along the right-of-way, screening, and parking. These discussions took place during the July 21, 2020 and September 21, 2020 CCDC meetings. On October 26, 2020, the Planning and Zoning Commission recommended approval of a text amendment to Appendix W to address Hybrid Housing. Since the applicant submitted the Concept Plan request before the text amendment

has been approved by City Council, the new standards will not apply to this development.

**RECOMMENDATION:**

At its November 23, 2020 meeting, the Planning and Zoning Commission recommended approval by a vote of 7-1.

Staff suggested that the applicant try to adhere to the hybrid housing requirements if at all possible. The applicant has submitted the attached concept plan. Noting the applicants vested rights, the Development Review Committee (DRC) generally supports the request.



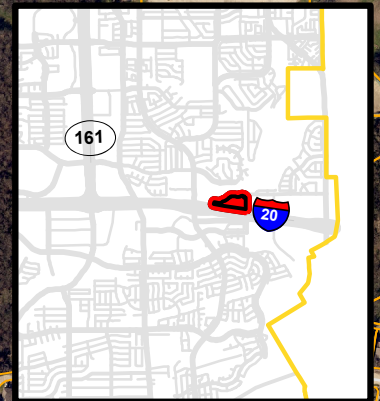
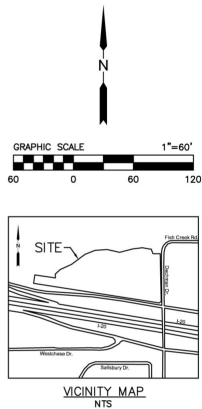




Exhibit B - Concept Plan  
Page 1 of 1



**PROJECT DESCRIPTION**  
CASA 2-BEDROOM AND DUPLEX 1-BEDROOM  
SINGLE STORY RENTAL PROPERTY

**PROJECT DATA**  
TOTAL AREA: 15.91 ACRES  
IMPERVIOUS AREA: 7.38 ACRES (46%)

CURRENT ZONING: PD-20  
PROPOSED ZONING: PD-20  
PROPOSED USE: RESIDENTIAL RENTAL

MIN. UNIT SEPARATION: 10'

UNIT TYPE	YIELD	MIX %
1-BEDROOM	42	30
2-BEDROOM	100	70
TOTAL UNITS	142	100

**PARKING REQUIRED:**  
1.25 SPACES PER 1-BEDROOM UNIT  
2 SPACES PER 2-BEDROOM UNIT

1 BEDROOM UNITS - PARKING REQ.	42	53 SPACES
2 BEDROOM UNITS - PARKING REQ.	100	200 SPACES
TOTAL REQUIRED	253 SPACES	
TOTAL PARKING SHOWN	295 SPACES	
GARAGE PARKING	40 SPACES	
CARPORT PARKING	144 SPACES	
UNCOVERED PARKING	111 SPACES	
ADA PARKING ONSITE	6 SPACES	
ADA SPACES ARE EXCESS OF 253 REQ.		
LEASING OFFICE	6 REG.	
	2 ADA	
LEASING SPACES ARE EXCESS OF 253 REQ.		
PARKING STALL DIMENSIONS	9'x20'	

**NOTES**  
1. All units will be sprinklered in accordance with NFPA 13D.  
2. Fire hydrants to be spaced at a maximum of 600 feet.  
3. Standard Private Rear Yard is 8 feet and will be fenced and turfed.

**SETBACKS FOR MF-1 ZONING**  
FRONT 30 FT  
REAR 45 FT + 1 FT FOR EVERY FOOT OVER 35 FT IN BUILDING HEIGHT  
INTERIOR SIDE 45 FT + 1 FT FOR EVERY FOOT OVER 35 FT IN BUILDING HEIGHT  
SIDE ON STREET 30 FT  
BETWEEN BUILDINGS 15 FT

**LEGEND**  
GARAGE PARKING (40 TOTAL) - 28% OF UNITS CAN RENT GARAGES  
4 BAYS  
CARPORT PARKING (144 TOTAL)- 100% OF UNITS GET 1 COVERED SPACE  
4 STALL  
6 STALL  
DUMPSTERS

2121 Midway Road  
Suite 300  
Carrollton, Texas 75006  
972.248.7676  
TBPE No. F-438  
TBPLS No. 10076000

11.17.2020 CITY OF GRAND PRAIRIE CASE NUMBER CP200801		PROJECT NO. TMR003
CONCEPT PLAN		SHEET NO. CP-1
COTTAGES AT DECHMAN City of Grand Prairie, Texas		





**REGULAR PLANNING AND ZONING COMMISSION  
MEETING MINUTES  
NOVEMBER 23, 2020**

COMMISSIONERS PRESENT: Chairperson Shawn Connor, Vice-Chairperson Bill Moser, Secretary Cheryl Smith, and Commissioners, Josh Spare, Julia Perez, Max Coleman, Eric Hedin, John Fedorko.

COMMISSIONERS ABSENT: Warren Landrum

CITY STAFF PRESENT: Rashad Jackson, Planning and Development Director, Savannah Ware, Chief City Planner, Charles Lee, Senior Planner, Jonathan Tooley, Planner, Mark Dempsey, Deputy City Attorney, Tiffany Bull, Assistant City Attorney, Brett Huntsman, Transportation Planner, Monica Espinoza, Executive Assistant.

Chairperson Shawn Connor called the meeting to order by Video Conference at 6:42 p.m. and Commissioner Moser gave the invocation, and Chairperson Connor led the pledge of allegiance to the US Flag, and the Texas Flag.

Citizen Comments: None

AGENDA ITEM: #1 - APPROVAL OF MINUTES: To approve the minutes of the Planning and Zoning Commission meeting of November 9, 2020.

CONSENT PUBLIC HEARING AGENDA Item #2- P201105 - Final Plat - Elevation One Six One (City Council District 2). Final Plat for a 322-unit (8 buildings) multifamily development on one lot on 14.449 acres. Elevation Addition, Block 1, Lot 1, 14.449 acres situated in the Friedrich Dohme Survey, Abstract No. 395 and the Stephen B. McCommas Survey, Abstract No. 888, City of Grand Prairie, Dallas County, Texas, zoned PD-383, within both the SH-161 & I-20 Corridor Overlay Districts, generally located south of Forum Drive, approximately 210' east of SH 161 and west of Robinson Road., specifically addressed as 3800 Robinson Road.

## PLANNING AND ZONING COMMISSION MINUTES, NOVEMBER 23, 2020

Item #3 – P201106A - Amending Plat - Prairie Ridge Phase 2C (City Council District). An Amending plat for Prairie Ridge Phas 2C. The Final Plat is for 99 lots and 10 non-residential lots on 31.351 acres. J. Stewart Survey, Abstract No. 961, Grand Prairie ETJ, Ellis County, Texas, located south of Prairie Ridge Blvd. (proposed) and west of Soap Creek, Midlothian, Texas.

Item #4- P201107 - Final Plat - I30 MacArthur Business Center Addition, Lots 1 and 2, Block 2 (City Council District 5). Final Plat for Lots 1-2, Block 2, I-30/MacArthur Business Center Addition, creating two industrial lots on 5.982 acres. Tract 2, 5.982 acres situated in the Joseph Graham Survey, Abstract No. 506, City of Grand Prairie, Dallas County, Texas, zoned PD-41, within the IH-30 Corridor Overlay District, and generally located south of eastbound I-30 Service Road between Bagdad Road and Burbank Way, north of Gifford Street.

Item #5- RP201101 – Replat – EpicCentral Phase III (City Council District 2). Replat of Lots 2-3, Block 2, Lots 1-2, Block 3, and Lot 1, Block 4 of Central Park Addition, creating three lots, dedicating right-of-way and easements, and partially abandoning easements. Lots 2-3, Block 2, Lots 1-2, Block 3, and Lot 1, Block 4 of Central Park Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-390, within the SH-161 Corridor Overlay District, and generally located south of Arkansas Lane, north of Warrior Trail, and west of SH-161.

Vice Chairperson Moser moved to approve the minutes, cases P201105, P201106A, P201107 and RP201101.

Motion: Moser

Second: Smith

Ayes: Moser, Smith, Spare, Hedin, Coleman, Perez, Fedorko, Connor

Nays: none

**Approved: 8-0**

Motion: **carried.**

ITEM FOR INDIVIDUAL CONSIDERATION: Item # 6- S201102 - Site Plan – Wolff Multi-Family Phase 2 (City Council District 2). Planner Jonathan Ware presented the case report and gave a Power Point presentation for a Site Plan for a multi-family development of 326 units and eight buildings on 13.536 acres. Located at 2105 South Forum Drive, legally described as Lot 1, Block A, Forum at Sara Jane Addition, City of Grand Prairie, Dallas County, Texas, zoned

## PLANNING AND ZONING COMMISSION MINUTES, NOVEMBER 23, 2020

Planned Development-377 District. This property is generally located south of Forum Drive and West of Sara Jane Parkway, within the HWY 161 Corridor Overlay District.

Mr. Tooley stated the applicant intends to construct a multi-family development of 326 units and eight buildings on 13.536 acres. Any multi-family development or development in a planned development district or overlay district requires City Council approval of a Site Plan. Development at this location requires site plan approval by City Council because the property is for multi-family use, zoned PD-377, and within the SH-161 and I-20 Corridor Overlay Districts. The 326-unit multi-family development will be accessible from the main access point on South Forum Drive with an additional exit only drive approximately 500 feet west of the main entry. There is a third point of access, between phases 1 & 2, which is labeled for emergency use only. The Site Plan depicts six four-story residential buildings, internal green spaces, a one-story clubhouse, maintenance building, and a dog park. Other amenities include a pool, fitness center, and entertainment areas.

The applicant is requesting the following variances:

1. Exception from carport standards: Appendix W requires that covered parking have roof supports encased in masonry and roofing material similar to the residential buildings. The applicant is providing no masonry and a metal roof.
2. No pedestrian connection with Phase 1: PD-377 requires at least one concrete pedestrian path connection point shall be provided between each phase. The applicant is providing no connections.

The Development Review Committee (DRC) recommends approval.

Chairperson Connor asked if they are wanting to be looked as 2 separate units but only judged as one, why look or treat them separately. Mr. Tooley stated Phase one was approved with the same conditions before, but they are two apartment complexes. Mr. Connor asked if the applicant is here to speak on it. Mr. Tooley stated yes.

McKenzie Darr, 1305 Dexter Ave North Seattle WA 98109, stepped forward and represented the case, she stated this is phase two of a two phase planned development. Phase one is currently under construction and excited to have this opportunity with phase two to expand their relationship with the City of Grand Prairie. Phase one and phase two will be two separately marketed projects separately meeting the UDC requirements for parking, amenities, landscaping etc. Phase one is called Copeland and has the same building form but different color and separate use of form. Phase two will have a separate name and have not yet engaged their asset management and marketing team because it is the beginning stage of this project. They do find when you have a masonry block around the carport support beam it can make it harder for someone to park a truck or a SUV directly adjacent to that support post, which would either require they potentially have narrower parking

## **PLANNING AND ZONING COMMISSION MINUTES, NOVEMBER 23, 2020**

stalls or rearrange the site plan in a way that causes them to lose some parking stalls. They feel like maintaining that design parking for residents is important to do.

Mr. Connor asked why not widen the parking spaces to eliminate the issue of stone columns. Ms. Darr stated currently they are meeting the parking spaces city requirements and if they were to encroach the column of the carport to widen the parking spaces, they would either need to remove some landscaping or the total parking count to provide that additional space but the carport post as they are without the masonry enclosure are slightly narrower so you don't run into the same issues because they can sit along that paint strip. Mr. Connor stated he has several concerns that once phase one and phase two are completed they will have 600+ total units. Ms. Darr stated that is correct, phase one has 336 units and phase two has 326 units. Mr. Connor stated he wants to understand why they want to separate the two units. Ms. Darr stated the two projects have the same general building form as the same roofline and accent colors, but they have different stones. At the end they are two visual distinct projects that have continuity.

Commissioner Smith asked if they have similar projects anywhere else. Ms. Darr stated yes in Issaquah, Washington called Revel Issaquah.

Commissioner Spare asked timeline on when each phase would be sold. Ms. Darr stated it all depends on the market conditions but usually when they are fully running and occupied. Mr. Spare asked by separating the two units is it easier to sell. Ms. Darr stated yes, to preserve their options.

Vice Chairperson Moser asked if there will be connecting parking connection between the two units. Ms. Darr stated it will be only for emergency situations where the fire department would need to access.

Commissioner Connor asked will the two units be gated or have security at all time. Ms. Darr stated yes, they would be gated, and it would have a video/intercom entrance at the gate to allow guest in at all hours.

There being no further discussion on the case Commissioner Smith moved to close the public hearing and approve case S201102 per staff recommendations.

### **Discussion:**

Vice Chairperson Moser offered an amendment to require them to supply masonry supports for the carports and do not want them to reduce parking at all or impact their landscaping.

The action and vote recorded as follows:

Motion: Smith

Second: Moser

Ayes: Smith, Moser, Spare, Connor, Fedorko, Perez, Hedin

## PLANNING AND ZONING COMMISSION MINUTES, NOVEMBER 23, 2020

Nays: Coleman

**Approved: 7-1**

Motion: **carried.**

Item # 7- S201103 - Site Plan - Shady Grove Industrial (City Council District 1). Senior Planner Charles Lee presented the case report and gave a Power Point presentation for a Site Plan for a 209K SF industrial warehouse building on one lot on 12.130 acres. Being 12.130 acres (two tracts) out of the John Spoon Survey, Abstract 1326, PG 150, City of Grand Prairie, Dallas County, Texas, generally located northeast of SH 161 Service Road and W. Shady Grove Road, specifically addressed at 804 W. Shady Grove Road. Zoned LI Light Industrial and within the 161 Corridor Overlay.

Mr. Lee stated the applicant intends to construct a 209,424 sf. office/warehouse building on 12.13 acres. The proposed site consists of two undeveloped tracts that would be subsequently platted into one property. Site Plan approval by City Council is required for any project involving industrial uses. The purpose of site plan approval is to ensure that development meets requirements in the Unified Development Code (UDC), provides adequate circulation, and uses quality site planning techniques. The UDC identifies criteria for evaluating proposed developments. Criteria include density and dimensional standards, landscaping and screening requirements, and architectural design for special districts. UDC's Appendix X, Industrial Development Standards addresses potential adverse environmental, visual, and truck traffic associated with large warehouses, outside storage, distribution-logistical related developments exceeding five acres in size. The proposal includes one side-loaded office/warehouse-building. Tractor/trailer parking and storage is located on the eastern portion of the site facing truck court. The overhead truck docks are located on the east side of the building and faces east. The building is speculative and will be developed without specific tenants. The site will be accessible from a commercial drive off W. Shady Grove Road with a 24' fire lane and access easement looping around the facility. The 24' fire lane and access drive shall serve 42 east orientated overhead dock doors along with 49 tractor trailer parking spaces. No variances requested.

The Development Review Committee (DRC) recommends approval.

Tyler Bushong stepped forward and represented the case.

There being no further discussion on the case Commissioner Moser moved to close the public hearing and approve case S201103 per staff recommendations.

The action and vote recorded as follows:

## PLANNING AND ZONING COMMISSION MINUTES, NOVEMBER 23, 2020

Motion: Moser

Second: Coleman

Ayes: Smith, Moser, Spare, Connor, Fedorko, Perez, Hedin, Coleman

Nays: none

**Approved: 8-0**

Motion: **carried**

Item # 8- S201104 - Site Plan - Springs at Grand Prairie (City Council District 2). Senior Planner Charles Lee presented the case report and gave a Power Point presentation for a Site Plan for a multi-family development of 276 units in twelve buildings on 18.97 acres. Being 18.975 acres situated in the Charles D. Ball Survey, Abstract No. 1699 (Tract 2-15.5 acres) and the William H. Beeman Survey, Abstract No. 126 ( Portions of Tracts 1&2-3.4 acres), City of Grand Prairie, Dallas County, Texas, zoned PD-288, within the SH-161 Corridor Overlay District, and generally located on the southwest of S. Forum Drive at Sarah Jane Parkway.

Mr. Lee stated the applicant intends to construct a multi-family development on 18.97 acres. Development at this location requires City Council approval of a Site Plan because the property is intended for multi-family use. The purpose of site plan approval is to ensure that development meets requirements in the Unified Development Code (UDC), provides adequate circulation, and uses quality site planning techniques. The UDC identifies criteria for evaluating proposed developments. Criteria include density and dimensional standards, landscaping and screening requirements, and architectural design for special districts. In addition to the UDC, this site shall comply with recently adopted Planned Development-405 and accommodating Concept Plan (Z200903/CP200901). The applicant intends to develop 18.97 acres for multi-family use. The Site Plan includes 276 multi-family units in 12 residential buildings and one leasing/clubhouse building. The property includes an existing pond, adjacent to pergola and outdoor grilling area. Other amenities include two pet parks and a pool adjacent to the clubhouse. Primary access to the site is being provided by a fully divided 52 ft.-access drive connecting to Sarah Jane Parkway. A proposed secondary, emergency access point is located approximately 220' to the south of primary access drive.

### **VARIANCES:**

1. The applicant is requesting a variance to UDC Article 8, Landscape and Screening Subsection 8.10.2 requiring the construction of a 'Type 2' perimeter decorative fence of wrought iron construction with masonry columns a maximum 24 feet on center.

The Development Review Committee (DRC) recommends approval of the proposal with the following conditions:

## **PLANNING AND ZONING COMMISSION MINUTES, NOVEMBER 23, 2020**

1. The perimeter fence shall include masonry columns; and
2. The applicant shall provide the required shrubs. Prior to the City Council meeting, the applicant shall revise the landscape plan to include the shrubs and submit the revised plan to staff.

Commissioner Smith asked doesn't the 2018 Comprehensive Plan limit a number of family units going up. Mr. Lee stated some of these planned developments have vested multifamily rights along with commercial rights in these older PD's. Ms. Smith stated she has concern of having too many apartments in a concentrated area. Planning Director, Rashad Jackson stated City Council and the city manager's office are aware of units coming in. They have been informed any new proposals to rezone or rezone specifically for commercial to multi family is a no go. They are welcomed to submit or propose what they like but moving forward the vested ones they will be developed. New Comprehensive Plan will address all these concerns.

Commissioner Spare thanked Mr. Jackson for addressing their concerns but went on to say we can't continue to allow the same number of apartments to the south. Grand Prairie should learn from other cities mistakes like Arlington and it could hurt our city in the long run. He believes if we are patient better things will come. By adding more apartments, it will cause more traffic and lower our taxes and he cannot continue to vote yes on any more apartments because they are wrong for Grand Prairie.

Chairperson Connor stated he agrees with Commissioner Spare on putting a halt on multi family and asked what they can do to recommend or not deny cases. Mr. Jackson stated once the zoning is vested as long as the developer meets the requirements, they have the right to allow use. Moving forward we have the right to let them know we are full.

Vice Chairperson Moser stated he wanted to back up Mr. Jackson and Mr. Lee's statement and let the system work the way it's supposed to.

Commissioner Spare stated since applicant is asking for variances it means they aren't meeting the requirements. Wants to make sure they don't make the same mistake with the land that is left.

Jason Pyka, Manhard Consulting, 12225 Greenville Ave Ste 1000 Dallas TX 75243, stepped forward and represented the case.

Chairperson Connor asked why they are requesting a variance on the columns but not for the rod iron. Mr. Pyka stated because the soil in Texas has a lot of movement. This is a new prototype they are going with that allows landscape around it and long-term maintenance seems to be better without it.

## PLANNING AND ZONING COMMISSION MINUTES, NOVEMBER 23, 2020

Fredrick Hood, W134N8675 Executive Pkwy Menominee Falls, WI 53051, stepped forward and represented the case, he stated he wanted to provide additional information on the variance for the fence. They decided to follow the UDC on the height for the entire perimeter. They have used this fence across 91 communities and just want it to look good.

Commissioner Moser asked if it would get approved without the variance, can he assume he would be willing to put the masonry columns. Mr. Hood asked that they limit the masonry columns to the frontage along Sara Jane Pkwy and listed his reasons. Mr. Moser stated seems reasonable.

Commissioner Smith stated she agrees with Commissioner Moser.

Mr. Hood asked could they also look at going from 30-foot centers to 50-foot centers.

Commissioner Coleman stated he doesn't agree with changing the distance because if they can agree to masonry towards, they front they can tighten it up for ascetics purposes.

There being no further discussion on the case Commissioner Spare moved to close the public hearing and approve case S201104 per staff recommendations and no modifications.

Commissioner Moser stated he doesn't agree with Commissioner Spare motion we shouldn't require them to put masonry columns on a flood plain, but he won't vote against it.

The action and vote recorded as follows:

Motion: Spare

Second: Smith

Ayes: Spare, Smith, Coleman, Connor, Perez, Moser Fedorko

Nays: Hedin

**Approved: 7-1**

Motion: **carried**

Item # 9- S201105 - Site Plan - Hamilton Matthew Business Center (City Council District 6). Planner Jonathan Ware presented the case report and gave a Power Point presentation for a Site Plan for (2) two Office/Warehouse Distribution Buildings on two lots. The proposed buildings are 52,000 and 31,540 square feet. Located at 4200 Matthew Road, legally described as 7.0 acre tract situated in the Memucan Hunt Survey, Tract 2.2, Abstract No. 1723, Page 570, City of Grand Prairie, Dallas County, Texas, zoned Planned Development - 30 District. This property is



## **PLANNING AND ZONING COMMISSION MINUTES, NOVEMBER 23, 2020**

generally located south of Bardin Road and West of Matthew Road, within the I-20 Corridor Overlay District.

Mr. Tooley stated the applicant intends to construct two office/warehouse buildings on 7 acres. City Council must approve a site plan for any project involving industrial uses or that is located within a Corridor Overlay District. Development at this location requires City Council approval of a Site Plan because the property is for industrial uses with buildings exceeding 50,000 square feet. The purpose of site plan approval is to ensure that development meets requirements in the Unified Development Code (UDC), provides adequate circulation, and uses quality site planning techniques. The UDC identifies criteria for evaluating proposed developments. Criteria include density and dimensional standards, landscaping and screening requirements, and architectural design for special districts. In addition, UDC's Appendix X, Industrial Development Standards addresses potential adverse environmental, visual, and truck traffic associated with large warehouses, outside storage, distribution-logistical related developments exceeding five acres in size. The proposal includes two rear-loaded office/warehouse-buildings along Bardin Road. Building 1 is intended to house the applicant's technology business along with headquarters. Building 2 is speculative and is being developed without a tenant in mind.

- Building 1 is 31,450 square feet. 20,000 square feet is intended for warehouse purposes, with the remaining balance as office space. The site will be accessible from two drives off West Bardin Road and includes a southwest-facing truck dock with 10 overhead doors.
- Building 2 is 52,000 square feet. 42,000 square feet is intended for warehouse purposes, with the remaining balance as office space. The site will be accessible from two drives off of West Bardin Road and includes a southwest-facing truck dock with 12 overhead doors.

The Development Review Committee (DRC) recommends approval.

Chairperson Connor asked are they providing less than 30% trees. Mr. Tooley stated only 9% would be saved.

There being no further discussion on the case Commissioner Moser moved to close the public hearing and approve case S201105 per staff recommendations.

The action and vote recorded as follows:

Motion: Moser

Second: Coleman

Ayes: Spare, Smith, Coleman, Connor, Perez, Moser Fedorko, Hedin

## PLANNING AND ZONING COMMISSION MINUTES, NOVEMBER 23, 2020

Nays: none

**Approved: 8-0**

Motion: **carried**

PUBLIC HEARING AGENDA ITEM # 10- Z201102 - Zoning Change – SF-5 at 1609 Ranch Rd (City Council District 6). Planner Jonathan Tooley presented the case report and gave a Power Point presentation for a request to change the base zoning from Agriculture District (A) to Single-Family Five Residential District (SF-5) to allow for the construction of a single-family residence at this location. Located at 1609 Ranch Road, legally described as Tract 63, SH 1B, Matthew Road Mobile Home Estates, a .43 acre tract of land situated in the Thomas J. Tone Survey, Abstract No. 1460, Page 225, City of Grand Prairie, Dallas County, Texas, zoned Agriculture District. This property is generally located south of Camp Wisdom Road and east of Matthew Road.

Mr. Tooley stated the applicant is requesting a zoning change of an existing 0.43-acre lot located within the Matthew Road Mobile Home Estates from Agriculture (A) District to Single Family-Five (SF-5) District, which is necessary to allow a site built home to be constructed and occupied at this location. The applicant proposes to build an approximately 3324 sq. ft. four-bedroom, four-bath home with an attached 911 sq. ft. three-car garage and 743 sq. ft. backyard porch for a total building footprint of 4,978 sq. ft. The applicant is seeking a zoning change from Agriculture (A) District to Single Family-Five (SF-5) District to allow for the construction and occupancy of a detached site-built home. A detached single-family home is permitted in the Agriculture (A) District, but the existing lot size (0.43 acres) does not meet the minimum density allowed (0.2 units per acre or 1 home per 5 acres) within the Agriculture (A) District. However, if the property is rezoned to Single Family-Five (SF-5) District, the property and home will meet the minimum density and dimensional requirements of the Unified Development Code. The maximum density allowed in the SF-5 District is 8.7 dwelling units per acre. A single-family residence requires connection to a sewer system, a water source, and adequate access. The applicant has addressed these functions as follows:

**Sewer System** - A site-built house will need to provide a sewer system that meets the requirements of the Environmental Services Division. A new septic system will need to be installed that can easily handle a larger home on the property.

**Water Source** - The Matthew Road Mobile Home Estates community provides water for its parcels through a private water district. There are no fire hydrants located within the mobile home

## PLANNING AND ZONING COMMISSION MINUTES, NOVEMBER 23, 2020

park and the water system is serviced by one water well drilled in 1972. The water system is not monitored by the City, but by the Texas Commission for Environmental Quality (TCEQ).

**Adequate Access** - The subject property is accessed via Ranch Road, a 60-ft. prescriptive easement. This roadway is maintained, at a very minimal level, by individuals within the Matthew Road Mobile Home Estates community.

Although staff does not want to prevent the redevelopment of the area, the Development Review Committee (DRC) recommends denial due to the life safety and infrastructure issues noted.

Should the zoning change be approved, staff recommends the following conditions:

1. Approval of the use for a new septic system and safe removal of any existing system.
2. Property platted before the issuance of building permits.

Commissioner Coleman asked when the city takes property in and incorporates it does it have any legal obligations to supply water/sewer. Deputy City Attorney Mark Dempsey stated on this case everything is privately owned and the city doesn't have any service on this property, but nothing prohibits the city if the owners donates the streets to the city. Mr. Coleman asked then why this case must come before our board to approve if it is private. Mr. Dempsey stated the city still has zoning authority.

Commissioner Perez asked do residents pay city taxes and if that is the reason for the jurisdiction. Mr. Jackson stated the property is within city limits and this was an existing development annex many years ago and area has deteriorated to the point where from a life safety point it is the cities duty to make certain it is safe to build on the property. His idea is to present this proposal to the CIP and they need participation from property owners.

Commissioner Spare asked can an owner put a mobile home on their property. Mr. Jackson stated it depends on how long it has been vacant and must meet acre requirements. Mr. Spare stated the city is willing to stop an owner to build homes on their own property but would approve apartments and doesn't agree with it. Appreciates Mr. Jackson pushing this issue forward.

Commissioner Moser asked it is a mobile home park and why can't the city require for the owners to fix it up. Mr. Jackson stated it is privately owned and the city took it in that way.

Myria Gonzalez, 302 Sparks St. Grand Prairie TX 75051, stepped forward and represented the case, she stated she is aware of the property conditions and she bought the property to build a custom home on it. She is fine with the conditions and hopes one day the city will take over it.

## PLANNING AND ZONING COMMISSION MINUTES, NOVEMBER 23, 2020

Commissioner Fedorko asked he hopes to draft a motion to address these issues and wanted to know how to word it for recommendation to Council. Mr. Dempsey stated all they can do is put it an item on the agenda for future discussion. Mr. Spare asked can they comment on the cities recommendations to fix conditions. Mr. Jackson stated staff will relay concerns and comments to council.

There being no further discussion on the case Commissioner Smith moved to close the public hearing and approve case Z201102 per staff recommendations.

The action and vote recorded as follows:

Motion: Smith

Second: Coleman

Ayes: Spare, Smith, Coleman, Connor, Perez, Moser Fedorko, Hedin

Nays: none

**Approved: 8-0**

Motion: **carried**

Item # 11- Z201103 - Zoning Change - C at 4106 Lake Ridge Pkwy (City Council District 6). Planner Jonathan Ware presented the case report and gave a Power Point presentation for a request to change the base zoning from Single Family-One Residential District (SF-1) to Commercial District (C) to allow for future commercial development at this location. Located at 4106 Lake Ridge Parkway, legally described as Lot 1, Block 1, Lobb Addition, and Lot 1, Block 1, Lane Addition, City of Grand Prairie, Dallas County, Texas, zoned Single-Family One Residential District. This property is generally located south of Interstate 20 and west of Lake Ridge Parkway, within the Lake Ridge Corridor Overlay District.

Mr. Tooley stated the purpose of the request is to rezone the subject property from Single Family-One Residential District (SF-1) to Commercial District (C). The current owner does not live on the property and intends to sell within the next year. Mrs. Raley is having it rezoned to align with other development along Lake Ridge Parkway, along with raising the prospects of selling to a future developer. The current and future owners must follow Article 6, 8, and 10 of the Unified Development Code for all future commercial development. Since there is an existing single-family structure on the property, the rezoning will transition the home from conforming to legally nonconforming status.

The Development Review Committee (DRC) recommends approval with conditions:

1. No commercial access will be allowed to/from Ernie Lane.

## **PLANNING AND ZONING COMMISSION MINUTES, NOVEMBER 23, 2020**

Commissioner Coleman asked what is wrong with resident wanting to put property for sale. Mr. Tooley stated it is up to the residents and the zoning is concurrent with the future land use. The owner is requesting zoning change in place before she sells it.

Commissioner Fedorko stated he worries about neighbors that also bought their lot for residential purposes. Mr. Tooley stated staff views this as conformant with future land use for commercial and a masonry screening will be put in place when commercial comes in. Mr. Fedorko stated if he is correct this is all meant to transition into commercial zoning and if so, they will need access thru Ernie Ln. Mr. Jackson stated the entire area will need to be reevaluated. Mr. Fedorko stated he wonders if it is fair for the property owners.

Commissioner Moser stated the dam break is that they made Lakeridge to Hwy 161 and it is unfortunate and sad for the owners, but things happen.

Commissioner Smith stated if other property owners were concerned, they would have come forward with their concerns.

Jennifer L Raley, 4106 Lakeridge Pkwy Grand Prairie TX 75052, stepped forward and represented the case, she stated she has lived on that property since her son was five years old and he is now 35 yrs. old. It was unfair when the city built the highway around her property. She likes Grand Prairie, but she would like to sell it to a commercial developer.

Commissioner Moser thanked Ms. Raley for coming and understand her and believes she should have her land use the way she wants to use it.

Commissioner Spare asked if they can modify motion to allow what is being requested without a use for a hotel. Mr. Dempsey stated no, it isn't like a SUP. Mr. Jackson stated you can on a planned development, but this is straight zoning.

David Raley, 4106 Lakeridge Pkwy Grand Prairie TX 75052, stepped forward and represented the case, he stated the street is very noisy and it would be better off as a commercial development.

Ms. Raley stated she just wants to be able to sell her property. Mr. Connor stated she can sell to whomever she wants and agrees no need for anymore storage units, apartments etc.

Commissioner Coleman asked if rezoned to commercial will the property taxes go up and is she aware of it. Mr. Jackson stated once it is reappraised, they will go up. Ms. Raley stated she is aware.

## PLANNING AND ZONING COMMISSION MINUTES, NOVEMBER 23, 2020

There being no further discussion on the case Commissioner Smith moved to close the public hearing and approve case Z201103 per staff recommendations.

The action and vote recorded as follows:

Motion: Smith

Second: Coleman

Ayes: Spare, Smith, Coleman, Connor, Perez, Moser Fedorko, Hedin

Nays: none

**Approved: 8-0**

Motion: **carried**

Item # 12- CP200801 - Concept Plan - Cottages at Dechman (City Council District 2). Chief City Planner Savannah Ware presented the case report and gave a Power Point presentation for a 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.

Ms. Ware stated the applicant intends to construct a multi-family development on 15.91 acres. The Unified Development Code (UDC) requires City Council approval of a Concept Plan for Planned Development Districts. The subject property is zoned PD-20 which was approved without a Concept Plan. Concept Plans are designed to expedite the development process by working out site design issues prior to design of a project and assuring compliance with the Comprehensive Plan.

### *Project Update*

At its November 9, 2020 meeting, the Planning and Zoning Commission tabled this item. Since that time, the applicant has revised the plan to include an additional access point off the I-20 frontage road and add 22 parking spaces.

The proposal is an example of Hybrid Housing, also known as build-to-rent homes, which combines elements of traditional single family and multi-family development. Hybrid Housing includes a mixture of detached and attached units on a single lot. Maintenance of individual units, common areas, and landscaping is the responsibility of a single entity. The Concept Plan depicts 142 units at a density of 8.9 dwelling units per acre. The 15.91-acre site is accessible from Dechman Drive. A second access point for emergencies and exit only is off the I-20 frontage road. The office, fitness center, and pool are located at the entrance.

## PLANNING AND ZONING COMMISSION MINUTES, NOVEMBER 23, 2020

Staff suggested that the applicant try to adhere to the hybrid housing requirements if at all possible. The applicant has submitted the attached concept plan. Noting the applicants vested rights, the Development Review Committee (DRC) generally supports the request.

Commissioner Moser asked does TX DOT have to approve second point of access. Transportation Planner Brett Huntsman stated yes, they would need to get a TX DOT permit. Mr. Moser asked is it likely for TX DOT to allow it. Mr. Huntsman stated yes. Mr. Moser asked if approved with the second access would the developer still sprinkler the entire site. Ms. Ware stated yes to her understanding.

Phillip Thompson, 6735 Salt Cedar Way Frisco TX, stepped forward and represented the case, he stated all units would still be sprinkled.

Commissioner Moser asked have they talked to TX DOT about the second entry. Mr. Thompson stated they worked on it thru staff. Mr. Moser asked did TX DOT state it is acceptable to them. Mr. Thompson stated per his understanding yes. Mr. Huntsman stated staff doesn't speak for TX DOT and the developer will have to get separate approval.

Commissioner Fedorko asked if they grant request and TX DOT says no to the second access can they still build with only one entry point. Mr. Huntsman stated process can vary on the amount of time it takes to meet with TX DOT. They can write a letter of support, but it depends on TX DOT. Mr. Dempsey stated this is really the concept plan stage also. Mr. Thompson stated if second entry wasn't permitted, they would have to ask for a variance during the site plan. Mr. Jackson stated that is correct. Mr. Thompson stated he has heard all the concerns and is happy to put in second entry.

There being no further discussion on the case Commissioner Moser moved to close the public hearing and approve case CP200801 per staff recommendations and the amendments stated in motion from meeting on 11/09/2020.

The action and vote recorded as follows:

Motion: Moser

Second: Smith

Ayes: Smith, Coleman, Connor, Perez, Moser Fedorko, Hedin

Nays: Spare

**Approved: 7-1**

Motion: **carried**

## PLANNING AND ZONING COMMISSION MINUTES, NOVEMBER 23, 2020

Item # 13- TA201101 – Text Amendment – Article 9: Sign Standards. Chief City Planner Savannah Ware presented the case report and gave a Power Point presentation for a Text amendment to Article 9 of the Unified Development Code to amend required approval process for murals within the Central Area (CA) zoning district.

Ms. Ware stated the purpose of this request is to amend the required approval process for murals within the Central Area (CA) zoning district. The City of Grand Prairie's Community Revitalization Unit manages a downtown mural program. This amendment will align the Unified Development Code (UDC) with the Community Revitalization Unit's efforts and streamline the approval process by designating the Community Revitalization Unit as the approval authority for murals in the Central Area (CA) zoning district. This amendment also clarifies the mechanism for approval - either through a contract between the building owner, artist, and the City of Grand Prairie Community Revitalization Unit or by registering the mural with the Community Revitalization Unit.

Commissioner Moser stated he really likes the murals and asked who is GPRU. Ms. Ware stated it is Rita Heed and Andrew Fortune. Mr. Moser asked if all you must do is register your mural with the city and pay for it yourself because he thought it had to get approval by the city. Ms. Ware stated that is correct, you don't have to get permit thru building inspection, all you must do is coordinate with Rita or Andrew.

There being no further discussion on the case Commissioner Smith moved to close the public hearing and approve case TA201101 per staff recommendations.

The action and vote recorded as follows:

Motion: Smith

Second: Perez

Ayes: Smith, Spare, Connor, Perez, Moser Fedorko, Hedin

Nays: none

**Approved: 7-0 with Max Coleman abstaining**

Motion: **carried**

Commissioner Moser moved to adjourn the meeting. The meeting adjourned at 9:18 p.m.



**PLANNING AND ZONING COMMISSION MINUTES, NOVEMBER 23, 2020**

---

Shawn Connor, Chairperson

ATTEST:

---

Cheryl Smith, Secretary

An audio recording of this meeting is available on request at 972-237-8255.



## Legislation Details (With Text)

<b>File #:</b>	20-10681	<b>Version:</b>	1	<b>Name:</b>	SU180504C - 3025 Hardrock Rd
<b>Type:</b>	Ordinance	<b>Status:</b>		<b>Status:</b>	Public Hearing on Zoning Applications
<b>File created:</b>	12/7/2020	<b>In control:</b>		<b>In control:</b>	Planning and Zoning Commission
<b>On agenda:</b>	1/5/2021	<b>Final action:</b>			
<b>Title:</b>	SU180504C - Specific Use Permit Renewal - 3025 Hardrock Rd (City Council District 1). Renewal of a Specific Use Permit for a Trucking and Storage Terminal Facility located at 3025 Hardrock Rd. Lot 3, Block A, Matt M. Lavail Addition, City of Grand Prairie, Dallas County, Texas, zoned LI, within the SH-161 Corridor Overlay District, and generally located north of W Oakdale Rd and east of Hardrock Rd. (On December 14, 2020, the Planning and Zoning Commission recommended approval to renew this SUP by a vote of 8-0).				

### Sponsors:

### Indexes:

### Code sections:

**Attachments:** [Exhibit A -Location Map update](#)  
[Exhibit B 3025a Hardrock - SUP Parking Exhibit](#)  
[Exhibit C SU180504B Operational Plan 2020](#)  
[Exhibit D Reason of Additional Parking](#)  
[PZ Draft Minutes 12-14-2020.pdf](#)

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

### From

Monica Espinoza, Executive Assistant

### Title

SU180504C - Specific Use Permit Renewal - 3025 Hardrock Rd (City Council District 1). Renewal of a Specific Use Permit for a Trucking and Storage Terminal Facility located at 3025 Hardrock Rd. Lot 3, Block A, Matt M. Lavail Addition, City of Grand Prairie, Dallas County, Texas, zoned LI, within the SH-161 Corridor Overlay District, and generally located north of W Oakdale Rd and east of Hardrock Rd. (On December 14, 2020, the Planning and Zoning Commission recommended approval to renew this SUP by a vote of 8-0).

### Presenter

Savannah Ware, AICP, Chief City Planner

### Recommended Action

Approve

### Analysis

### SUMMARY:

SU180504C - Specific Use Permit Renewal - 3025 Hardrock Rd (City Council District 1). Renewal of a Specific Use Permit for a Trucking and Storage Terminal Facility located at 3025 Hardrock Rd. Lot 3, Block

A, Matt M. Lavail Addition, City of Grand Prairie, Dallas County, Texas, zoned LI, within the SH-161 Corridor Overlay District, and generally located north of W Oakdale Rd and east of Hardrock Rd.

### **ADJACENT LAND USES AND ACCESS:**

The following table summarizes the zoning designation and existing uses for the surrounding properties.

<b>Direction</b>	<b>Zoning</b>	<b>Existing Land Use</b>
North	Light Industrial (LI) District	Undeveloped
South	Light Industrial (LI) District	Industrial Uses-Trinity Hearth & Home
East	Light Industrial (LI) District	SB SH 161 Service Rd
West	Light Industrial (LI) District	Grand Prairie Auto Pound

### **PURPOSE OF REQUEST:**

As required by Ordinance No. 10466-2018 and subsequent Ordinance No. 10824-2020 for Specific Use Permit 1044B the City Council shall conduct a public hearing six-month (6) months after City Council adoption of this Ordinance to confirm compliance with all applicable codes which shall include, but not be limited to, the requirements of this SUP Ordinance, the Unified Development Code, The City of Grand Prairie Code of Ordinances, City adopted building codes, city adopted fire codes and other applicable regulatory requirements enforced by the state and federal government. The purpose of this request is to conduct the review of said case for compliance.

### **CASE HISTORY AND PREVIOUS REVIEWS:**

May 15, 2018, City Council adopted Ordinance No. 10466-2018 (Case SU180504) granting Specific Use Permit-1044 for a Trucking and Storage Terminal Facility subject to certain conditions including compliance with associated site plan. The other conditions include removal of certain accessory structures and construction of masonry screening wall along the eastern property boundary. The SUP is subject to standard 12-month review for compliance.

August 14, 2019, Joint Inspection was held onsite including Code Enforcement, Environmental Services and Planning Departments. The following violations on the property were cited at that time including non-compliance with adopted site plan.

1. Excessive truck and trailer storage on-site.
2. Outside storage of batteries.
3. Outside storage of tires without rims.
4. Inoperable Holding yard (5) vehicles / salvaging.
5. Display vehicle for sale on property.
6. Parking on non-improved surface.
7. Emergency exits barred.
8. Small amount of debris outside (pallets) outside.
9. Electrical plug damaged and needs repaired.
10. Sewer cleanout missing cap (combined sewer).

11. Front gates made of corrugated tin (not sure if this was an approved material).

September 17, 2019, City Council adopted Ordinance No. 10707-2019 (Case SU180504A) Amending SUP-1044A permitting the Trucking and Storage Terminal Facility use to continue and granting operator six months to bring into compliance with all applicable codes and conditions or risk revocation of SUP-1044A.

March 17, 2020, City Council adopted Ordinance No. 10824-2020 (Case SU180504B) Amending SUP-1044B permitting the Trucking and Storage Facility use to continue, granting an amendment to the site plan as requested by the applicant including the following:

- Expanding concrete paving allowing for up to 15 trucks and/or tractor trailers onsite.
- Installing concrete bollards along the perimeter of the paved area to prevent storage of trucks and/or trailers on unpaved areas of the site.
- Installation of remote cameras to monitor operational compliance.
- Provide six (6) month review of operations for compliance.

November 17, 2020, DRC Staff inspected the site to verify installation of cameras, concrete pavement and bollard completion. DRC continues to monitor the site for compliance as of date.

### **RECOMMENDATION:**

DRC recommends approval of the applicant's renewal subject to registration, acceptance, and compliance in the City's Auto-Related Business Program.

Planning & Zoning Commission recommends approval subject to DRC's recommendation by vote of 8-0.

### **Body**

**AN ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS AMENDING THE ZONING ORDINANCE AND MAP BY SHOWING THE LOCATION, BOUNDARY, AND USE OF CERTAIN PROPERTY TO RENEW SPECIFIC USE PERMIT-1044B FOR A TRUCKING AND STORAGE TERMINAL FACILITY IN LIGHT INDUSTRIAL (LI) DISTRICT, TO WIT: BEING ALL OF LOT 3 OF BLOCK A OF THE MATT M. LAVAIL ADDITION, AN ADDITION TO THE CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN, DEED RECORDS, DALLAS COUNTY, TEXAS; SAID ZONING MAP AND ORDINANCE BEING NUMBERED ORDINANCE NUMBER 4779 AND PASSED ON NOVEMBER 20, 1990; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; CONTAINING A PENALTY; A SAVINGS CLAUSE; AND TO BECOME EFFECTIVE UPON ITS PASSAGE, APPROVAL AND PUBLICATION.**

**WHEREAS**, on May 15, 2018, the Grand Prairie City Council approved, via Ordinance No. 10466-2018 (Planning Case File No. SU180504), a request for a **Specific Use Permit-1044 for a Trucking and Storage Terminal Facility**; and

**WHEREAS**, on September 17, 2019, the Grand Prairie City Council approved, via Ordinance No. 10707-2019 (Planning Case File No. SU180504A), a one (1) year renewal for a **Specific Use Permit-1044A for a Trucking and Storage Terminal Facility**; and

**WHEREAS**, Ordinance No. 10707-2019 required a six (6) month review of the existing **Specific Use Permit-1044B for a Trucking and Storage Terminal Facility**, via a public hearing process, to verify compliance with the approved development standards and all applicable codes; and

**WHEREAS**, Ordinance No. 10824-2020 required a six (6) month review of the existing **Specific Use Permit-1044B for a Trucking and Storage Terminal Facility**, via a public hearing process, to verify compliance with the approved development standards and all applicable codes; and

**WHEREAS**, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on December 14, 2020 legal notice of such public hearing before the Planning and Zoning Commission having been published in the paper of record, for the proposed renewal of the existing **Specific Use Permit-1044B for a Trucking and Storage Terminal Facility** said Notice having been given not less than ten (10) days before the date set for hearing, and

**WHEREAS**, after consideration of said application, the Planning and Zoning Commission of the City of Grand Prairie, Texas voted 8 to 0 to recommend to the City Council of Grand Prairie, Texas, **to renew Specific Use Permit-1044C for a Trucking and Storage Terminal Facility** with specific conditions as enumerated herein; and

**WHEREAS**, City staff conducted an inspection of the property on November 17, 2020 and found operations to be in substantial compliance with the requirements of the Specific Use Permit;

**WHEREAS**, all citizens and parties at interest have been given an opportunity to be heard on all the matter of the Specific Use Permit and the City Council of the City of Grand Prairie, Texas, being informed as to the location and nature of the specific use proposed on said property, as well as the nature and usability of surrounding property, have found and determined that the property in question, does consider and find that this amendatory Ordinance should be enacted since its provisions are in the public interest and will promote the health, safety and welfare of the community; and

**WHEREAS**, the City Council of the City of Grand Prairie, Texas, held a public hearing on said application on January 5, 2021 and voted **to renew Specific Use Permit-1044C for a Trucking and Storage Terminal Facility with specific conditions as enumerated herein.**

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS THAT:**

**SECTION 1.** Ordinance Number 4779, being the Unified Development Code of the City of Grand Prairie, Texas, showing the locations and boundaries of certain districts, and said Zoning Ordinance and Map having been made a part of an Ordinance entitled:

"THE UNIFIED DEVELOPMENT CODE OF THE CITY OF GRAND PRAIRIE, TEXAS, AS PASSED AND APPROVED BY THE CITY COUNCIL ON THE 20TH DAY OF NOVEMBER, 1990, TOGETHER WITH ALL AMENDMENTS THERETO AND ENACTING A REVISED ORDINANCE ESTABLISHING AND PROVIDING FOR ZONING REGULATIONS; CREATING USE DISTRICTS IN ACCORDANCE WITH A COMPREHENSIVE PLAN..."

passed and approved November 20, 1990, as amended, is hereby further amended so as to amend Specific Use Permit numbered 1044C for the property, Lot 3 of Block A of the Matt M. LaVail Addition legally described in Exhibit A - Location Map, depicted in Exhibit B - Site Plan and Exhibit C - Operational Plan attached hereto.

**SECTION 2.** The purpose of this Ordinance is to provide the appropriate restrictions and development controls that ensure this Specific Use Permit is compatible with the surrounding development and zoning and to also ensure that the development complies with the City's Comprehensive Plan and Unified Development Code.

**SECTION 3.** For development and operations of a Trucking and Storage Terminal Facility, the following standards and conditions are hereby established as part of this ordinance:

1. The renewal is valid for twelve (12) months from date of approval;
2. The Development Review Committee approved a Site Plan that allowing for additional concrete paving as shown on Exhibit B, provided that the operator did install concrete bollards along the perimeter of the paving to prevent parking on unimproved surfaces, and that the operator did install cameras on the property to allow for remote monitoring of operations;

**SECTION 4.** The operation of the Trucking and Storage Facility shall comply with the following:

1. By this Ordinance, this Specific Use Permit shall automatically terminate in accordance with Section 5.4.1 of the Unified Development Code if a Certificate of Occupancy is not issued for said use within one (1) year after City Council adoption of this Ordinance, or upon cessation of said use for a period of six (6) months or more.
2. It shall be unlawful for the owner, manager, or any person in charge of a business or other establishment to violate the conditions imposed by the City Council when a Specific Use Permit is granted, and the violation of those conditions could result in a citation being issued by the appropriate enforcement officers of the City of Grand Prairie. Violation of this provision may be punishable in accordance with Section 1-8 of the Code of Ordinances of the City.
3. This Specific Use Permit shall run with the land and therefore may be transferred from owner to owner; however, each new owner shall obtain a new Certificate of Occupancy.
4. The Certificate of Occupancy shall note the existence of this Specific Use Permit by its number and title.
5. The operation of the facility shall be in strict compliance with all requirements of the Environmental Services Department, Building Inspections, Police Department and Fire Administration.
6. Any unsafe or unauthorized operations or activities may be determined as grounds for revocation of the Specific Use Permit by the City Council.

**SECTION 5.** It is further provided that in case a section, clause, sentence or part of this Ordinance shall be deemed or adjudged by a Court of competent jurisdiction to be invalid, then such invalidity shall not affect, impair or invalidate the remainder of this Ordinance.

**SECTION 6.** A violation of this Ordinance is a misdemeanor punishable in accordance with Section 1-8 of the Code of Ordinances of the City of Grand Prairie, Texas. The penalty provided herein shall be cumulative of other remedies provided by State law, and the power of injunction as provided in Texas Local Government Code Section 54.016, as amended, may be exercised in enforcing this ordinance whether or not there has been a complaint filed.

**SECTION 7.** The Unified Development Code of the City of Grand Prairie, as amended, shall be and remain in full force and effect save and except as amended by this Ordinance.

**SECTION 8.** The terms and provisions of this Ordinance are severable and are governed by Section 1-4 of the Code of Ordinances of the City of Grand Prairie, Texas.

**SECTION 9.** All ordinances or parts of ordinances in conflict herewith are specifically repealed.

**SECTION 10.** This Ordinance shall be in full force and effect from and after its passage, approval and publication.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, THIS THE 5TH OF JANUARY, 2021.**

**ORDINANCE NO. XXXX-2021  
SPECIFIC USE PERMIT NO. 1044C  
CASE NO. SU180504C**



## EXHIBIT A



## CASE LOCATION MAP

Case Number: SU180504C  
Trucking & Storage Terminal



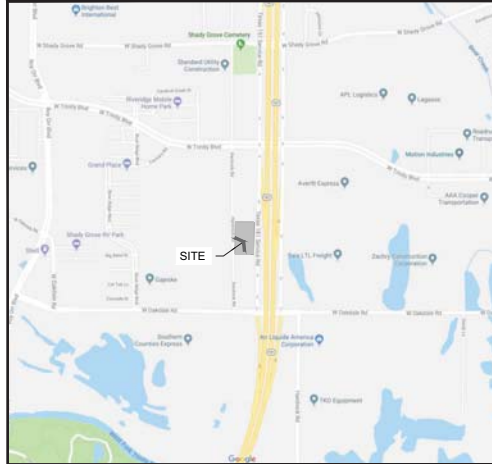
City of Grand Prairie  
Planning and Development

(972) 237-8257  
[www.gptx.org](http://www.gptx.org)



EXHIBIT B - SITE PLAN  
PAGE 1 OF 1

### VICINITY MAP



## PROJECT DATA

**GENERAL SITE INFORMATION:**  
SITE ADDRESS: 3025 HARDROCK ROAD  
GRAND PRAIRIE, TX 75050

**LEGAL DESCRIPTION:** MATT M LAVAL  
BLK A LT 3 LESS ROW ACES 2.9435  
INT201600071960 DD03162016 CO-DC  
124000A00300 5CP1247000A

**ZONING:** LI - LIGHT INDUSTRIAL  
**ADJACENT ZONING:** LI - LIGHT INDUSTRIAL

**SITE AREA:** 2.9425 ACRES (APP. 128, 175 SF)  
**EXISTING BUILDING AREA (MAIN BUILDING):** 13,058 SF  
**EXISTING PARKING/PAVING AREA:** 45,362 SF  
**NEW PAVING AREA (NET):** 8,750 SF  
**TOTAL IMPERVIOUS:** 67,170 SF (52.40%)

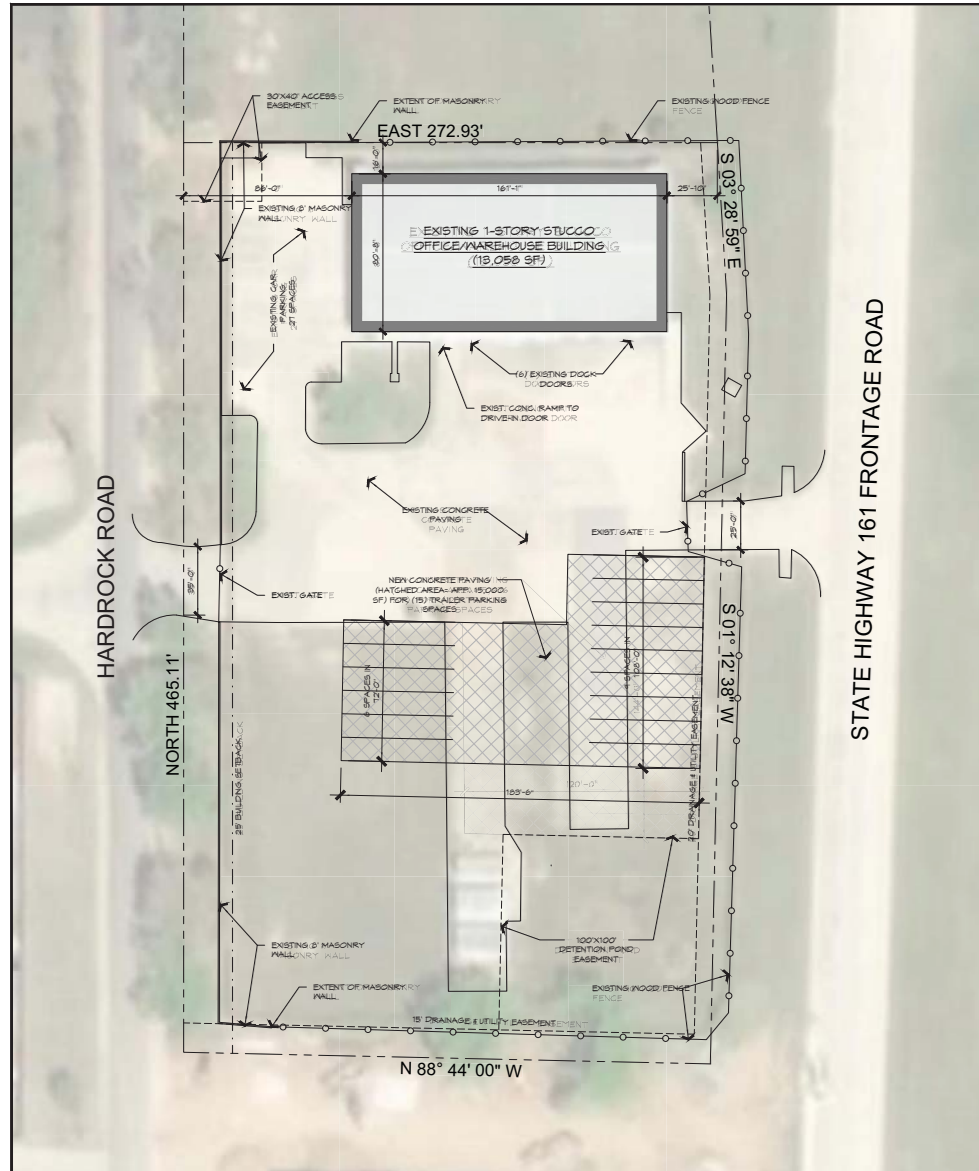
**PROPOSED USE:** WAREHOUSE/OFFICE

**PARKING REQUIRED:** 19 SPACES  
(OFFICE = 1,325 SF X 2,400 SF = 8 SPACES)  
(WAREHOUSE = 1,1,000 SF X 10,658 SF = 11 SPACES)  
**EXISTING PARKING PROVIDED:** 27 SPACES

**LANDSCAPE INFORMATION:**  
**LOT AREA:** 2.9425 ACRES  
**IMPERVIOUS AREA:** 67,170 SF (52.40%)  
**LANDSCAPED AREA:** 61,005 SF (47.60%)

\*BUILDING, PARKING, AND LOADING AREAS ARE EXISTING TO REMAIN, U.N.O.

EXIST. BUILDING-SOUTH (TRUCK DOCK)



NOTE: ALL SITE PLAN ELEMENTS ARE EXISTING UNLESS NOTED OTHERWISE AND ARE DEPICTED AS SHOWN IN INFORMATION PROVIDED BY THE OWNER. NO CHANGES OR MODIFICATIONS TO THE SITE PLAN OR EXISTING STRUCTURES ARE PROPOSED AS PART OF THIS PLAN.



## SITE PLAN

Scale: 1" = 30'-0"

RGA PROJECT NUMBER: 18052

DATE: 2.25.2020

REVISIONS:

2.25.2020 NEW TRAILER PARKING

△  
△  
△

△  
△  
△

△

SHEET: A1.01

---

Site Plan for  
**Himal Logistics**  
**3025 Hardrock Road**  
Grand Prairie, TX 75050

#SU180504  
HIMAL LOGISTICS

A1.01





Dated: 02/21/2020

## Revised Operation Plan

(To be effective only after City approves)

**Name of the Business:** Himal Logistics Inc

**Physical Address:** 3025 Hardrock Road, Grand Prairie, TX 75050

**Texas Entity Number:** 802798003, **EIN:** 82-2593907, **US Dot:** 3046712

**Hours of Operation:** Office & Warehousing Hours 8 AM to 10 PM

**Trucks Per day:** 8 Approx. (Tuesday to Thursday), 12 Approx. (Friday & Monday)

**Equipment Used in Facility:** 3 Forklifts, 1 Yard Truck (Yard Goat)

**Parking:** Office Car 10, Trucks with Combination of Trailers (52 FT) 15.

**Proposed Circulation of Truck Per Day:** 8 Approx. (Tuesday to Thursday), 12 Approx. (Friday & Monday)

**Proposed Improvements at the facility:** Once we get the approval, we will pave the parking place as shown on Drawings.

Please Contact: Mr. Surendra Bagchan (Cell: 469-586-8033) for City Works

Regards,

Sushil Chaugai

Secretary

## EXHIBIT D – EXPLANTION FOR ADDITIONAL PARKING

### **Reason of Additional Parking at 3025 Hardrock Road, Grand Prairie, TX 75050**

Present Parking: 5, Proposed Parking Request for 15 Trucks & Trailers (additional 10 Trucks & Trailers)

1. We have started the business in 2017 with 3 trucks and 5 trailers. Later, as time progresses, we added 7 trucks and 10 trailers more by now.
2. At the time of buying the property for Trucking Business, considering its Area and Warehouse, it has a capacity to park 45 to 60 Trailers and has a capacity to move 25 trucks Daily. But right now, we have 10 trucks and 15 trailers for the year 2020-2021 and daily movement on an average 6 trucks.
3. To maintain break even for the business we must move 10 to 15 trucks. For 10 trucks we need 15 trailers. 10 on transit with the trucks and 5 trailers at warehouse for loading and unloading of the non-hazardous commercial and industrial good (Freight). At present we have been incurring Loss in Business mainly because of moving less trucks than required.
4. Because of less parking permit we failed to meet the compliance of the city planning in Sept 2019. We have tried our best to maintain the compliance till date by reducing the movement of trucks and using other facility to park excess trailers.
5. We have contracted to pave the parking area as shown in the drawings attached herewith to park additional Trailers, if we get the Parking Permit.



## Legislation Details (With Text)

<b>File #:</b>	20-10682	<b>Version:</b>	1	<b>Name:</b>	SU191101A - Kia Auto Sales
<b>Type:</b>	Ordinance	<b>Status:</b>		<b>Status:</b>	Public Hearing on Zoning Applications
<b>File created:</b>	12/7/2020	<b>In control:</b>		<b>In control:</b>	Planning and Zoning Commission
<b>On agenda:</b>	1/5/2021	<b>Final action:</b>		<b>Final action:</b>	
<b>Title:</b>	SU191101A - Specific Use Permit Renewal - Kia Auto Sales (City Council District 5). Renew a Specific Use Permit (SUP) for Internet Auto Sales and amend the SUP to add Major Auto Repair. Lot 446R of Burbank Gardens Unit 2, zoned Commercial (C), within the Central Business District No. 4, and addressed as 3118 E Main St. (On December 14, 2020, the Planning and Zoning Commission recommended approval to renew this SUP by a vote of 8-0).				

### Sponsors:

### Indexes:

### Code sections:

**Attachments:** [Exhibit A SU191101A Location Map](#)  
[Exhibit B SU191101A Renewal Site Plan 3118 E. Main St Kia Auto](#)  
[Exhibit C SU191101A New Operational Plan](#)  
[PZ Draft Minutes 12-14-2020.pdf](#)

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

### From

Monica Espinoza, Executive Assistant

### Title

SU191101A - Specific Use Permit Renewal - Kia Auto Sales (City Council District 5). Renew a Specific Use Permit (SUP) for Internet Auto Sales and amend the SUP to add Major Auto Repair. Lot 446R of Burbank Gardens Unit 2, zoned Commercial (C), within the Central Business District No. 4, and addressed as 3118 E Main St. (On December 14, 2020, the Planning and Zoning Commission recommended approval to renew this SUP by a vote of 8-0).

### Presenter

Savannah Ware, AICP, Chief City Planner

### Recommended Action

Approve

### Analysis

#### SUMMARY:

SU191101A - Specific Use Permit Renewal - Kia Auto Sales (City Council District 5). Renew a Specific Use Permit (SUP) for Internet Auto Sales and amend the SUP to add Major Auto Repair. Lot 446R of Burbank

Gardens Unit 2, zoned Commercial (C), within the Central Business District No. 4, and addressed as 3118 E Main St.

### **PURPOSE OF THE REQUEST:**

The purpose for this request is to consider a twelve (12)-month review and renewal of Specific Use Permit-1083 for compliance with the applicable codes and conditions as required by Ordinance No. 10770-2019. During this review, the applicant requests consideration to amend SUP-1083 allowing for Major Auto Repair use component onsite replacing the approved private vehicle maintenance's space.

In November 19, 2019, City Council granted Specific Use Permit (SUP-1083) for an Internet Auto Sales and Private Vehicle Maintenance use on a commercial site. The ordinance requires twelve (12)-month review for compliance with the conditions of SUP-1083. The .36-acre property is zoned Commercial (C) District and is located within the Central Business District (CDB) Section 4. The property is generally located at the northeast corner of E. Main Street and NE 32<sup>nd</sup> Street, specifically addressed at 3118 E. Main Street. The 7,000 square foot building was previously used as a wood shop. The applicant has successfully repurposed the building and site into an internet automotive sales and private vehicle maintenance facility.

### **ADJACENT LAND USES AND ACCESS:**

The following table summarizes the zoning designations and existing use for the surrounding properties.

Direction	Zoning	Existing Land Use
North	Commercial (C) District	Vacant
East	Commercial (C) District	Long's Motorcycle Shop
West	Commercial (C) District	Used Auto Sales
South	Light Industrial (LI) District	Industrial Outdoor Storage Use

Primary access to the site shall be from an existing commercial drive along E. Main Street. A private concrete drive was recently constructed to serve as vehicle inventory and provide access to the rear of property.

### **SUP-1083 RENEWAL CONSIDERATION:**

The current operator of the business is registered with the city's Auto-Related Business (ARB) program and has been in good-standing with no code and/or environmental notices, citations or violations for non-compliance. Ordinance No. 10770-2019 requires the applicant provide certain improvements (within 12-months) to the building's front elevation facing the street and install landscape elements as a complimentary feature visible from the street. The applicant has installed unique awnings above the front windows and landscape planters along the front of the building. The operator/applicant complies with applicable codes and ARB regulations and the adopted SUP-1083 conditions.

### **SUP-1083 REQUIREMENTS AND REQUEST TO AMEND:**

SUP-1083 limits the Internet Auto Sales use to inside the building. The SUP allows for auto storage inventory on the eastern and rear portion of the site, with no vehicles for sale visible from the public view. Private Vehicle Maintenance is allowed for auto make-ready and other minor repairs in conditioning vehicles for resale.

Major Auto Repair uses are not permitted by-right within the Commercial zoning districts per Article 4, “Permissible Uses” of the Unified Development Code, Article 4, Section 15, ‘Use Charts’. As noted on the applicant’s operational plan; the proposed major auto repair function shall be limited to the 1,636 SF lease space/shop and restricted to the following auto-related repairs:

- Tune-ups
- Electrical Work
- Front-end repair including shocks, struts, control arms.
- Engine Repair

### **PARKING AND OVERALL FUNCTIONS:**

Adequate customer parking is being provided up front and to the east of the building (12 spaces). Employee and customer completed vehicle repair spaces (4 spaces) are located towards the rear of the facility. The remodel of the building shall provide for one overhead roll-up doors located on the front of the facility and one on the rear (used for proposed repair shop). The remaining elements and functions of the facility shall provide for an interior showroom, customer waiting areas, and offices and mechanic workspace towards the rear of the building.

#### *General Operations:*

According to the Operational Plan and discussion with the applicant, the single tenant facility will be open Monday through Saturday from 11:00 AM to 6:00 PM. Internet Auto Sale requirements restricts outdoor auto inventory displays. Inventory must be displayed virtually. The applicant proposes to maintain interior auto inventory with an interior repair shop in lieu of the private vehicle maintenance component of the operation.

### **APPLICABLE DEVELOPMENT STANDARDS:**

This site shall conform to the Auto-Related Business (ARB) Standards. In conjunction with the ARB standards, staff recommends no outside repair and/or storage of parts and materials. Parking of vehicles shall be on designated areas.

### **STAFF COMMENTS:**

During the 12-months in operation there has been no citations and/or notices of violations from Code and Environmental Health Departments and the applicant’s is registered with the City ARB program in good standing.

The applicant has provided the required improvements to the site (landscape planters) and building’s facade (glass canopies) per the adopted ordinance.

### **RECOMMENDATION:**

Staff recommends approval of the Specific Use Permit with the following conditions:

- Inventory cars be kept inside the building or within a gated area behind the Main Street-facing side of the building, and not be advertised as ‘For Sale’ in any manner that may attract drive-by customers. Such advertising shall include, but not be limited to, attention-attracting devices such as banners, flags, streamers, balloons, adhesive letters, numbers, or graphics on bodywork or windows, paint, chalk, or plastic or cardboard sheeting used for advertising purposes. This prohibition includes the use of such devices on the premises and on the vehicles. The applicant is allowed one permitted permanent sign

covering no more than 15% of the Main Street-facing facade, with no changeable copy or digital signage.

- Limit on-site mechanic work to the inside of the building.
- Any violation of the SUP or the ARB ordinance shall be subject the operator to revocation proceedings.

Planning & Zoning Commission recommends approval subject to DRC's recommendation by vote of 8-0.

#### Body

**AN ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS, AMENDING THE ZONING MAP AND ORDINANCE BY SHOWING THE LOCATION, BOUNDARY AND USE OF CERTAIN PROPERTY TO RENEW A SPECIFIC USE PERMIT FOR INTERNET AUTO SALES AND AMEND THE SPECIFIC USE PERMIT TO ALLOW MAJOR AUTO REPAIR, LOT 446R, BURBANK GARDENS ADDITION, UNIT 2, CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, AND AS MORE PARTICULARLY DESCRIBED BELOW; SAID ZONING MAP AND ORDINANCE BEING NUMBERED ORDINANCE NUMBER 4779 AND PASSED ON NOVEMBER 20, 1990; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; CONTAINING A PENALTY; A SAVINGS CLAUSE; AND TO BECOME EFFECTIVE UPON ITS PASSAGE, APPROVAL AND PUBLICATION.**

**WHEREAS**, the owners of the property described herein below filed application with the City of Grand Prairie, Texas, petitioning an amendment of the Zoning Ordinance and map of said city so as to amend the zoning designation of said site to renew a Specific Use Permit for Internet Auto Sales and amend it to allow Major Auto Repair in a Commercial (C) District; and

**WHEREAS**, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on December 14, 2020, after written notice of such public hearing before the Planning and Zoning Commission on the proposed Specific Use Permit had been sent to owners of real property lying within 300 feet of the property on which the renewal of a Specific Use Permit for Internet Auto Sales and amendment to the Specific Use Permit to add Major Auto Repair in a Commercial (C) District; is proposed, said Notice having been given not less than ten (10) days before the date set for hearing to all such owners who rendered their said property for City taxes as the ownership appears on the last approved City Tax Roll, and such Notice being served by depositing the same, properly addressed and postage paid, in the City Post Office; and

**WHEREAS**, after consideration of said application, the Planning and Zoning Commission of the City of Grand Prairie, Texas voted 8 to 0 to recommend approval to the City Council of Grand Prairie, Texas, that said Zoning Ordinance and Map be amended to renew a Specific Use Permit for Internet Auto Sales and amend the Specific Use Permit to allow Major Auto Repair in a Commercial (C) District; and

**WHEREAS**, Notice was given of a further public hearing to be held by the City Council of the City of Grand Prairie, Texas, in the City Hall Plaza Building at 6:30 o'clock P.M. on January 5, 2021 to consider the advisability of amending the Zoning Ordinance and Map as recommended by the Planning and Zoning Commission, and all citizens and parties at interest were notified that they would have an opportunity to be heard, such Notice of the time and place of such hearing having been given at least fifteen (15) days prior to such hearing by publication in the, Fort Worth Star Telegram, Fort Worth, Texas, a newspaper of general circulation in such municipality; and

**WHEREAS**, all citizens and parties at interest have been given an opportunity to be heard on all the matter of the Specific Use Permit and the City Council of the City of Grand Prairie, Texas, being informed as to the location and nature of the specific use proposed on said property, as well as the nature and usability of

surrounding property, have found and determined that the property in question, as well as other property within the city limits of the City of Grand Prairie, Texas, has changed in character since the enactment of the original Zoning Ordinance to the extent that a specific use may be made of said property as herein provided and by reason of changed conditions, does consider and find that this amendatory Ordinance should be enacted since its provisions are in the public interest and will promote the health, safety and welfare of the community.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS THAT:**

**SECTION I.** Ordinance Number 4779, being the Unified Development Code of the City of Grand Prairie, Texas, showing the locations and boundaries of certain districts, and said Zoning Ordinance and Map having been made a part of an Ordinance entitled:

"THE UNIFIED DEVELOPMENT CODE OF THE CITY OF GRAND PRAIRIE, TEXAS, AS PASSED AND APPROVED BY THE CITY COUNCIL ON THE 20TH DAY OF NOVEMBER, 1990, TOGETHER WITH ALL AMENDMENTS THERETO AND ENACTING A REVISED ORDINANCE ESTABLISHING AND PROVIDING FOR ZONING REGULATIONS; CREATING USE DISTRICTS IN ACCORDANCE WITH A COMPREHENSIVE PLAN..."

and passed and approved November 20, 1990, as amended, is hereby further amended so as to renew Specific Use Permit Number 1083 (SUP-1083) for Internet Auto Sales and amend Specific Use Permit Number 1083 to allow Major Auto Repair on Lot 446R of Burbank Gardens Unit 2, City of Grand Prairie, Dallas County as depicted in Exhibit B - Site Plan, which are incorporated herein by reference.

**SECTION 2:** The purpose of this Ordinance is to provide the appropriate restrictions and development controls that ensure this Specific Use Permit is compatible with the surrounding development and zoning and to also ensure that the development complies with the City's Comprehensive Plan and Unified Development Code.

**SECTION 3:** For the development and operation of an Internet Auto Sales & Major Auto Repair business within the Commercial (C) District; the following standards and conditions are hereby established as part of this ordinance:

1. The development shall conform to the City Council approved Site Plan (Exhibit B - Site Plan), with the following provisions:
  - a) Delivery of inventory limited to drivable vehicles.
  - b) Interior showroom vehicle inventory, No external advertising of vehicle sales.
  - c) Designate inventory limited to interior showroom and eastern portion of site and behind gate.
  - d) Major Auto Repair limited to 1,636 sf lease space only.
2. As outlined within the Operational Plan contained within the Specific Use Permit Application File No. SU191101A/S191101A, and as more specifically stated and codified herein, the development shall adhere to the following operational standards:
  - A. All operations shall be conducted entirely on-site. The public right-of-way shall not be utilized for business activities, including loading or unloading of vehicles; and
  - C. Major Auto Repair Services shall be conducted indoors; and
  - D. There shall be no outside storage; and
  - E. No inoperable vehicles shall be stored on-site for the purposes of repair and/or resale; and
  - H. Future changes or additions to the use of the property, or the construction of additional structures, may require additional parking as stipulated in the Unified Development Code, as

- amended, for each particular use; and
- I. The property shall accommodate only one tenant at a time with no subleasing of building space or parking spaces to any tenant other than the business holding the Certificate of Occupancy; and
  - I. All operations shall maintain compliance with all federal, state, and local environmental regulations; and
  - J. All operations shall maintain compliance with City Ordinance No. 7408 Automotive Related Business (ARB) regulations; and
  - K. Shall adhere to all best management practices listed within its storm water pollution prevention plan.

**SECTION 4: Compliance** All development must conform to the approved Development Plans, which are herein incorporated by reference.

1. By this SUP Ordinance, this Specific Use Permit shall automatically terminate if a Certificate of Occupancy is not issued for a **Specific Use Permit for Used Auto Sales**; within one (1) year after City Council adoption of this Ordinance, or upon cessation of the use for a period of six (6) months or more.
2. Furthermore, by this SUP Ordinance, the City Council shall conduct a public hearing one (1) year after City Council approval of the Site Plan to confirm compliance with all applicable codes which shall include, but not be limited to, the requirements of this SUP Ordinance, the Unified Development Code, the City of Grand Prairie Code of Ordinances, city adopted building codes, city adopted fire codes and with other applicable regulatory requirements administered and/or enforced by the state and federal government.
3. The operation of this site shall be in strict compliance with the requirements of this SUP Ordinance, the Unified Development Code, the City of Grand Prairie Code of Ordinances, city adopted building codes, city adopted fire codes, and with other applicable regulatory requirements administered and/or enforced by the state and federal government.
4. It shall be unlawful for the owner, manager, or any person in charge of a business or other establishment to violate the conditions imposed by the City Council when a Specific Use Permit is granted, and the violation of those conditions could result in a citation being issued by the appropriate enforcement officers of the City of Grand Prairie. Violation of this provision may be punishable in accordance with Section 1-8 of the Code of Ordinances of the City.
5. This Specific Use Permit shall run with the land and therefore may be transferred from owner to owner; however, each new owner shall obtain a new Certificate of Occupancy
6. The Certificate of Occupancy shall note the existence of this Specific Use Permit by its SUP number and title.

**SECTION 5.** It is further provided that in case a section, clause, sentence or part of this Ordinance shall be deemed or adjudged by a Court of competent jurisdiction to be invalid, then such invalidity shall not affect, impair or invalidate the remainder of this Ordinance.

**SECTION 6.** All ordinances or parts of ordinances in conflict herewith are specifically repealed.

**SECTION 7.** That this Ordinance shall be in full force and effect from and after its passage, approval and



publication.

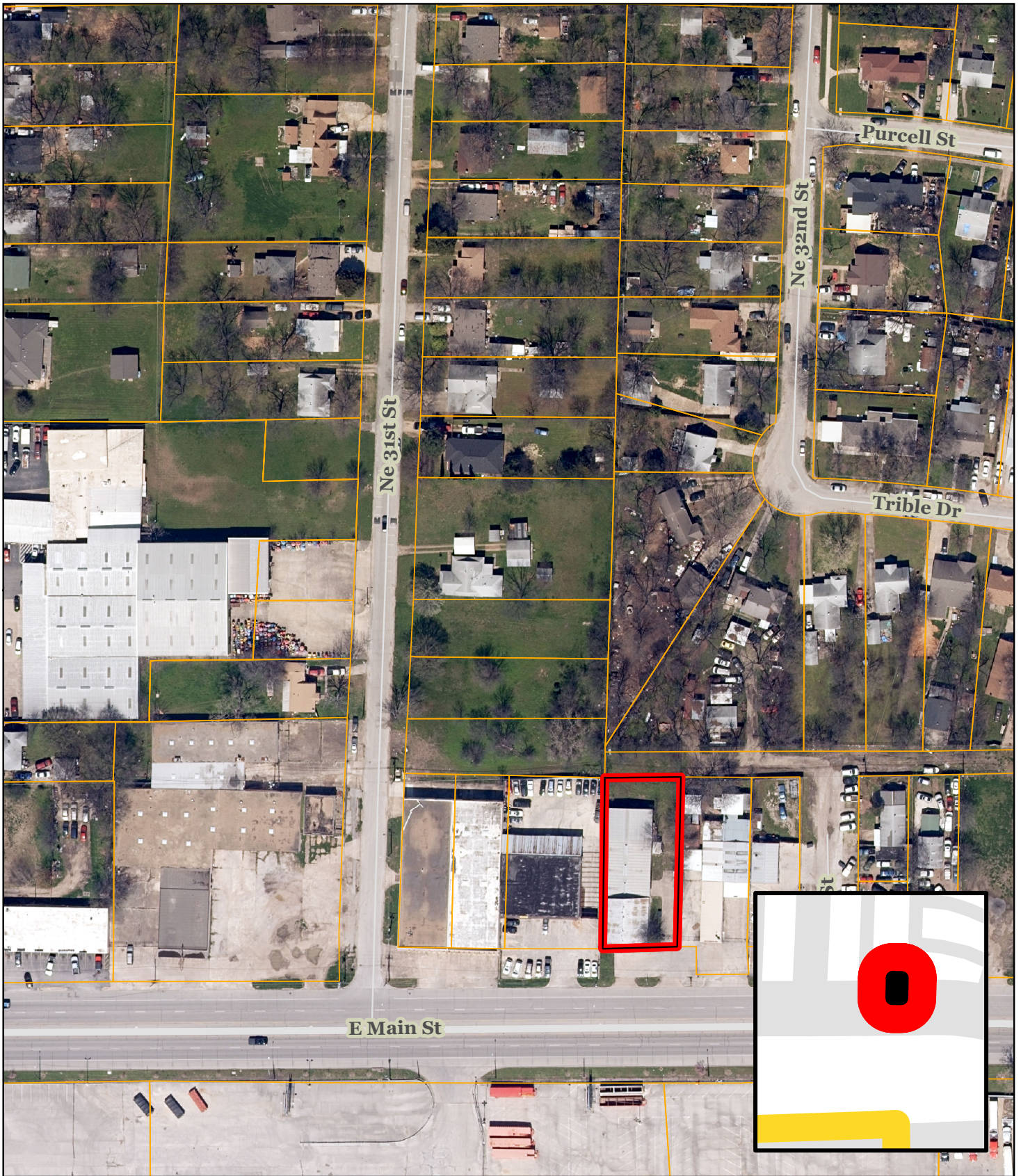
**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS,  
THIS THE 5TH OF JANUARY, 2021.**

ORDINANCE NO. XXXXX-2021

SPECIFIC USE PERMIT NO. SUP-1083A

ZONING CASE NO. SU191101A/S191101A

EXHIBIT A - LOCATION MAP  
PAGE 1 OF 1



**CASE LOCATION MAP**  
**SU191101A - SUP Renewal**  
**Kia Auto Sales at 3118 E. Main St.**

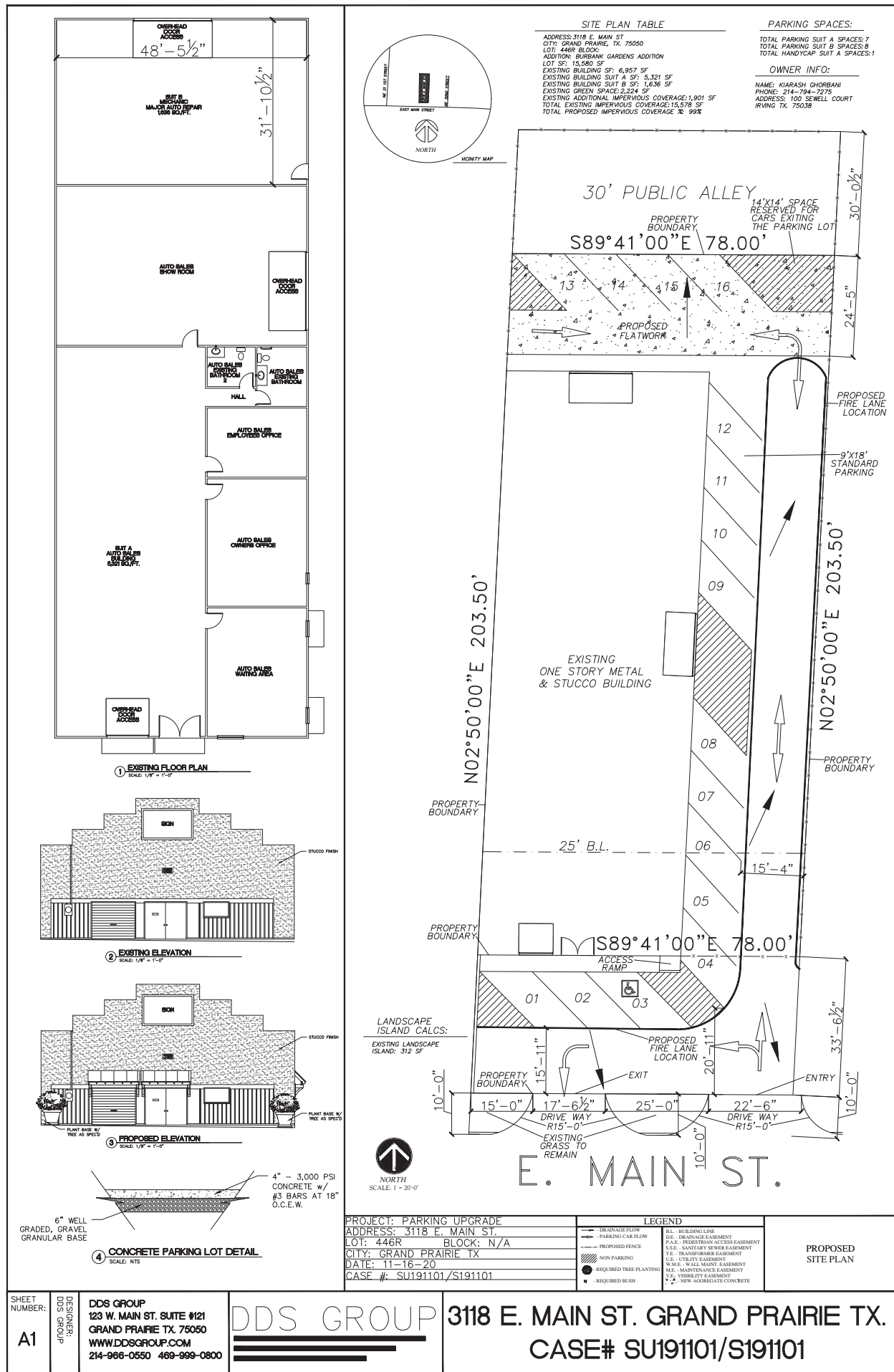


**City of Grand Prairie**  
**Development Services**

(972) 237-8255  
[www.gptx.org](http://www.gptx.org)



EXHIBIT B - SITE EXHIBIT  
PAGE 1 OF 1



## **UPDATED OPERATIONAL PLAN "3118 E. MAIN ST."**

### ***Used Auto Sales/ Mechanic Work***

1. Hours of operation will be from Mon-Sat 9-6 P.M
2. We purchase and sell used cars. Operation is internet sales only with our partnered accounts Autotrader, Cargurus, Cars.com etc.
3. All vehicles are purchased from local auto auctions.
4. Some vehicles will be repaired and some will not need repair prior to retail. Due to the unfortunate times and circumstances, a majority of our business has been lost. With that being said, I am hoping to lease out the rear auto repair facility to be able to stay open and generate income to cover my overhead.
5. Mechanic work will consist of tune up, electrical work, front end replacement such as shocks, struts, control arm and limited to major engine repair.
6. Premises will always be clean and organized free of oil spots and other messy aftermath.
7. Vehicles will be parked very organized inside the 7500+ SF building along with the side and rear of the building allowing for a free space for a smooth flow of traffic and appearance.
8. Proposal to install 2 sets of exterior awnings:  
2 awnings over the front entrance and 2 more on the side of the building over the 2 windows for a superiority curb appeal. In addition, we will have 2 large plantation pots both placed on the east and west corner of the buildings side walk for a welcoming and pleasant entrance.
9. There will be 4 customer parking spaces plus 1 handicap space.
10. There will be no washing or painting cars. All of that work will be contracted at another facility.
11. There will be 1 employee plus myself. Not a big operation.



## Legislation Details (With Text)

<b>File #:</b>	20-10679	<b>Version:</b>	1	<b>Name:</b>	S201201 - Warehouse at 2700 Avenue K East
<b>Type:</b>	Agenda Item	<b>Status:</b>		<b>Status:</b>	Planning and Zoning Items for Individual Consideration
<b>File created:</b>	12/7/2020	<b>In control:</b>		<b>In control:</b>	Planning and Zoning Commission
<b>On agenda:</b>	1/5/2021	<b>Final action:</b>		<b>Final action:</b>	
<b>Title:</b>	S201201 - Site Plan - Warehouse at 2700 Avenue K East (City Council District 1). Site Plan for a 198K SF industrial warehouse building on one lot on 26.46 acres. Tract 4 of M. K. Selvidge Survey, Abstract No. 1423 and Lot 1, Block 6, Safety Net Addition, City of Grand Prairie, Tarrant County, Texas, zoned Light Industrial (LI), generally located northwest of Avenue K and future extension of N. Great Southwest Parkway Road, and specifically addressed at 2700 E. Avenue K. (On December 14, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).				

### Sponsors:

### Indexes:

### Code sections:

**Attachments:** [Exhibit A S201201 Location Map](#)  
[Exhibit B S201201- 2700 Avenue K - Site Plan](#)  
[Exhibit C S201201- Landscape Plan - 2700 Avenue K](#)  
[Exhibit D S201201 Tree Preservation Plan](#)  
[Exhibit E S201201 - Exlevation Plan](#)  
[PZ Draft Minutes 12-14-2020.pdf](#)

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

### From

Monica Espinoza, Executive Assistant

### Title

S201201 - Site Plan - Warehouse at 2700 Avenue K East (City Council District 1). Site Plan for a 198K SF industrial warehouse building on one lot on 26.46 acres. Tract 4 of M. K. Selvidge Survey, Abstract No. 1423 and Lot 1, Block 6, Safety Net Addition, City of Grand Prairie, Tarrant County, Texas, zoned Light Industrial (LI), generally located northwest of Avenue K and future extension of N. Great Southwest Parkway Road, and specifically addressed at 2700 E. Avenue K. (On December 14, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).

### Presenter

Savannah Ware, AICP, Chief City Planner

### Recommended Action

Approve

## Analysis

### SUMMARY:

S201201 - Site Plan - Warehouse at 2700 Avenue K East (City Council District 1). Site Plan for a 198,000 sq. ft. industrial warehouse building on one lot on 26.46 acres. Tract 4 of M. K. Selvidge Survey, Abstract No. 1423 and Lot 1, Block 6, Safety Net Addition, City of Grand Prairie, Tarrant County, Texas, zoned Light Industrial (LI), generally located northwest of Avenue K and future extension of N. Great Southwest Parkway Road, and specifically addressed at 2700 E. Avenue K.

### PURPOSE OF REQUEST:

The applicant intends to construct a 198,200sf. office/warehouse building on 26.46 acres. The proposed site consists of two properties that would be subsequently platted into one property. An existing gas well straddles the two properties. Site Plan approval by City Council is required for any project involving industrial uses with buildings exceeding 50,000 square feet.

The purpose of site plan approval is to ensure that development meets requirements in the Unified Development Code (UDC), provides adequate circulation, and uses quality site planning techniques. The UDC identifies criteria for evaluating proposed developments. Criteria include density and dimensional standards, landscaping and screening requirements, and architectural design for special districts.

UDC's Appendix X, Industrial Development Standards addresses potential adverse environmental, visual, and truck traffic associated with large warehouses, outside storage, distribution-logistical related developments exceeding five acres in size.

### ADJACENT LAND USES:

The following table summarizes the zoning designation and existing use for the surrounding properties.

**Table 1: Adjacent Zoning and Land Uses**

Direction	Zoning	Existing Use
North	LI	Warehouse
South	PD-38	Single Family Residential
West	LI	Warehouse/Logistics
East	SF-1 (East of GSW)	Single Family Residential & School

### PROPOSED USE CHARACTERISTICS AND FUNCTION:

The proposal includes one side-loaded office/warehouse-building. Tractor/trailer parking and storage is located on the western portion of the site facing the truck court. The overhead truck docks are located on the west side of the building and faces west. The building is speculative and will be developed without specific tenants.

### FUTURE N. GREAT SOUTHWEST PARKWAY:

The current Master Transportation Plan designates the extension of N. Great Southwest Parkway (Principle Arterial Six-Lane Divided Roadway) along the eastern boundary of the property beginning at the Avenue K East intersection and extending to the northern property boundary. The applicant plans to dedicate the full 120' right-of-way, as well as design and construct a portion of the roadway in coordination with the City's

Engineering & Transportation Departments.

The site will be accessible from two commercial drives off the future N. Great Southwest Parkway extension. The center-loaded primary drive shall align with planned median opening and secondary drive located approximately 300' to the north. The site provides 30' fire lane and access easement looping around the facility. The 30' fire lane and access drive shall serve 32 west orientated overhead dock doors along with 42 tractor trailer parking spaces.

### **GAS WELL PAD SITE & PIPELINE:**

An operational gas well pad-site is located on the northwestern portion of the property. The existing pipeline serving the gas well runs northwesterly from Avenue K to the well site shall be relocated. The applicant and their design team has been coordinating relocation of pipeline with their team (DFW Mid-Stream Services) & well head operator (GH America Energy). This will require oversight from the City's Engineering Department during civil review. A section of the fire lane and about 25 parking spaces encroach the well head's 300 ft buffer. No planned structures are to be located within the required 100' separation of the gas pad.

### **ZONING REQUIREMENTS:**

#### *Density and Dimensional Requirements*

Development is subject to the LI and Appendix X Industrial Development Standards in the UDC. The table below evaluates the density and dimensional standards of the proposed development. The proposal meets the density and dimensional requirements.

**Table 2: Site Data Summary**

Standard	Required	Provided	Meets
Min. Lot Area (Sq. Ft.)	15,000	1,152,598	Yes
Min. Lot Width (Ft.)	100	631	Yes
Min. Lot Depth (Ft.)	150	1,351	Yes
Front Setback (Ft.)	25	70+	Yes
Side Setback (Ft.)	30	185+	Yes
Max. Height (Ft.)	50	48.5	Yes
Max. Floor Area Ratio	1:1	0.17:1	Yes

#### *Landscape and Screening*

The property is subject to landscape and screening requirements in Article 8 and Appendix X of the UDC. Zoning Analysis Tables summarizes the requirements. The site exceeds the minimum landscape area (33% provided), number of shrubs, number of trees and screening requirements. The applicant is preserving the required number of trees.

**Table 3: Landscape & Screening Requirements**

Standard	Required	Provided	Meets
Area (Sq. Ft.)	53,999	177,387 (33%)	Yes
Trees	216 + 30 Street	118+ 600 Presv.	Yes
Shrubs	1,080	1,160	Yes
Foundation Plantings	Along Primary Facades	Provided Plantings	Yes
Entrance Plantings	At Building Entrance	Provided Plantings	Yes

Truck Screening	Wing Wall	Wing Walls	Yes
Parking Lot Trees	30	39 (3" Cal)	Yes

Parking will be screened with living screen (street trees and shrubs) within a 30' landscape buffer. The site provides 21 street trees planted on Avenue K East and 18 trees provided within future GSW Pkwy's landscape buffer along with the construction of minimum 4' sidewalk.

#### Building Materials and Design

Industrial buildings greater than 50,000 sq. ft. are subject to the requirements in Appendix X of the UDC. Appendix X requires that primary facades include at least three design elements and secondary facades include at least two design elements. The tables below evaluate the design elements for each building. The proposed building elevations meet Appendix X requirements.

The building's exterior construction consists of 100% exterior masonry construction utilizing textured concrete tilt-wall panels with reveals of varying finishes and colors in compliance with required architectural articulation requirements. The construction styles consist of two accent materials along the vertical surface. 24" Parapet projection shall extend along the length of the secondary facades.

**Table 4A: Building Design Elements for Building A**

Facade	Type	a.	b.	c.	d.	e.	f.	g.	h.	i.	Total ElMeets
North	SecondaY				Y						2 Y
South	PrimaryY		Y			Y					3 Y
East	PrimaryY		Y			Y					3 Y
West	SecondaY				Y						2 Y

#### **VARIANCES:**

The applicant is not requesting any variances.

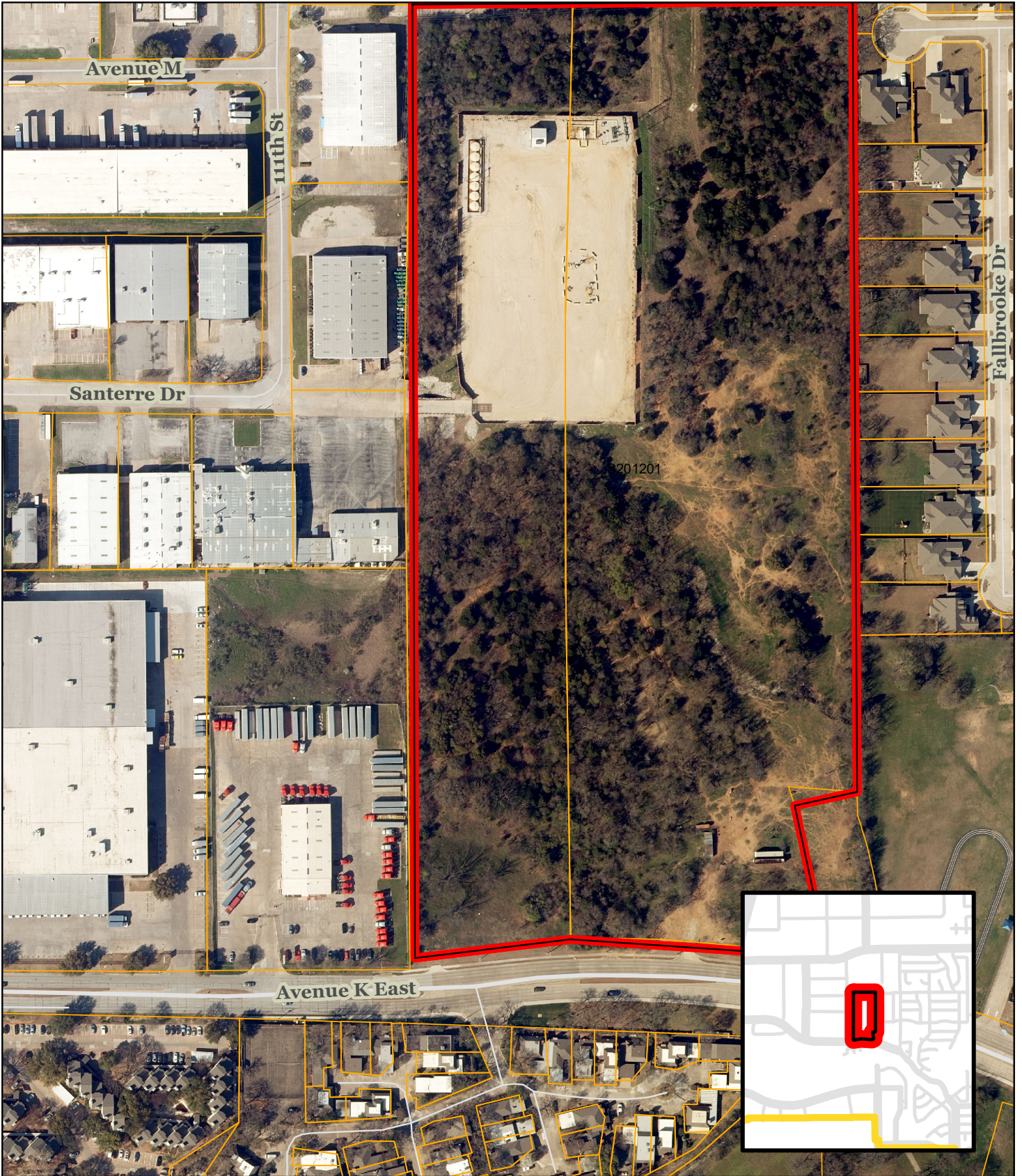
#### **RECOMMENDATION:**

On December 14, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0.

The Development Review Committee (DRC) recommends approval.



EXHIBIT A - LOCATION MAP  
PAGE 1 OF 1



**CASE LOCATION MAP**  
**S201201 - Site Plan**  
**Warehouse at 2700 E. Avenue K**

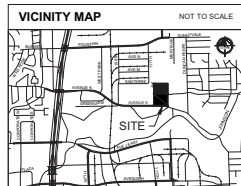
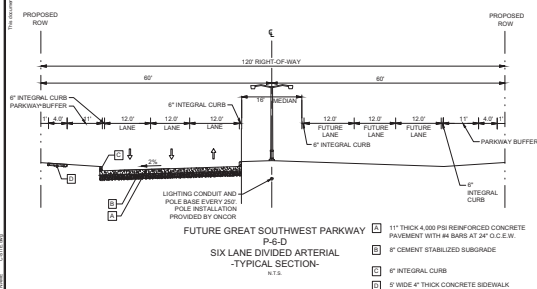
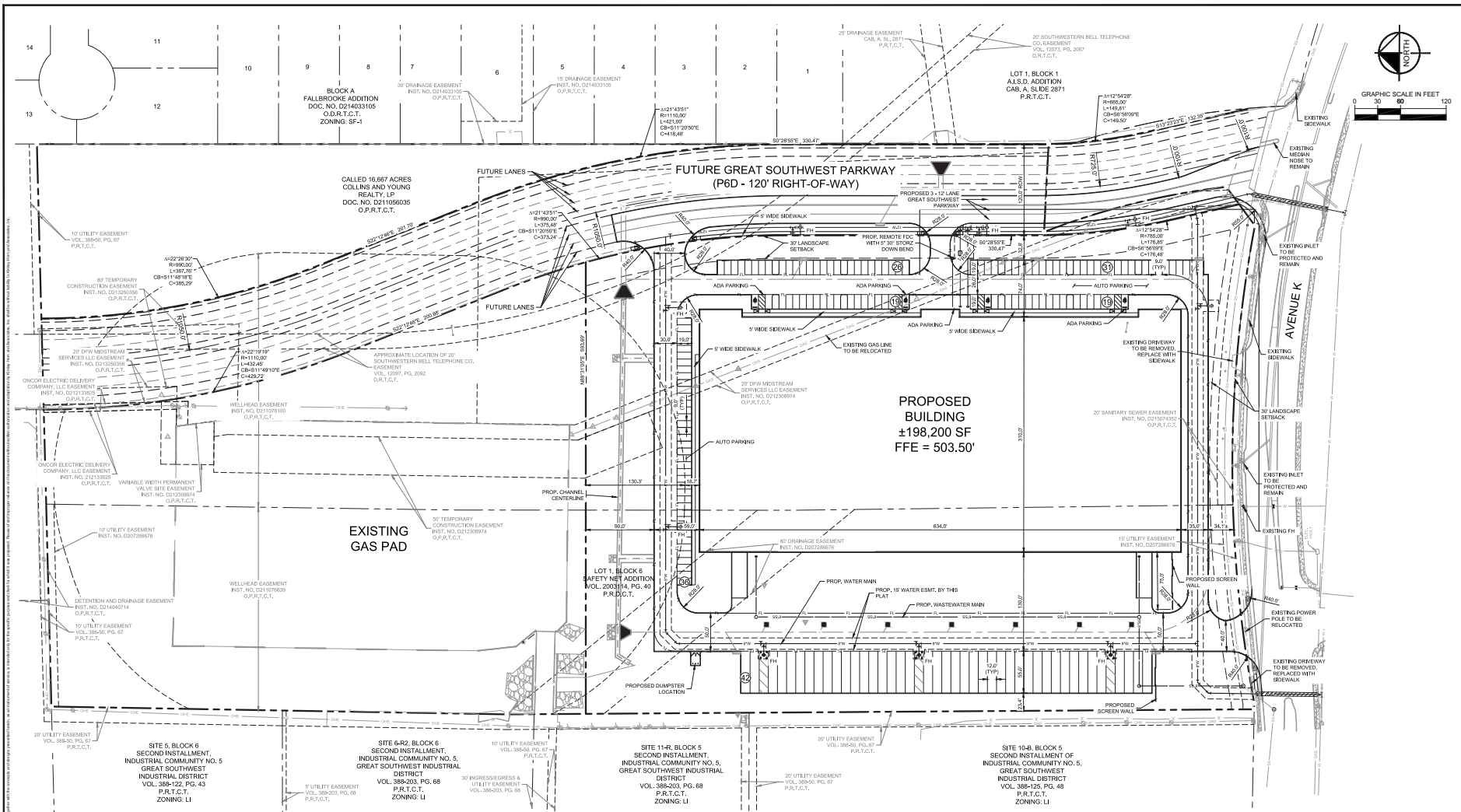


**City of Grand Prairie**  
**Development Services**

📞 (972) 237-8255  
🌐 [www.gptx.org](http://www.gptx.org)



EXHIBIT B - SITE PLAN  
PAGE 1 OF 1



- | NOTES |   |
|-------|---|
| 1.    | ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP NO. 48439C0245, FOR TARRANT COUNTY, TEXAS AND INCORPORATED AREAS, DATED MARCH 21, 2019, THIS PROPERTY IS LOCATED WITHIN ZONE X (UNSHADED) DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. |
| 2.    | TRUCK ROUTING SIGNAGE WILL BE PROVIDED AS A PART OF THIS DEVELOPMENT.   |

LEGEND			
PROPERTY LINE	_____		
PROPOSED FIRE LANE	_____ (L) _____ (L)		
BUILDING SETBACK	_____ (L) _____ (L)		
EXISTING EASEMENT	_____ (L) _____ (L)		
PROPOSED EASEMENT	_____ (L) _____ (L)		
PROPOSED WATER LINE	_____ (L) _____ (L)		
PROPOSED SANITARY SEWER LINE	_____ (L) _____ (L)		
EXISTING FENCE LINE	_____ (L) _____ (L)		
EXISTING WATER LINE	_____ (L) _____ (L)		
EXISTING SANITARY SEWER LINE	_____ (L) _____ (L)		
EXISTING STORM DRAIN LINE	_____ (L) _____ (L)		
EXISTING OVERHEAD ELECTRIC LINE	_____ (L) _____ (L)		
EXISTING UNDERGROUND ELECTRIC LINE	_____ (L) _____ (L)		

SITE SUMMARY TABLE	
ZONING	LIGHT INDUSTRIAL
PROPOSED USE	TRANSFER AND STORAGE TERMINAL
REQUESTED MAX BUILDING HEIGHT	50'-2"
PROPOSED TOTAL BUILDING AREA	198,200 SF
TOTAL LAND AREA	1,152,598 SF / 26.46 ACRES
LOT COVERAGE	17%
PROPOSED TRAILER PARKING	42
PROPOSED AUTO PARKING	131
REQUIRED AUTO PARKING	77
PROPOSED ACCESSIBLE PARKING	5
REQUIRED ACCESSIBLE PARKING	5

**PARKING CALCULATION:**  
 AUTO PARKING SPACES PROVIDED BASED ON CITY OF GRAND PRAIRIE UNIFIED  
 DEVELOPMENT CODE ARTICLE 10, SECTION 7:  
 ASSUMED OFFICE SF (10%) = 19,820 SF + 1000 = 20  
 178,380 SF WAREHOUSE + 5000 + 20 = 57  
 TOTAL REQUIRED SPACES AT 10% OFFICE = 20+57 = 77

## DEVELOPER

CA INDUSTRIAL  
CONTACT: KYLE ROBERSON  
130 E RANDOLPH STREET, SUITE 2100  
CHICAGO IL 60601  
PHONE NUMBER: (713) 294-9611  
EMAIL: KROBERSON@CA-VENTURES.COM

WAREHOUSE AT 2700 E AVENUE K  
LOT 1

BEING A REPLAT OF  
LOT 1, BLOCK 6 SAFETY NET ADDITION  
AND UNPLATTED LAND  
BEING 26.4583 ACRES IN THE  
M.K. SELVIDGE SURVEY, ABSTRACT NO. 1423  
CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS  
**CASE NO. S201201**

[illegible]

**Kimley»»Horn**  
13405 NOEL ROAD, TWO GALLERIA OFFICE TOWER  
SUITE 700, DALLAS, TX 75240  
PHONE: 972-770-1100 FAX: 972-238-3620  
WWW.KIMLEY-HORN.COM TX FAX  
© 2020 KIMLEY-HORN AND ASSOCIATES, INC.



Texas	KHA PROJECT 069269801
	DATE NOVEMBER 3, 2020
	SCALE AS SHOWN
	DESIGNED BY DPG
	DRAWN BY DSA
	CHECKED BY DFG

00 AVENUE K  
INDUSTRIAL  
PREPARED FOR  
CA VENTURES

Grand Prairie  
2

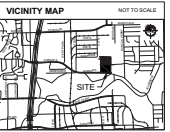
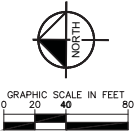
## SITE PLAN

SHEET NUMBER  
SP

EXHIBIT C - LANDSCAPE PLAN



- NOTES:**
1. AN IRRIGATOR SHALL PREPARE AN IRRIGATION PLAN FOR EACH SITE WHERE A NEW IRRIGATION SYSTEM WILL BE INSTALLED. A PAPER OR ELECTRONIC COPY OF THE IRRIGATION PLAN MUST BE ON SITE AT ALL TIMES DURING THE INSTALLATION OF THE IRRIGATION SYSTEM.
  2. THE IRRIGATION PLAN MUST INCLUDE COMPLETE COVERAGE OF THE AREA TO BE IRRIGATED. IF A SYSTEM DOES NOT PROVIDE COMPLETE COVERAGE OF THE AREA TO BE IRRIGATED, IT MUST BE NOTED ON THE IRRIGATION PLAN.
  3. ALL IRRIGATION PLANS USED FOR CONSTRUCTION MUST INCLUDE ALL INFORMATION SPECIFIED UNDER THE IRRIGATION PLAN DESIGN: MINIMUM STANDARDS NOTED UNDER ARTICLE 8.4.1.7 OF THE GRAND PRAIRIE UNIFIED DEVELOPMENT CODE.
  4. REF. SHEET LP 3.00 FOR FULL PLANT SCHEDULE
  5. REF. SHEET LP 3.00 FOR FULL CITY OF GRAND PRAIRIE CODE LANDSCAPE REQUIREMENTS.

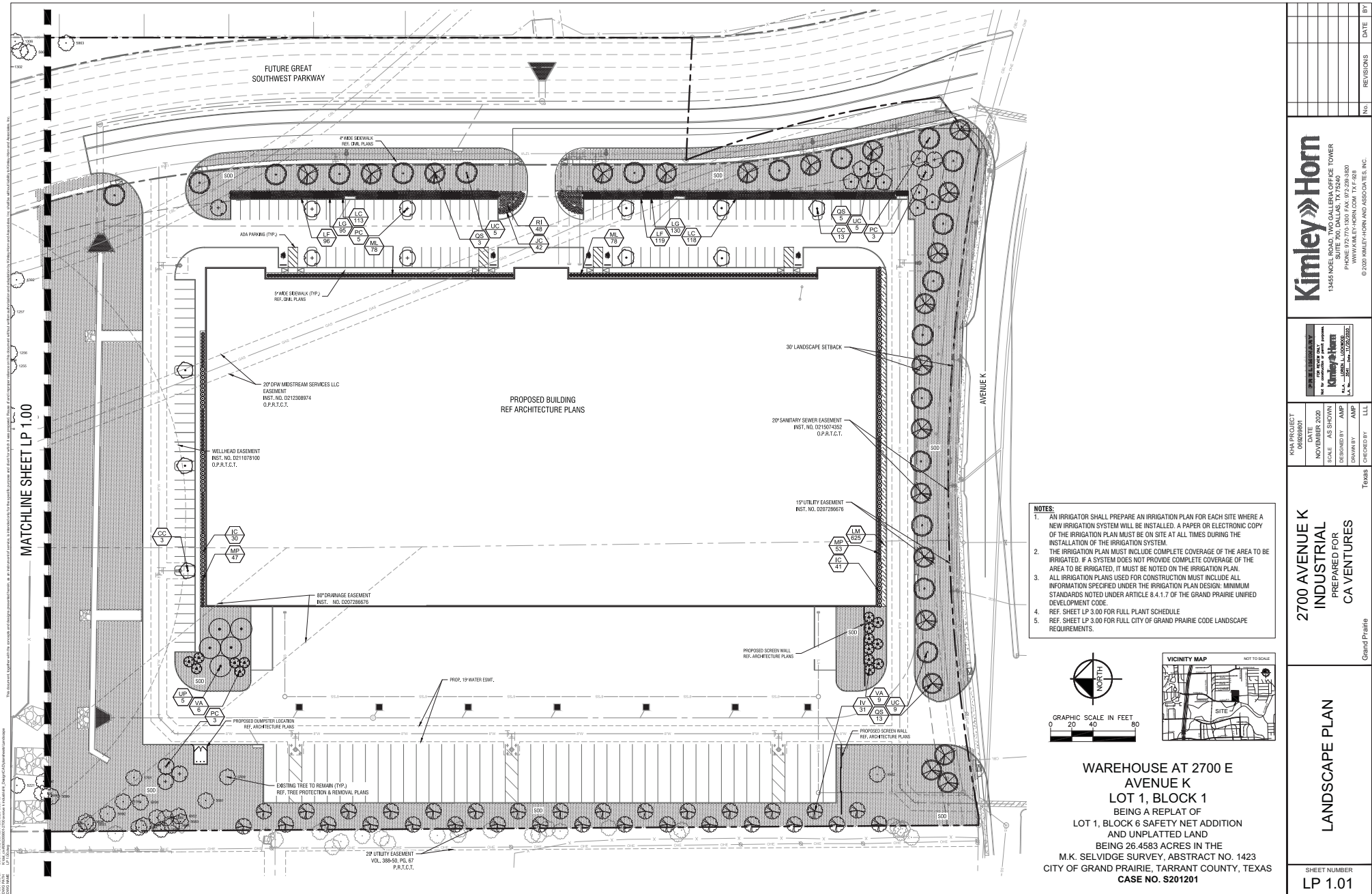


**WAREHOUSE AT 2700 E AVENUE K LOT 1, BLOCK 1**  
BEING A REPLAT OF LOT 1, BLOCK 6 SAFETY NET ADDITION AND UNPLATTED LAND BEING 26.4583 ACRES IN THE M.K. SELVIDGE SURVEY, ABSTRACT NO. 1423 CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS CASE NO. S201201

KIMLEY-HORN PROJECT 080588001		DATE NOVEMBER 2020	SCALE AS SHOWN	DRAWN BY AMP	CHECKED BY LLL	DATE	BY
2700 AVENUE K INDUSTRIAL PREPARED FOR CA VENTURES		Grand Prairie					
LANDSCAPE PLAN		SHEET NUMBER LP 1.00					

**Kimley-Horn**  
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER  
SUITE 700, DALLAS, TX 75240  
PH: 214.645.1000 FAX: 214.645.1001  
WWW.KIMLEY-HORN.COM TX F-628  
© 2020 KIMLEY-HORN AND ASSOCIATES, INC.

## EXHIBIT C - LANDSCAPE PLAN

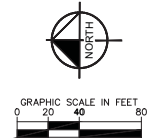
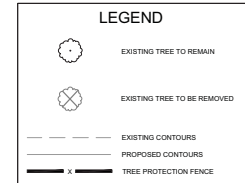
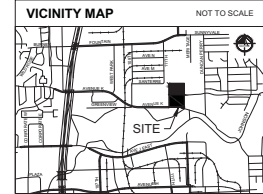
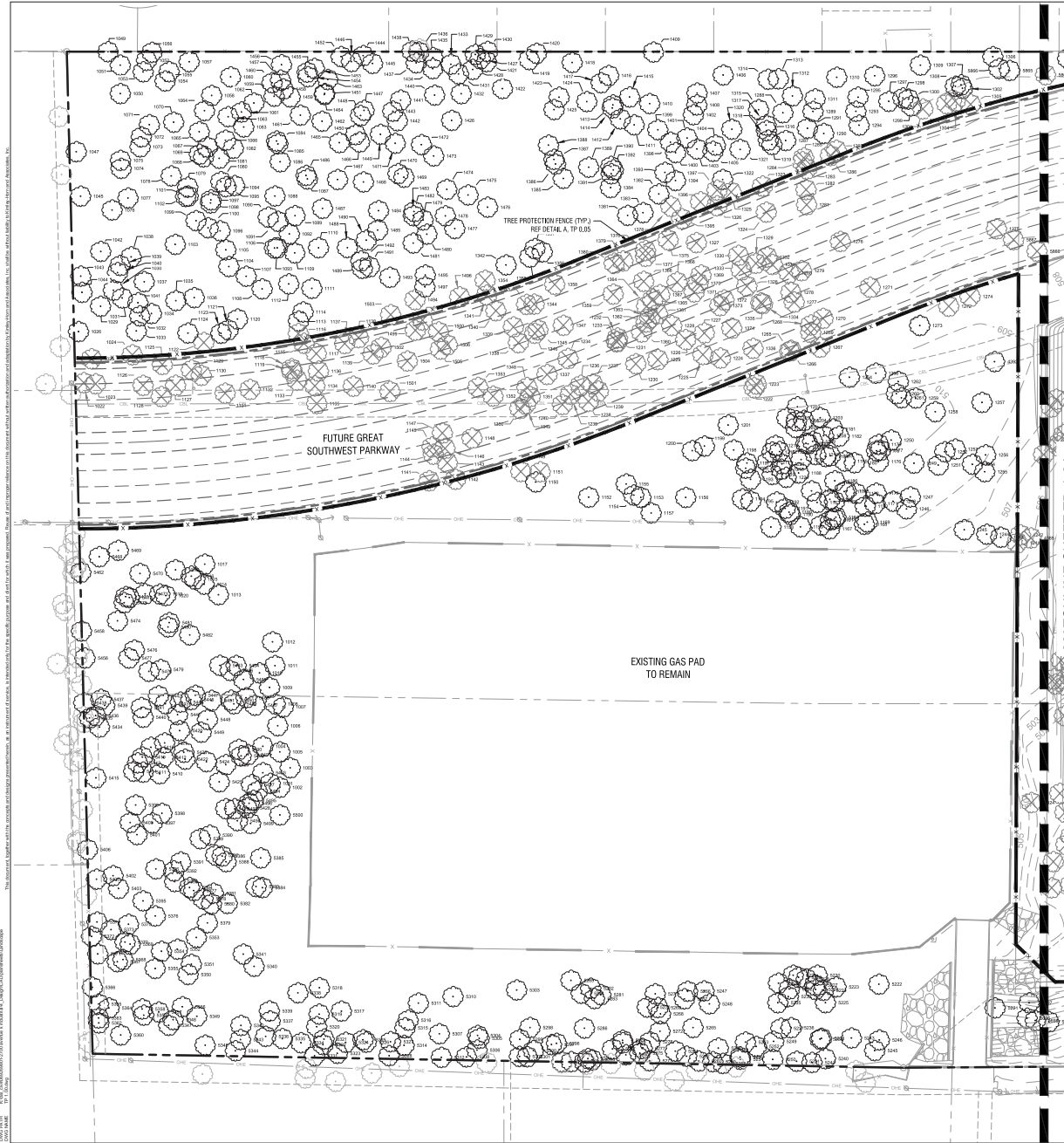




[illegible]

---

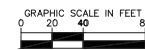
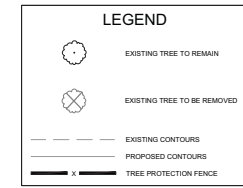
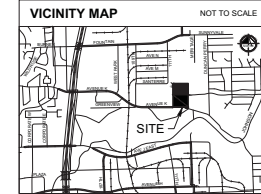
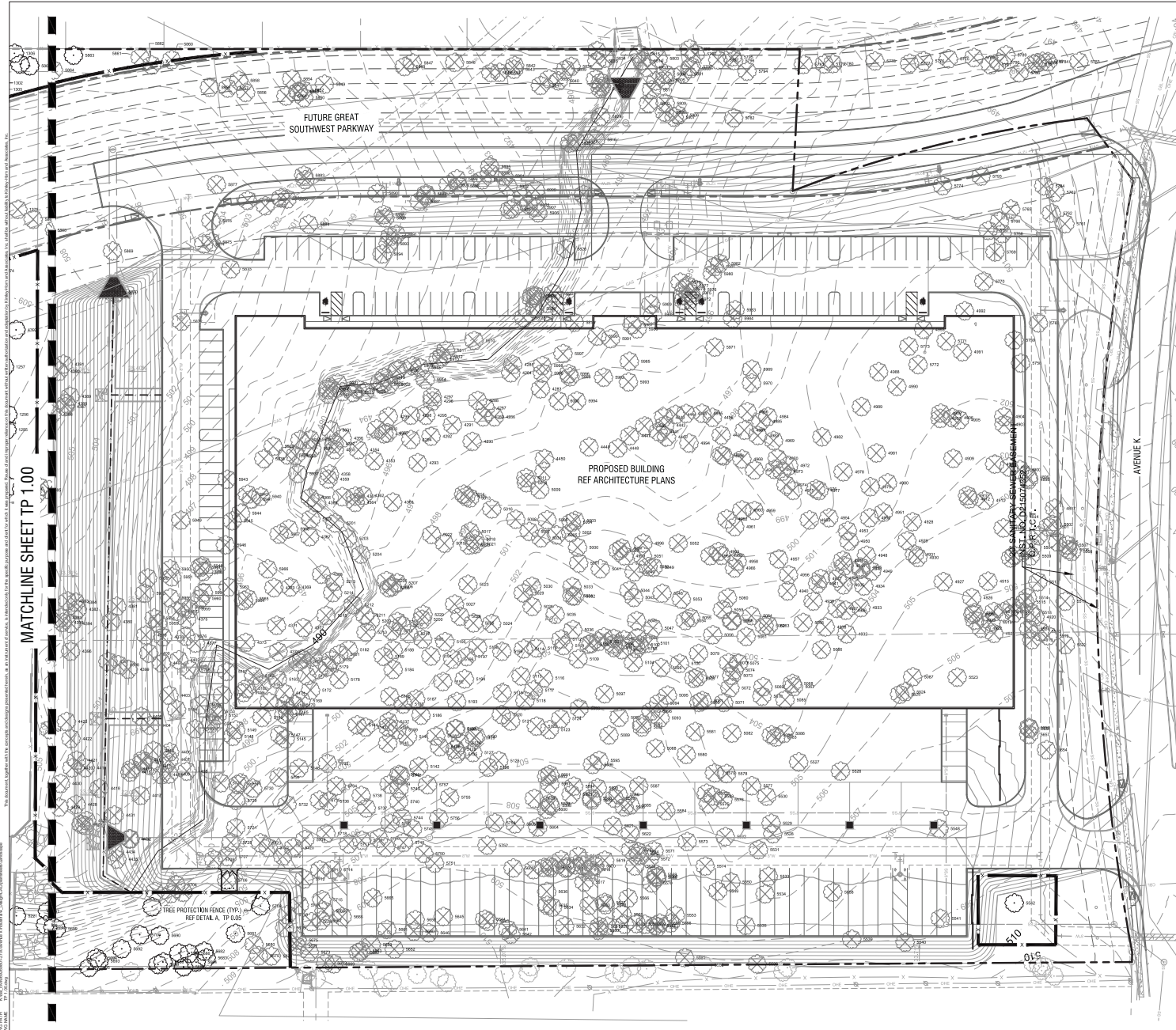
# EXHIBIT D - TREE PRESERVATION/PROTECTION PLAN



WAREHOUSE AT 2700 E  
AVENUE K  
LOT 1, BLOCK 1  
BEING A REPLAT OF  
LOT 1, BLOCK 6 SAFETY NET ADDITION  
AND UNPLATTED LAND  
BEING 26.4583 ACRES IN THE  
M.K. SELVIDGE SURVEY, ABSTRACT NO. 1423  
CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS  
CASE NO. S201201

<b>Kimley»Horn</b> 13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER SUITE 700, DALLAS, TX 75240 PH: 214.635.1000 WWW.KIMLEY-HORN.COM TX F-428 © 2020 KIMLEY-HORN AND ASSOCIATES, INC.	No.	REVISIONS	DATE	BY							
<b>Kimley»Horn</b> 2700 E AVENUE K LOT 1, BLOCK 1 TP 1.00	KHA PROJECT 060589001	DATE NOVEMBER 2020	SCALE AS SHOWN	DESIGNED BY AMP	DRAWN BY AMP	CHECKED BY LL	Texas	Grand Prairie	2700 AVENUE K INDUSTRIAL PREPARED FOR CA VENTURES	TREE PROTECTION & REMOVAL PLAN	SHEET NUMBER TP 1.00

# EXHIBIT D - TREE PRESERVATION/PROTECTION PLAN



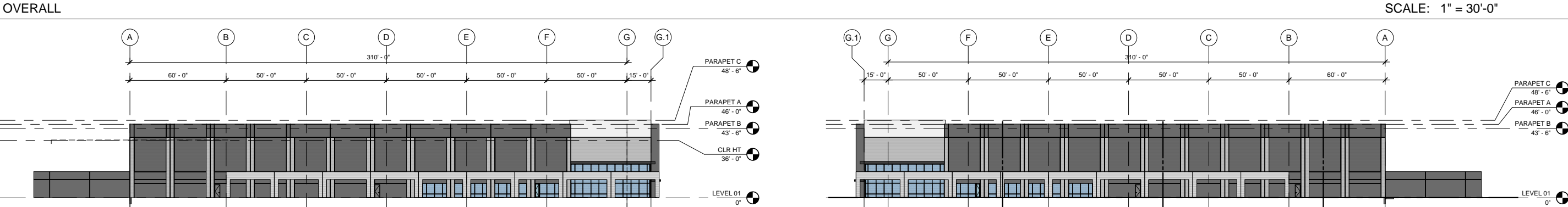
**WAREHOUSE AT 2700 E AVENUE K  
LOT 1, BLOCK 1**  
BEING A REPLAT OF  
LOT 1, BLOCK 6 SAFETY NET ADDITION  
AND UNPLATTED LAND  
BEING 26.4583 ACRES IN THE  
M.K. SELVIDGE SURVEY, ABSTRACT NO. 1423  
CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS  
CASE NO. S201201

<b>Kimley»Horn</b> 13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER SUITE 501 DALLAS, TEXAS 75240 PH: 214.635.1000 WWW.KIMLEY-HORN.COM TX F-628 © 2020 KIMLEY-HORN AND ASSOCIATES, INC.	KHA PROJECT 060588001 DATE NOVEMBER 2020 SCALE AS SHOWN DESIGNED BY AMP DRAWN BY AMP CHECKED BY LL Texas Grand Prairie	2700 AVENUE K INDUSTRIAL PREPARED FOR CA VENTURES	TREE PROTECTION & REMOVAL PLAN	SHEET NUMBER TP 1.01

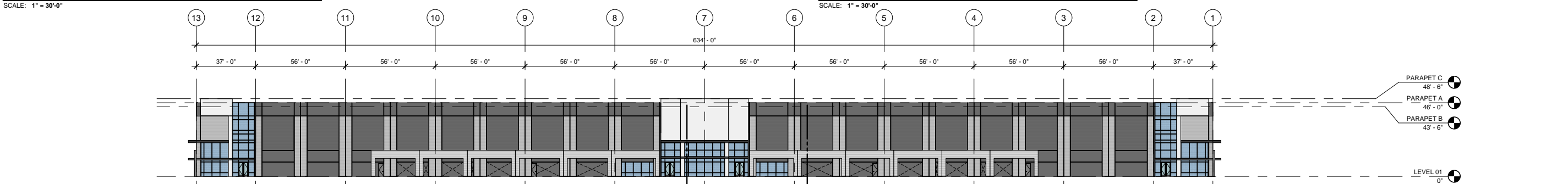


EXHIBIT E - EXTERIOR ELEVATION PLAN

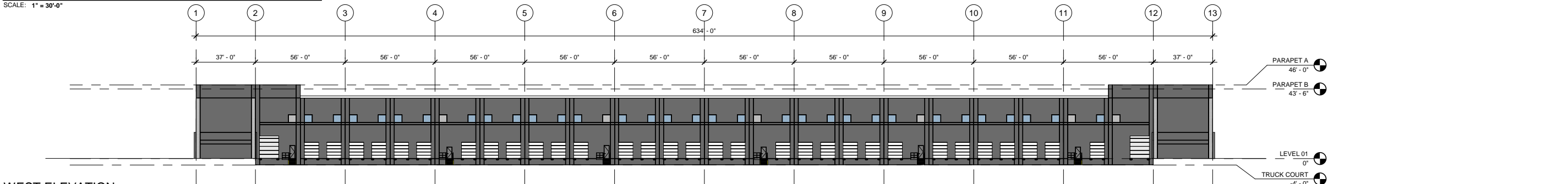
OVERALL ELEVATIONS



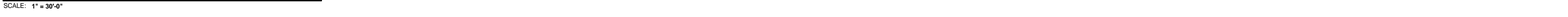
SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION



BUILDING MATERIALS TABLE

DIRECTION	TOTAL AREA	TOTAL OPENINGS	TOTAL CANOPY	CANOPY %	TOTAL GLASS	GLASS %	TOTAL ACCENT	ACCENT %	TILTWALL W/ REVEALS	MASONRY	MEETS
NORTH	15,077 SF	1,333 SF	52'-7"	16.7%	1,279 SF	8.5%	9,184 SF	60.9%	4,642 SF	100%	YES
SOUTH	15,077 SF	1,333 SF	52'-7"	16.7%	1,279 SF	8.5%	9,184 SF	60.9%	4,642 SF	100%	YES
EAST	32,845 SF	4,447 SF	243'	38.3%	4,338 SF	13.2 %	17,340 SF	52.7%	10,776 SF	100%	YES
WEST	27,500	4,231 SF	0'	0%	775 SF	2.8%	366 SF	1.3%	22,903	100%	YES

BUILDING DETAIL ELEMENTS

FACADE	TYPE	A	B	C	D	E	F	G	H	I	TOTAL ELEMENTS	MEETS
NORTH	SECONDARY	YES	NO	NO	YES						2	YES
SOUTH	PRIMARY	YES	YES	NO	NO	YES	NO	NO	NO	NO	3	YES
EAST	PRIMARY	YES	YES	NO	NO	YES	NO	NO	NO	NO	3	YES
WEST	SECONDARY	YES	NO	NO	YES						2	YES

S201201

\*PRELIMINARY NOT FOR CONSTRUCTION, PERMIT, OR REGULATORY APPROVAL. \*RENDERING IS REPRESENTATIVE OF DESIGN INTENT ONLY. IT IS NOT A PHOTOREALISTIC REPRESENTATION OF ACTUAL MATERIALS PROPOSED AND SHOULD BE CONSIDERED PRELIMINARY AT ALL STAGES.  
\*ALL BUILDING AREAS ARE APPROXIMATE UNTIL BUILDING FOOTPRINT / ENTRY DESIGNS ARE FINALIZED.

AVE K & GSW PRKWAY  
A PROJECT FOR  
CAV

HOUSTON

11/02/20

TEXAS Author 201190

powers  
brown  
archit  
ecture





## Legislation Details (With Text)

<b>File #:</b>	20-10680	<b>Version:</b>	1	<b>Name:</b>	S201202 - Prairie Modern Apartments
<b>Type:</b>	Agenda Item	<b>Status:</b>		<b>Status:</b>	Planning and Zoning Items for Individual Consideration
<b>File created:</b>	12/7/2020	<b>In control:</b>		<b>In control:</b>	Planning and Zoning Commission
<b>On agenda:</b>	1/5/2021	<b>Final action:</b>		<b>Final action:</b>	
<b>Title:</b>	S201202 - Site Plan - Prairie Modern Apartments (City Council District 1). Site Plan for Prairie Modern Apartments, which includes 272 multi-family units in one building with a five-story parking garage on 5.355 acres. Legally described as Tract 6, Elizabeth Gray Survey, Abstract No. 517, Page 215, City of Grand Prairie, Dallas County, Texas, and zoned PD-388. Generally located east of State Highway 161 and north of Dickey Road and within the SH-161 Corridor Overlay District. (On December 14, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).				

### Sponsors:

### Indexes:

### Code sections:

**Attachments:** [Exhibit A - Location Map.pdf](#)  
[Exhibit B - Site Plan.pdf](#)  
[Exhibit C - Landscape Plans.pdf](#)  
[Exhibit D - Building Elevations.pdf](#)  
[Exhibit E - Appendix W Checklist.pdf](#)  
[PZ Draft Minutes 12-14-2020.pdf](#)

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

### From

Monica Espinoza, Executive Assistant

### Title

S201202 - Site Plan - Prairie Modern Apartments (City Council District 1). Site Plan for Prairie Modern Apartments, which includes 272 multi-family units in one building with a five-story parking garage on 5.355 acres. Legally described as Tract 6, Elizabeth Gray Survey, Abstract No. 517, Page 215, City of Grand Prairie, Dallas County, Texas, and zoned PD-388. Generally located east of State Highway 161 and north of Dickey Road and within the SH-161 Corridor Overlay District. (On December 14, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).

### Presenter

Savannah Ware, AICP, Chief City Planner.

### Recommended Action

Approve

### Analysis

## **SUMMARY:**

Site Plan for Prairie Modern Apartments, which includes 272 multi-family units in one building with a five-story parking garage on 5.355 acres. Legally described as Tract 6, Elizabeth Gray Survey, Abstract No. 517, Page 215, City of Grand Prairie, Dallas County, Texas, and zoned PD-388. Generally located east of State Highway 161 and north of Dickey Road and within the SH-161 Corridor Overlay District.

## **PURPOSE OF REQUEST:**

The applicant intends to construct a multi-family development of 272 units in one building with a five-story parking garage on 5.355 acres. Any multi-family development or development in a planned development district or overlay district requires City Council approval of a Site Plan. Development at this location requires site plan approval by City Council because the property is for multi-family use, zoned PD-388, and within the SH-161 Corridor Overlay District.

## **ADJACENT LAND USES:**

The following table summarizes the zoning designation and existing use for the surrounding properties.

**Table 1: Zoning and Land Use**

Direction	Zoning	Existing Use
North	PD-12, PD-175	Undeveloped, Senior Living Apartm
South	Commercial	Undeveloped
West	PD-13	SH-161
East	PD-12	Undeveloped

## **HISTORY:**

- Final Plat application for Prairie Modern Apartments Addition to create one multi-family and one commercial lot totaling 6.209 acres is under concurrent review (Case Number P201203).
- Preliminary Plat application for Prairie Modern Apartments Addition to create one multi-family and one commercial lot totaling 6.209 acres is under concurrent review (Case Number P201202).
- April 21, 2020: City Council approved a zoning change and concept plan creating Planned Development-388 District for multi-family and commercial uses (Case Number Z190202/CP190202).

## **PROPOSED USE CHARACTERISTICS AND FUNCTION:**

The 272-unit multi-family development will be accessible from the service road of north bound SH-161 and additional access points along Dickey Road. A requirement of PD-388 is the installation of an access drive around the north and east boundaries on the property to allow for proper circulation for the planned development. The Site Plan depicts one four-story residential building, five-story parking garage, internal Zen courtyard spaces, amenity center, and a dog park. Other amenities include a cabana pool, outdoor kitchen, and entertainment areas.

## **ZONING REQUIREMENTS:**

### *Density and Dimensional Requirements*

The subject property is zoned PD-388, with a base zoning of Central Area, for multi-family uses; development is subject to the standards in PD-388 and Appendix W. The applicant has submitted a Preliminary and Final Plat that is under concurrent review. The following table evaluates the density and dimensional standards of the

proposed development.

**Table 2: Density and Dimensional Requirements**

Standard	PD-388	Appendix W / UDC	Provided	Meets?
Max. Density (Units Per Acre)	65	-----	50.8	Yes
Min. Living Area (SF)	-----	450	650	Yes
One-Bedroom Units (%)	-----	-----	67.7	N/A
Two & Three Bedroom Units (%)	-----	-----	32.3	N/A
Min. Area (SF)	-----	12,000	233,250	Yes
Min. Width (Ft.)	-----	100	481.19	Yes
Min. Depth (Ft.)	-----	120	344	Yes
Maximum Height (Ft.)	-----	70	47.75	Yes
Min. All Setbacks (Ft.)	15	-----	15	Yes

### *Parking*

The table below evaluates the parking requirements. The proposal meets the required total, garage, and guest parking spaces requirements. The site plan depicts a five-story wrap-style parking garage, with resident and visitor parking. The site plan does not include any carport parking spaces but does provide garage parking spaces for 93% of the parking spaces. This amount exceeds what is required for garage and carport spaces combined.

**Table 3: Parking Requirements**

Standard	Required	Provided	Meets
1.25 Parking Spaces/On230		-----	-----
2 Parking Spaces/Two &176		-----	-----
Total Parking Spaces	406	440	Yes
Parking Garage Spaces (30		93	Yes
Carport (% of Total)	20	0	No
Guest (% of Total)	10	10	Yes

### *Landscape and Screening*

The property is subject to landscape and screening requirements in PD-388, Appendix W, and Article 8 of the UDC. The property provides open space along the southern portion of the property, along with a dog park. The proposal does not meet all the requirements of Appendix W. The applicant is proposing no perimeter fence with gated entry, and has a dumpster enclosure that is located within 20 feet of residentially zoned property. The table below summarizes these requirements.

**Table 4: Landscape Requirements**

Standard	Required	Provided	Meets
Landscape Area (SF)	34,985	129,864	Yes
Groundcover (SF)	13,994	86,073	Yes
Trees	70	70	Yes
Shrubs	700	711	Yes
Dumpster Enclosure	Masonry enclosure	Masonry enclosure	Yes
Perimeter Fence	Type II & III	None	No

*Exterior Building Materials*

The exterior building materials include stone, fiber cement boards and panels, stucco, concrete, and architectural metal panel. The building elevations meet the recommendations of Appendix W.

*Project Amenities*

Appendix W requires multi-family developments to provide amenities from three categories. If developers meet the exterior requirements of Appendix W, projects only need to meet two of three categories. The applicant is meeting the amenity requirements of Appendix W.

- Environmentally friendly features.
- High-quality features or designs.
- Technology.

The table below summarize the amenities included in the project.

**Table 5: Appendix W Amenities**

Category	Tier	Amenity
Environmentally Friendly Features	1	Drought resistant plantings
Environmentally Friendly Features	1	Electric car charge station
Environmentally Friendly Features	1	High efficiency windows
Environmentally Friendly Features	2	Permeable pavement
Environmentally Friendly Features	2	Eco - friendly roofing material
Environmentally Friendly Features	2	Recycling Program
Environmentally Friendly Features	2	Walking/jogging trails
Environmentally Friendly Features	3	Additional insulation
Environmentally Friendly Features	3	Bicycle Parking
Environmentally Friendly Features	3	Native plantings
Environmentally Friendly Features	3	Outdoor Recreation Spaces with Co
Environmentally Friendly Features	3	Dog Park
High-Quality Features or Designs	1	Granite Countertops
High-Quality Features or Designs	1	Upgraded Woodwork
High-Quality Features or Designs	2	Upgraded Light Fixtures
High-Quality Features or Designs	2	Walk-in Closets
High-Quality Features or Designs	2	Upgraded Bathroom and Kitchen H:
High-Quality Features or Designs	2	Full-Size Stainless-Steel Major App
Technology	N/A	Wi-Fi Internet Access in Common /
Technology	N/A	USB ports
Technology	N/A	App - Communication
Technology	N/A	App- Enabled Electronics

*Trash Compactor/Dumpster*

The site plan depicts a mini trash compactor located in the parking garage and an exterior dumpster to house dumpster containers for daily pickup. The applicant and Environmental Services Department are working to mitigate any issues with compactor design and trash capacity. Environmental Services is concerned if the 2-cubic yard mini compactor, dumpster, and containers will be enough to handle the anticipated trash volume. By

staff calculations, a 30-cubic yard compactor is needed to handle trash volume properly. The use of a compactor by multi-family projects is not uncommon, but the design of an internal compactor with rollout dumpsters is new to Grand Prairie. Staff recommends continued cooperation between both parties to mitigate and resolve any outstanding issues before construction.

### **EXCEPTIONS OR APPEALS:**

The applicant is requesting the following variances:

1. Less than 20% carports: Appendix W requires that applicants provide covered parking for 20% of required parking spaces.
2. No perimeter fence and gated entry: Appendix W requires that multi-family developments contain perimeter fences with secure entry gates at all entrances to the site. The proposal does not include a perimeter fence with gated entry. Alternatively, the applicant is proposing to secure all entrances into the building with all courtyards secured internally.
3. Dumpster located within 20 feet of residentially zoned property. Article 8 requires that dumpster enclosures not be located within 20 feet of residentially zoned property.

### **ANALYSIS OF EXCEPTION REQUESTS:**

1. Less than 20% carports: Staff is supportive of this request. Due to the apartment's unique wrap style, the applicant is incorporating a five-story parking garage to house over 93% of the parking for the site. Appendix W requires that if the parking garage option is used, it must contain over 50% of the total required parking. The applicant is exceeding this requirement.
2. No perimeter fence and gated entry: Staff is supportive of the request. The project aims to have a distinctive urban feel with the building closer to the street. The applicant collaborated with the Police Department and has proposed key code access to entry points on the exterior of the building. The GPPD does not object to this request.
3. Dumpster located within 20 feet of residentially zoned property: Staff does not object to the request. The applicant is using a mini compactor that will be located in the parking garage and will roll out the dumpsters on pick-up day. Due to the limited space on site (multiple easements), the applicant will need relief from the dumpster spacing requirement.

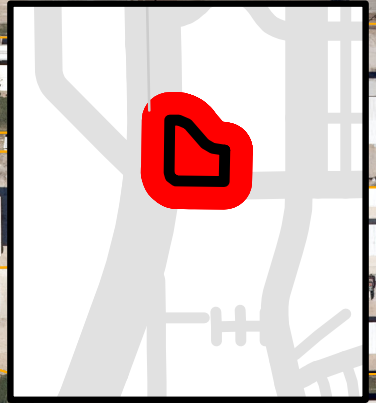
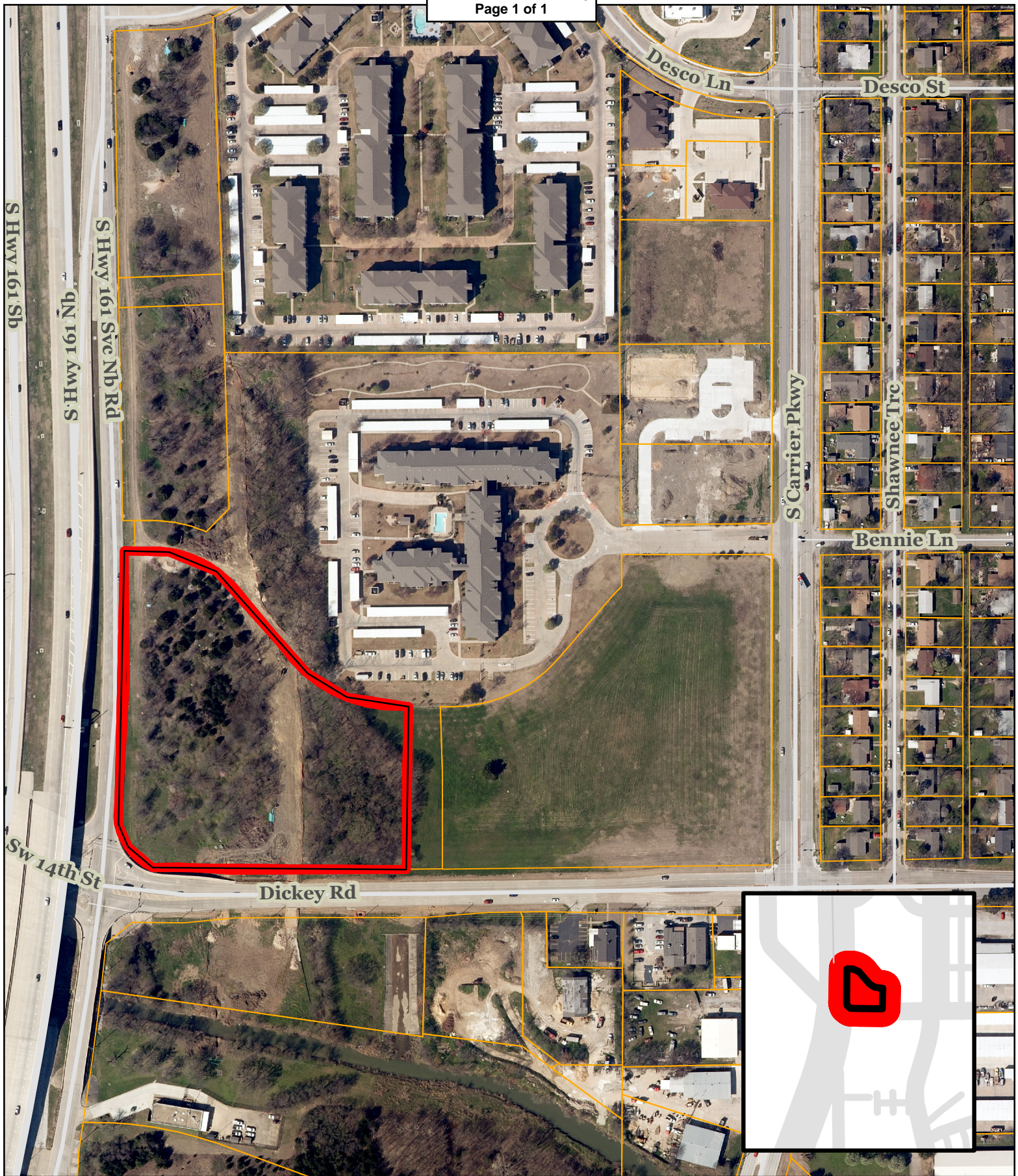
### **RECOMMENDATION:**

The Planning and Zoning Commission recommends approval, by a vote of 8-0.

The Development Review Committee (DRC) recommends approval with conditions:

- Prior to submitting plat for City signatures, the applicant must execute, file with the County, and provide instrument numbers for all easements and agreements that are established with the adjacent landowner.
- Prior to issuance of building permits, the applicant must obtain permits from TxDOT for access to, and construction within the TxDOT right-of-way.
- Continued coordination with the Police Department to finalize security for the site.
- Continued coordination with Environmental Services Department to resolve any issues with compactor and dumpster capacity issues.





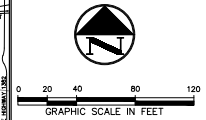
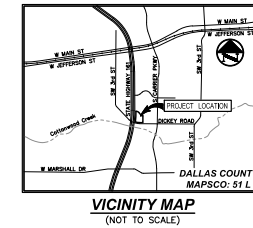
CASE LOCATION MAP  
S201203 - Site Plan  
Prairie Modern Apartments



City of Grand Prairie  
Development Services

(972) 237-8255  
www.gptx.org





- LEGEND**
- BOLLARD
  - ELECTRIC METER
  - POWER POLE
  - LIGHT STANDARD
  - WATER METER
  - WATER VALVE
  - IRRIGATION CONTROL VALVE
  - FIRE HYDRANT
  - CLEANOUT
  - MANHOLE
  - TRAFFIC SIGNAL CONTROL
  - TRAFFIC SIGNAL POLE
  - TELEPHONE BOX
  - FLOOD LIGHT
  - FLAG POLE
  - 1/2" - 1" IRON ROD
  - W. PACHECO KOCH CAP SET
  - CONTROLLING MONUMENT
  - PROPERTY LINE
  - FENCE
  - PROPOSED FENCE
  - FIRE LINE
  - CHARLES
  - GRADE BREAKS
  - 100-YR FLOODPLAIN LIMITS

ALL DIMENSIONS ARE TO  
BACK-OF-CURB UNLESS  
OTHERWISE NOTED.

REFER TO PRAIRIE MODERN TRAFFIC  
IMPACT ANALYSIS DATED 3/7/2019  
(E:\PROJECTS\PM2019032)

LOT DATA	
Location	Lot 1, Block A      Lot 2, Block A
Zoning	Planned Development District No. 388
Overlay	Hwy 161 Corridor Overlay District
Use	Multi-family      Commercial
Site Area	5,355 AC. (233,250 S.F.)      0.854 AC. (37,212 S.F.)
Total Building Footprint	106,234 S.F.      Future Development
Open Space S.F.	159,240 S.F.
Gross Square Footage	469,600
DUA	50.8

SITE DATA		
Lot 1, Block A	Existing	Proposed
Total Area	5,355 AC.	5,355 AC.
Site Coverage	0% on Undeveloped Land	2,459 AC. (45.55%)
Impervious Area	Undeveloped Land	1,582 AC. (29.54%)
Floodplain Area	Undeveloped Land	0.39 AC. (7.28%)
Landscape Area	Undeveloped Land	0.914 AC. (17.07%)
Setbacks	15' setback along all property boundaries except for eastern boundary line. 15' setback along eastern boundary line.	15' setback along all property boundaries except for eastern boundary line. 15' setback along eastern boundary line.

BUILDING SCHEDULE							
Building ID	Number of Units	Building SF	Gross SF	Number of Floors	Height	1 BR	2+ BR
1	272	106,234	469,600	6 (2 Floors Below Grade, 4 Floors Above Grade)	42'-7" S.F.	184 (67.7%)	88 (32.3%)

PARKING BREAKDOWN			
	Required	Provided	
	% of total	spaces	% of total
Surface Uncovered	0	0	29
Surface Carpet	20	81	0
Guest	10	41	10
Garage	30	122	80
Tridrom	0	0	0
Total required	92	408	
Total provided			100      440

KAY DERMER  
(INST. NO. 20070315518)

ZONING PD-12

UNDEVELOPED

NO. 3 BARS ON 24" CTRS. BOTH WAYS

CLASS C, 3600 PSI CONCRETE PARKING, FIRE LANE AND DUMPSTER AREAS AT 28 DAYS

NOTE: REFER TO GEOTECH REPORT FOR FURTHER INFORMATION

T = 5" PARKING AREAS  
T = 6" DRIVES FIRE LANE AND DUMPSTER AREAS

**CONCRETE PAVEMENT CONNECTION**

1 NOT TO SCALE



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY PATRICK T. BRAUN, P.E. 13415 ON 11/20/2020. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

ISSUED FOR CITY SITE PLAN REVIEW ONLY  
(SUBJECT TO REVISION PRIOR TO CONSTRUCTION)

THESE DOCUMENTS HAVE BEEN PREPARED BY THE ENGINEER WITH THE INTENT OF COMPLYING WITH ALL CITY STANDARD REQUIREMENTS. THESE DOCUMENTS HAVE NOT BEEN APPROVED AND RELEASED FOR CONSTRUCTION BY THE CITY AS OF THIS DATE AND, THEREFORE, REVISIONS MAY BE REQUIRED PRIOR TO CONSTRUCTION. BY ANY USE OF THESE DOCUMENTS, THE USER ASSUMES THEIR UNDERSTANDING OF THE PRELIMINARY STATUS OF THE PLANS AND THE POTENTIAL FOR REVISION PRIOR TO ANY CONSTRUCTION.

NO.	DATE	REVISION

**Pacheco Koch**

7557 RAMBLER ROAD SUITE 1400  
DALLAS, TX 75231 972.235.3031  
TX REG. ENGINEERING FIRM F-469  
TX REG. SURVEYING FIRM LS-10058000

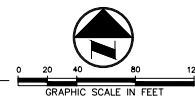
SITE PLAN				
PRAIRIE MODERN APARTMENTS				
272 UNITS W/ PARKING GARAGE				
LOT 1, BLOCK A; 5.355 ACRES				
CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS				
DESIGN	DRAWN	DATE	SCALE	NOTES
PTB	DCF	NOV 2020	1"=40'	
NO.				FILE
				SP.1.1

S201202





1 OVERALL LANDSCAPE SUBMITTAL PLAN  
1" = 40'-0"



GRAND PRAIRIE LANDSCAPE REQUIREMENTS - Article 8 • FD 388				
OVERALL SITE LANDSCAPE AREA (15% OF THE TOTAL SQUARE FOOTAGE OF THE DEVELOPMENT SITE)				
TOTAL SITE LANDSCAPE AREA (SF)	SITE AREA X 15% (SF)	REQUIRED (SF)	PROVIDED (SF)	
233,333 SF	34,999.5 SF	34,996 SF	129,654 SF +	
OVERALL SITE PLANTING (UP TO 40% OF REQUIRED LANDSCAPE AREA SHALL BE GRASS, GROUND COVER, OR ORGANIC MULCH)				
TOTAL LANDSCAPE AREA (SF)	LANDSCAPE AREA X 40% (SF)	REQUIRED (SF)	PROVIDED (SF)	
34,996 SF	13,998 SF	UP TO 13,394 SF	56,073 SF +	
SITE TREES (FOR EVERY 500 SQUARE FEET OF REQUIRED LANDSCAPE AREA, ONE TREE OF 3" INCH CALIBER OR LARGER IS REQUIRED)				
REQUIRED LANDSCAPE AREA (SF)	LANDSCAPE AREA / 500 SF	REQUIRED	PROVIDED	
34,996 SF	69.9 TREES	70 TREES	70 TREES	
STREET TREES (PLANTED AT A MINIMUM OF 25 LINEAL FEET WITH A MINIMUM OF 50 LINEAL FEET SPACING)				
STREET NAME	LINEAL FEET / 50	REQUIRED	PROVIDED	
OH 161 (SERVICE ROAD)	(610 / 50) = 12.2 TREES	12 TREES	(9 TREES)	
DICKER ROAD	(481 / 50) = 9.6 TREES	10 TREES	(1 TREES)	
	TOTAL STREET TREES	22 TREES	30 TREES	
PARKING LOT SCREENING (EACH PARKING SPACE MUST BE WITHIN 100' OF A TREE)				
	REQUIRED		PROVIDED	
	YES		YES	
ONE CANOPY TREE MUST BE PROVIDED IN THE PLANTING AREA FOR EVERY 20 PARKING SPACES				
		2 REQUIRED	PROVIDED	
	32 PARKING SPACES / 20 = 1.6 TREES	2 TREES	4 TREES	
SITE SHRUBS (FOR EVERY 500 SQUARE FEET OF REQUIRED LANDSCAPE AREA, ONE SHRUB (MINIMUM 5 GALLONS IS REQUIRED)				
TOTAL LANDSCAPE AREA (SF)	SITE AREA / 50 SF	REQUIRED	PROVIDED	
34,996 SF	699.92 SHRUBS	700 SHRUBS	71.1 SHRUBS	
PARKING LOT SCREENING (SHALL BE SCREENED ALONG ALL STREETS BY A MINIMUM THREE FOOT HIGH SOLID SHRUB HEDGE, BERM, OR FENCE)				
	REQUIRED		PROVIDED	
	YES		YES	
VEHICLE PROTECTION (ALL REQUIRED LANDSCAPE AREAS, PLANTERS, WALLS, AND/OR FENCES ADJACENT TO VEHICLE USE AREAS SHALL BE PROTECTED BY WHEEL STOPPS, CURBS, OR OTHER PLANT BARRIERS)				
	REQUIRED		PROVIDED	
	YES		YES	
SCREENING FOR MULTI-FAMILY				
	REQUIRED		PROVIDED	
	TYPE 2 FENCE (ADJACENT TO STREET RIGHT-OF-WAY)		VARIANCE WILL BE REQUESTED BY OWNER.	
	TYPE 3 FENCE (ADJACENT TO MULTI-FAMILY PLOT LINES)			
APPENDIX W. ENIRONMENTALLY-FRIENDLY BUILDING MATERIALS, CONSTRUCTION TECHNIQUES OR FEATURES				
	CHOSEN OPTION		PROVIDED	
B. LANDSCAPING PLAN MATERIALS (SHALL BE SCREENED ALONG ALL STREETS BY A MINIMUM THREE FOOT HIGH SOLID SHRUB HEDGE, BERM, OR FENCE)		PRIMARY COURSE, SOUTH SIDE OF SITE, NATIVE BIRD SEED LINES, PERENNIALS		
REQUIRED USE OF IRRIGATION.		TEMPORARY IRRIGATION UNTIL ESTABLISHED.		

NOTE - LOT 2 LANDSCAPE REQUIREMENTS WILL BE CALCULATED WHEN THE SITE IS DEVELOPED.

NOTE - SEE SHEET L1.02 FOR PLANT SCHEDULE/KEY  
AND GENERAL NOTES

OWNER  
NATITEX LTD.  
801 WEST FREEWAY, SUITE 810  
GRAND PRAIRIE, TEXAS 75053

**LANDSCAPE ARCHITECT**  
AMBER M. DAVIS  
PACHECO KOCH CONSULTING ENGINEERS  
7557 RAMBLER ROAD  
SUITE 1400  
DALLAS, TX 75231  
P: 972-235-3031  
E: amdavis@pkce.com

INTERIM REVIEW

THESE DOCUMENTS ARE INTENDED FOR  
INTERIM REVIEW ONLY AND NOT FOR  
REGULATORY APPROVAL, PERMITTING, OR  
CONSTRUCTION.

REGISTERED LANDSCAPE ARCHITECT  
AMBER M. DAVIS  
TEXAS REGISTRATION NUMBER 3363

INTERIM REVIEW

THESE DOCUMENTS ARE INTENDED FOR  
INTERIM REVIEW ONLY AND NOT FOR  
REGULATORY APPROVAL, PERMITTING, OR  
CONSTRUCTION.

REGISTERED LANDSCAPE ARCHITECT  
AMBER M. DAVIS  
Professional Seal Number: 2000

3	12/09/2020	3RD CITY SUBMITTAL – SITE PLAN UPDATES
2	11/20/2020	2ND CITY SUBMITTAL – SITE PLAN UPDATES
1	11/03/2020	1ST CITY SUBMITTAL
<i>NO.</i>	<i>DATE</i>	<i>ISSUE</i>
<i>NO.</i>	<i>DATE</i>	<i>REVISION</i>

NO.	DATE	REVISION
-----	------	----------

7557 RAMBLER ROAD, SUITE 1400

**Pacheco Koch** DALLAS, TX 75231 972.235.3031  
TX REG. ENGINEERING FIRM E-14419

TX REG. SURVEYING FIRM LS-101938

OVERALL LANDSCAPE SUBMITTAL PLAN

OVERALL LANDSCAPE SUBMITTAL PLAN

## PRAIRIE MODERN APARTMENTS

**272 UNITS W/ PARKING GARAGE****LOT 1 (5.35 AC) & LOT 2 (0.85 AC)**

CITY OF GRAND PRAIRIE DALLAS COUNTY, TEXAS






ORIGIN	ORIGIN	DATE	COAL	MEETS	FILE	RE
--------	--------	------	------	-------	------	----

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.

AMD	AMW/AMD	DEC 2020	AS SHOWN			<b>L1.01</b>
-----	---------	----------	----------	--	--	--------------

PK FILE: 4216-19.025

PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	SIZE/COND.	REMARKS	2020-12-09 13:20
	12	PISTACIA CHINENSIS CHINESE PISTACHE	65 GAL	3" CAL. MIN, SINGLE, STRAIGHT LEADER, MATCHING	
	6	QUERCUS SHUMARDII SHUMARD RED OAK	65 GAL	3" CAL. MIN, SINGLE, STRAIGHT LEADER, MATCHING	
	7	QUERCUS VIRGINIANA "HIGH RISE" HIGH RISE LIVE OAK	65 GAL	3" CAL. MIN, SINGLE, STRAIGHT LEADER, MATCHING	
	4	TAXODIUM DISTICHUM BALD CYPRESS	65 GAL	3" CAL. MIN, SINGLE, STRAIGHT LEADER, MATCHING	
	4	ULMUS CRASSIFOLIA CEDAR ELM	65 GAL	3" CAL. MIN, SINGLE, STRAIGHT LEADER, MATCHING	
	4	ULMUS PARVIFOLIA LACEBARK ELM	65 GAL	3" CAL. MIN, SINGLE, STRAIGHT LEADER, MATCHING	
ORNAMENTAL TREE	QTY	BOTANICAL / COMMON NAME	SIZE/COND.	REMARKS	
	14	MAGNOLIA GRANDIFLORA "LITTLE GEM" LITTLE GEM MAGNOLIA	30 GAL	3" CAL, MULTI STEM, FULL, MATCHING	
ORNAMENTAL TREES	QTY	BOTANICAL / COMMON NAME	SIZE/COND.	REMARKS	
	7	CERCIS CANADENSIS "TEXENSIS" EASTERN REDBUD	30 GAL	3" CAL. MIN, MULTI-LEADER, FULL, MATCHING	
	6	ILEX DECIDUA FOSSUMHAW HOLLY	30 GAL	MULTI-LEADER, FULL, MATCHING	
	4	LAGERSTROEMIA X "NATCHEZ" CRAPE MYRTLE	30 GAL	3" CAL. MIN, MULTI-TRUNK, FULL, MATCHING	
	14	MORELLA CERIFERA SOUTHERN WAX MYRTLE	30 GAL	3" CAL. MIN, MULTI-TRUNK, FULL, MATCHING	
	6	VITEX AGNUS-CASTUS "SHOAL CREEK" CHASTE TREE	30 GAL	3" CAL. MIN, MULTI-TRUNK, FULL, MATCHING	
SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	REMARKS	
	233	ABELIA X GRANDIFLORA "RADIANCE" RADIANCE ABELIA	7 GAL	FULL, MATCHING	
	61	ASPIDISTRA ELATIOR CAST IRON PLANT	7 GAL	FULL, MATCHING	
	179	BUXUS SEMPERVIRENS "BABY GEM" DWARF BOXWOOD	7 GAL	FULL, MATCHING	
	381	ILEX CORNUTA "DWARF BURFORD" DWARF BURFORD HOLLY	7 GAL	FULL, MATCHING	
	53	ILEX X "NELLIE R STEVENS" NELLIE STEVENS HOLLY	15 GAL	FULL, MATCHING	
	20	JUNIPERUS CHINENSIS "BLUE POINT" BLUE POINT JUNIPER	15 GAL	FULL, MATCHING	
	10	JUNIPERUS CHINENSIS "SPARTAN" TAYLOR EASTERN REDCEDAR	30 GAL	8-9FT HEIGHT, FULL, MATCHING	
	25	LIGUSTRUM SINENSE "SUNSHINE" SUNSHINE LIGUSTRUM	7 GAL	FULL, MATCHING	
	272	MISCANTHUS SINENSIS "ADAGIO" ADAGIO MAIDEN GRASS	3 GAL	FULL, MATCHING	
	21	MISCANTHUS SINENSIS "GRACILLUMUS" MAIDEN GRASS	5 GAL	FULL, MATCHING	
	163	MISCANTHUS SINENSIS "YAKUSHIMA" DWARF MAIDEN GRASS	7 GAL	FULL, MATCHING	
	326	NANDINA DOMESTICA "COMPACTA" COMPACT NANDINA	3 GAL	FULL, MATCHING	
	76	PITTOSPORUM TOBIRA "WHEELERS DWARF" WHEELER 5 DWARF PITTOSPORUM	3 GAL	FULL, MATCHING	
	12	RAPHIOPHELIS X DELACOURII "GEORGIA PETITE" GEORGIA PETITE INDIAN HAWTHORN	3 GAL	FULL, MATCHING	
	95	SALVIA COCCINEA SCARLET SAGE	1 GAL	FULL, MATCHING	

GROUND COVERS	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	REMARKS
	920	CAREX DIVULSA BERKELEY SEDGE	1 GAL	18" o.c.	FULL, MATCHING
	915	LIRIOPE MUSCARI "SILVER DRAGON" SILVER DRAGON LIRIOPE	1 GAL	18" o.c.	FULL, MATCHING
SOOSEED	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	REMARKS
	43,441 5F	CYNODON DACTYLON BERMUDA GRASS		HYDROSEED	HYDROSEED
	45,091 5F	CYNODON DACTYLON BERMUDA GRASS		SOD	SOLID, ROLLED TIGHT, SAND FILLED JOINTS, 100% WEED, PEST AND DISEASE FREE
	23,063 5F	UPPER SLOPE WILDFLOWER MIX NATIVE AMERICAN SEED		SEED	REF - MANUFACTURER'S SPECIFICATIONS TO RECEIVE TEMPORARY IRRIGATION UNTIL ESTABLISHED REFERENCE IRRIGATION PLANS.
	12,364 5F	WETLAND PRINCE AND DRAINFIELD MIX NATIVE AMERICAN SEED		SEED	REF - MANUFACTURER'S SPECIFICATIONS TO RECEIVE TEMPORARY IRRIGATION UNTIL ESTABLISHED REFERENCE IRRIGATION PLANS.

PLANTING GENERAL NOTES

- ALL PLANTS SHALL BE SET OUT FOR APPROVAL BY THE OWNERS REPRESENTATIVE PRIOR TO INSTALLATION.
- FINE GRADING SHALL BE PERFORMED IN ALL AREAS TO BE LANDSCAPED. FINE GRADING SHALL INCLUDE THE REMOVAL OF DEBRIS, ROCKS, ETC. FROM THE SITE AND INSURE POSITIVE DRAINAGE IN ALL AREAS.
- THE CONTRACTOR SHALL LOCATE ALL UTILITIES AND EASEMENTS IN THE FIELD PRIOR TO COMMENCEMENT OF WORK. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO UTILITIES DURING THE COURSE OF CONSTRUCTION.
- WRITTEN DIMENSIONS SHALL GOVERN OVER SCALED DIMENSIONS.
- IT IS PREFERABLE THAT NO TREE BE STAKED. HOWEVER, CONDITIONS AND PLANT MATERIAL SIZE MAY NECESSITATE STAKING. THE OWNERS REP SHALL DETERMINE IF SUPPORT IS NEEDED AND SHALL DIRECT THE CONTRACTOR ACCORDINGLY.
- THE CONTRACTOR SHALL REFER TO THE SPECIFICATIONS FOR ADDITIONAL INFORMATION AND REQUIREMENTS ASSOCIATED WITH THE LANDSCAPE AND ACCESSORIES.
- ALL PLANT MATERIALS SHALL MEET ANSI Z60.1 STANDARDS FOR CALIPER, HEIGHT AND ROOT BALL SIZE. ANY MATERIALS THAT DO NOT MEET OR EXCEED SUCH STANDARDS SHALL BE REJECTED AND REPLACED AT THE CONTRACTORS EXPENSE.
- BALLED AND BURLAPPED TREES SHALL HAVE THE TOP HALF OF THE WIRE BASKET REMOVED. THE BURLAP SHALL BE REMOVED TO THE GREATEST EXTENT POSSIBLE USING A KNIFE TO CUT AND REMOVE THE BOTTOM HALF UNDER THE WIRE BASKET THAT REMAINS.
- QUANTITIES ARE SHOWN FOR CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES.
- ALL PROPOSED PLANTING SHALL HAVE A FULLY AUTOMATED IRRIGATION SYSTEM.

OWNER  
NATITEX LTD.  
801 WEST FREEWAY, SUITE 810  
GRAND PRAIRIE, TEXAS 75053

LANDSCAPE ARCHITECT  
AMBER M. DAVIS  
PACHECO KOCH CONSULTING ENGINEERS  
7557 RAMBLER ROAD  
SUITE 1400  
DALLAS, TX 75231  
P: 972-235-3031  
E: amdavis@pkce.com

INTERIM REVIEW  
THIS DRAWING HAS BEEN REVIEWED FOR  
COMPLETION OF THE PROJECT AND IS  
NOT TO BE USED FOR ANY OTHER PROJECT.  
REGISTERED LANDSCAPE ARCHITECT  
AMBER M. DAVIS  
TX REG. NUMBER 1983

INTERIM REVIEW  
THIS DRAWING HAS BEEN REVIEWED FOR  
COMPLETION OF THE PROJECT AND IS  
NOT TO BE USED FOR ANY OTHER PROJECT.  
REGISTERED LANDSCAPE ARCHITECT  
AMBER M. DAVIS  
TX REG. NUMBER 1983

NO.	DATE	ISSUE
3	12/09/2020	3RD CITY SUBMITTAL - SITE PLAN UPDATES
2	11/20/2020	2ND CITY SUBMITTAL - SITE PLAN UPDATES
1	11/03/2020	1ST CITY SUBMITTAL
NO.	DATE	REVISION
NO.	DATE	REVISION

**Pacheco Koch**  
7557 RAMBLER ROAD, SUITE 1400  
DALLAS, TX 75231 972.235.3031  
TX REG. ENGINEERING FIRM F-14439  
TX REG. SURVEYING FIRM LS-10193805

LANDSCAPE SUBMITTAL GENERAL NOTES  
PRAIRIE MODERN APARTMENTS  
272 UNITS W/ PARKING GARAGE  
LOT 1 (5.35 AC) & LOT 2 (0.85 AC)  
CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
AMD	AMW/AMD	DEC 2020	AS SHOWN			L1.02

S201202















SOUTH EXTERIOR FACADE	MATERIAL SF	MATERIAL PERCENTAGE	EAST EXTERIOR FACADE	MATERIAL SF	MATERIAL PERCENTAGE
FIBER CEMENT BOARD	3180.2	21.6%	FIBER CEMENT BOARD	884.3	6.1%
FIBER CEMENT PANEL	0	0.0%	FIBER CEMENT PANEL	0	0.0%
STONE	2453.4	16.6%	STONE	943	6.5%
STUCCO	4650.8	31.5%	STUCCO	2833.3	19.6%
METAL PARAPET CAP OR CANOPY	427.3	2.9%	METAL PARAPET CAP OR SCREEN	4738.7	32.3%
REAL TRIM - BALCONY FACIA	407.3	2.8%	REAL TRIM - BALCONY FACIA	102.7	0.7%
METAL DOOR	45.4	0.3%	METAL DOOR	48.3	0.3%
GLAZING	3580.9	24.3%	GLAZING	898.4	6.2%
CONCRETE	0	0.0%	CONCRETE	4174.3	28.6%
FACADE MATERIAL TOTAL SF	14754.3	100%	FACADE MATERIAL TOTAL SF	14803.3	100%
FACADE LENGTH = 281'-7"			BUILDING HEIGHT = 47'-7 1/2"		

NORTH EXTERIOR FACADE	MATERIAL SF	MATERIAL PERCENTAGE	NORTH EXTERIOR FACADE	MATERIAL SF	MATERIAL PERCENTAGE
FIBER CEMENT BOARD	3180.2	21.6%	FIBER CEMENT BOARD	3180.2	21.6%
FIBER CEMENT PANEL	0	0.0%	FIBER CEMENT PANEL	449	4.7%
STONE	2453.4	16.6%	STONE	753.3	7.8%
STUCCO	4650.8	31.5%	STUCCO	465.7	6.9%
METAL PARAPET CAP OR CANOPY	427.3	2.9%	METAL PARAPET CAP OR CANOPY	362.5	1.7%
REAL TRIM - BALCONY FACIA	407.3	2.8%	REAL TRIM - BALCONY FACIA	299.9	2.1%
METAL DOOR	45.4	0.3%	METAL DOOR	0	0.0%
GLAZING	3580.9	24.3%	GLAZING	2397.4	22.8%
CONCRETE	0	0.0%	CONCRETE	0	0.0%
FACADE MATERIAL TOTAL SF	14754.3	100%	FACADE MATERIAL TOTAL SF	9620	100%
FACADE LENGTH = 172'-8"			BUILDING HEIGHT = 47'-7 1/2"		

Exhibit D - Building Elevations  
Page 5 of 13

GENERAL NOTES -  
GLAZING

- FIELD VERIFY ALL ROUGH OPENINGS.
- REF. TO DOOR SCHEDULE FOR DOOR TYPES AND SIZES.
- REF. TO FLOOR PLAN FOR DOOR HANDING.
- REF. TO SPECS FOR ALUMINUM STOREFRONT SYSTEMS, CURTAIN WALL SYSTEMS AND GLASS TYPES

SPANDREL GLASS

ELEVATION KEYNOTES

- MANUFACTURED STONE 1

PRRAIE STONE - CT881

MANUFACTURED STONE 2

PRRAIE STONE - CT879

ALTERNATING WIDTHS FIBER CEMENT SIDING 1 (RIGHT PEAKERS)

FIBER CEMENT SIDING 2 (WOODTONE)

ALTERNATING WIDTHS FIBER CEMENT SIDING 3 (RIGHT GRAY)

FIBER CEMENT BOARD (SOFFIT)

FIBER CEMENT BALCONY FASCIA (SW 704 PEPPER CORN)

STUCCO (SW 704 PEPPER CORN)

FIBERGLASS PANELS

METAL AWNING / CANOPY

METAL MESH SCREEN

DECORATIVE WALL SCOSCE
- CONDUCTOR HEAD AND DOWNPOUT, 18" TO STORM

OVERFLOW SCUPPER

ELECTRICAL METERS

PREFINISHED METAL COPING

FIBER CEMENT PANEL

MASONRY EXPANSION JOINT

GEOLAM LOUVERS

PAINTED METAL MESH GUARDRAILS (CITYSCAPE)

CONTROL JOINT

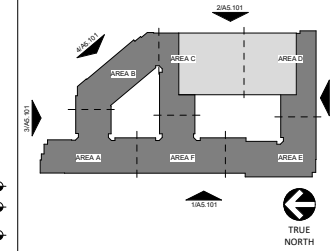
METAL AND GLASS GUARDRAIL

COORDINATE VENTS W/ MEP

EXHAUST LOCATOR NOT TYPICAL, COORD. W/ MEP

ROOF LINE BEYOND

KEYPLAN



PRAIRIE  
MODERN

GRAND PRAIRIE,  
TX

A DEVELOPMENT OF:  
PRAIRIE MODERN  
LLC

HUD REFERENCE:  
FHA # 117-35877

ISSUE LOG

DATE	DESCRIPTION
06/11/2020	ISSUED FOR DESIGN DEVELOPMENT
06/11/2020	ISSUED FOR PERMIT SET
12/07/2020	PERMIT SET

REVISION LOG

DATE	DESCRIPTION	BY

O'BRIEN

5310 HARVEST HILL RD.  
SUITE 190  
DALLAS, TX 75230  
(972) 788-1010  
www.obrienarch.com

ISSUE DATE	PROJECT #	SHEET #
11/19/2020	19028	

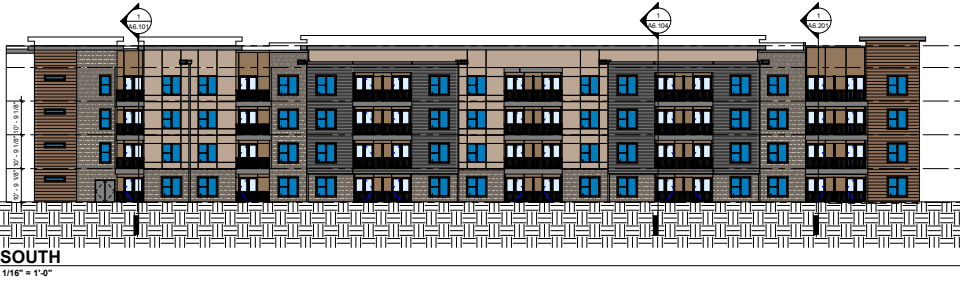
SHEET NO.

A5.101

OVERALL EXTERIOR  
ELEVATIONS

CASE# S201202

Copyright © 2020 O'Brien Architects, Inc. All rights reserved. No part of this document may be reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written consent of O'Brien Architects, Inc.



NORTH EAST EXTERIOR FACADE	MATERIAL SF	MATERIAL PERCENTAGE
FIBER CEMENT BOARD	3471.1	19.8%
FIBER CEMENT PANEL	0	0.0%
STONE	0	0.0%
STUCCO	2438.5	27.9%
METAL PARAPET CAP OR CANOPY	216.5	2.5%
REAL TRIM - BALCONY FACIA	343.2	3.9%
METAL DOOR	0	0.0%
GLAZING	2396	25.9%
CONCRETE	0	0.0%
FACADE MATERIAL TOTAL SF	8725.3	100%
FACADE LENGTH = 173'-11"		

SOUTH EXTERIOR FACADE	MATERIAL SF	MATERIAL PERCENTAGE
FIBER CEMENT BOARD	3180.2	21.6%
FIBER CEMENT PANEL	0	0.0%
STONE	2453.4	16.6%
STUCCO	4650.8	31.5%
METAL PARAPET CAP OR CANOPY	427.3	2.9%
REAL TRIM - BALCONY FACIA	407.3	2.8%
METAL DOOR	45.4	0.3%
GLAZING	3580.9	24.3%
CONCRETE	0	0.0%
FACADE MATERIAL TOTAL SF	14754.3	100%
FACADE LENGTH = 281'-7"		



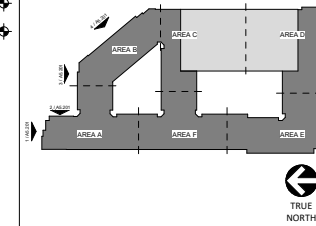




4 EXTERIOR NORTH-EAST ELEVATION - 1  
1/8" = 1'-0"

ELEVATION KEYNOTES	
	CORONADO STONE
	FIBER CEMENT SIDING - COLOR 1
	FIBER CEMENT SIDING - COLOR 2
	WOODTONE SIDING
	FIBER CEMENT SIDING - COLOR 3
	FIBER CEMENT PANEL
	STUCCO - COLOR 1
	STUCCO - COLOR 2

KEYPLAN



PRAIRIE  
MODERN

GRAND PRAIRIE,  
TX

A DEVELOPMENT OF:  
PRAIRIE MODERN  
LLC

HUD REFERENCE:  
FHA # 117-35877

ISSUE LOG	
DATE	DESCRIPTION
06.11.2020	10% DESIGN DEVELOPMENT
08.03.2020	10% DESIGN DEVELOPMENT
11.03.2020	PERMIT SET
12.07.2020	PERMIT SET

REVISION LOG		
DATE	DESCRIPTION	SHEET

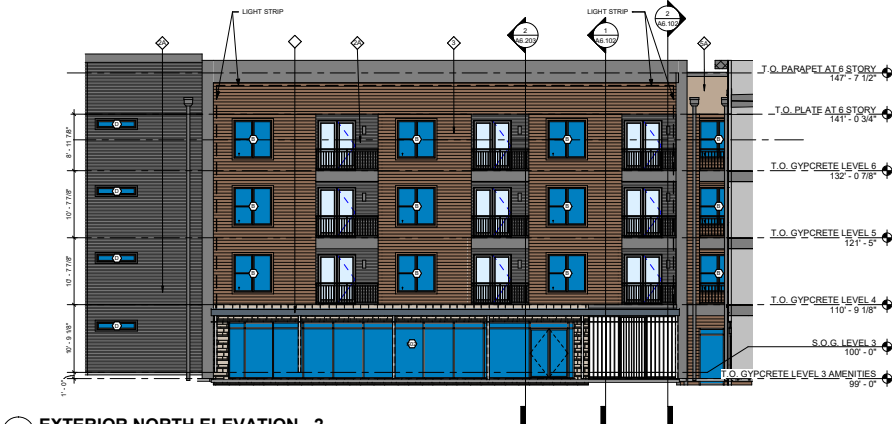
O'BRIEN

5310 HARVEST HILL RD.  
SUITE 190  
DALLAS, TX 75230  
(972) 788-1010  
www.obrienarch.com

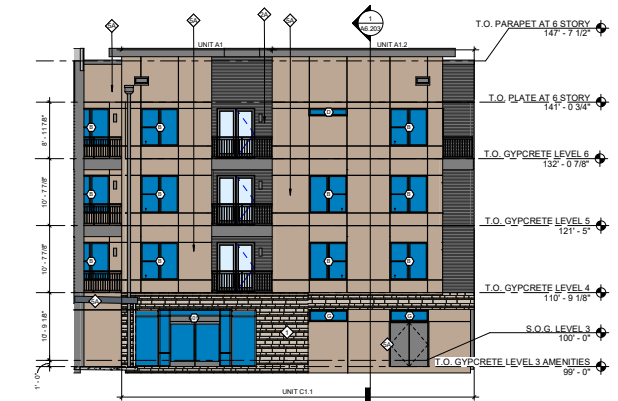
ISSUE DATE	PROJECT #	SHEET #
11/16/20	19028	

SHEET NO.

A5.201  
EXTERIOR ELEVATIONS



3 EXTERIOR NORTH ELEVATION - 2  
1/8" = 1'-0"



2 EXTERIOR EAST ELEVATION - 1  
1/8" = 1'-0"



1 EXTERIOR NORTH ELEVATION - 1  
1/8" = 1'-0"

EAST EXTERIOR FAÇADE	MATERIAL SF	MATERIAL PERCENTAGE
FIBER CEMENT BOARD	884.1	6.1%
FIBER CEMENT PANEL	4	0.0%
STONE	943	6.5%
STUCCO	2831.5	19.4%
METAL PARAPET CAP OR SCREEN	4718.7	32.3%
REAL TRIM - BALCONY FACIA	102.7	0.7%
METAL DOOR	48.3	0.3%
GLAZING	898.4	6.2%
CONCRETE	4374.2	29.6%
FAÇADE MATERIAL TOTAL SF	14601.1	100%
FAÇADE LENGTH = 335' 8"	BUILDING HEIGHT = 47'-7 1/2"	

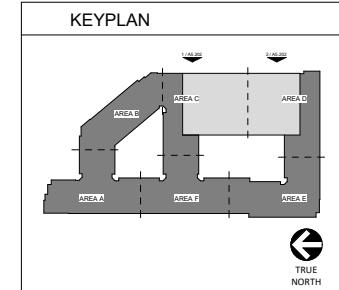
NORTH EAST EXTERIOR FAÇADE	MATERIAL SF	MATERIAL PERCENTAGE
FIBER CEMENT BOARD	3471.5	39.8%
FIBER CEMENT PANEL	0	0.0%
STONE	0	0.0%
STUCCO	2438.5	27.9%
METAL PARAPET CAP OR CANOPY	216.5	2.5%
REAL TRIM - BALCONY FACIA	343.3	3.9%
METAL DOOR	0	0.0%
GLAZING	2256	25.9%
CONCRETE	0	0.0%
FAÇADE MATERIAL TOTAL SF	8725.7	100%
FAÇADE LENGTH = 173' 11"	BUILDING HEIGHT = 47'-7 1/2"	

NORTH EXTERIOR FAÇADE	MATERIAL SF	MATERIAL PERCENTAGE
FIBER CEMENT BOARD	5192.2	34.0%
FIBER CEMENT PANEL	449	4.7%
STONE	753.3	7.8%
STUCCO	665.7	6.9%
METAL PARAPET CAP OR CANOPY	162.5	1.7%
REAL TRIM - BALCONY FACIA	199.9	2.1%
METAL DOOR	0	0.0%
GLAZING	2197.4	22.8%
CONCRETE	0	0.0%
FAÇADE MATERIAL TOTAL SF	9610	100%
FAÇADE LENGTH = 172' 8"	BUILDING HEIGHT = 47'-7 1/2"	

EAST EXTERIOR FACADE	MATERIAL SF	MATERIAL PERCENTAGE
FIBER CEMENT BOARD	884.1	6.1%
FIBER CEMENT PANEL	0	0.0%
STONE	943	6.5%
STUCCO	2833.5	19.4%
METAL PARAPET CAP OR SCREEN	4718.7	32.3%
REAL TRIM - BALCONY FASCIA	102.7	0.7%
METAL DOOR	48.3	0.3%
GLAZING	898.6	6.2%
CONCRETE	4174.2	28.6%
FACADE MATERIAL TOTAL SF	14501.1	100%
FACADE LENGTH = 335'-8"		
	BUILDING HEIGHT = 47'-7 1/2"	

ELEVATION KEYNOTES	
	CORONADO STONE
	FIBER CEMENT SIDING - COLOR 1
	FIBER CEMENT SIDING - COLOR 2
	WOODSTONE SIDING
	FIBER CEMENT SIDING - COLOR 3
	FIBER CEMENT PANEL
	STUCCO - COLOR 1
	STUCCO - COLOR 2



PRAIRIE  
MODERN

GRAND PRAIRIE,  
TX

A DEVELOPMENT OF:  
PRAIRIE MODERN  
LLC

HUD REFERENCE:  
FHA # 117-35877

ISSUE LOG	
DATE	DESCRIPTION
08.11.2020	10% DESIGN DEVELOPMENT
09.09.2020	30% DESIGN DEVELOPMENT
11.03.2021	PERMIT SET
12.07.2021	PERMIT SET

REVISION LOG		
DATE	DESCRIPTION	SHEET

**O'BRIEN**

5310 HARVEST HILL RD.  
SUITE 190  
DALLAS, TX 75230  
(972) 788-1010  
www.obrienarch.com

ISSUE DATE	PROJECT #	SHEET #
11/16/20	19028	

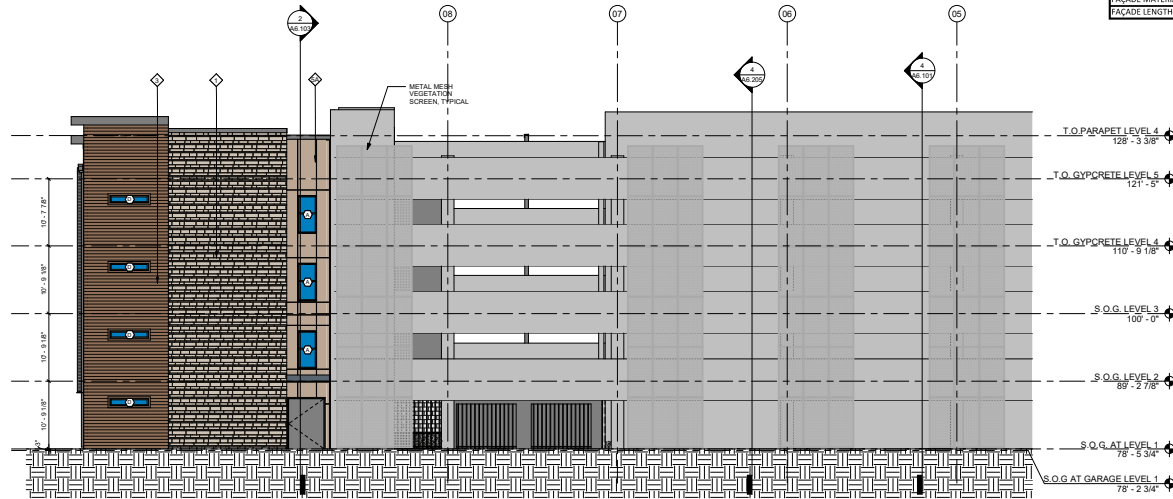
SHEET NO.

**A5.202**

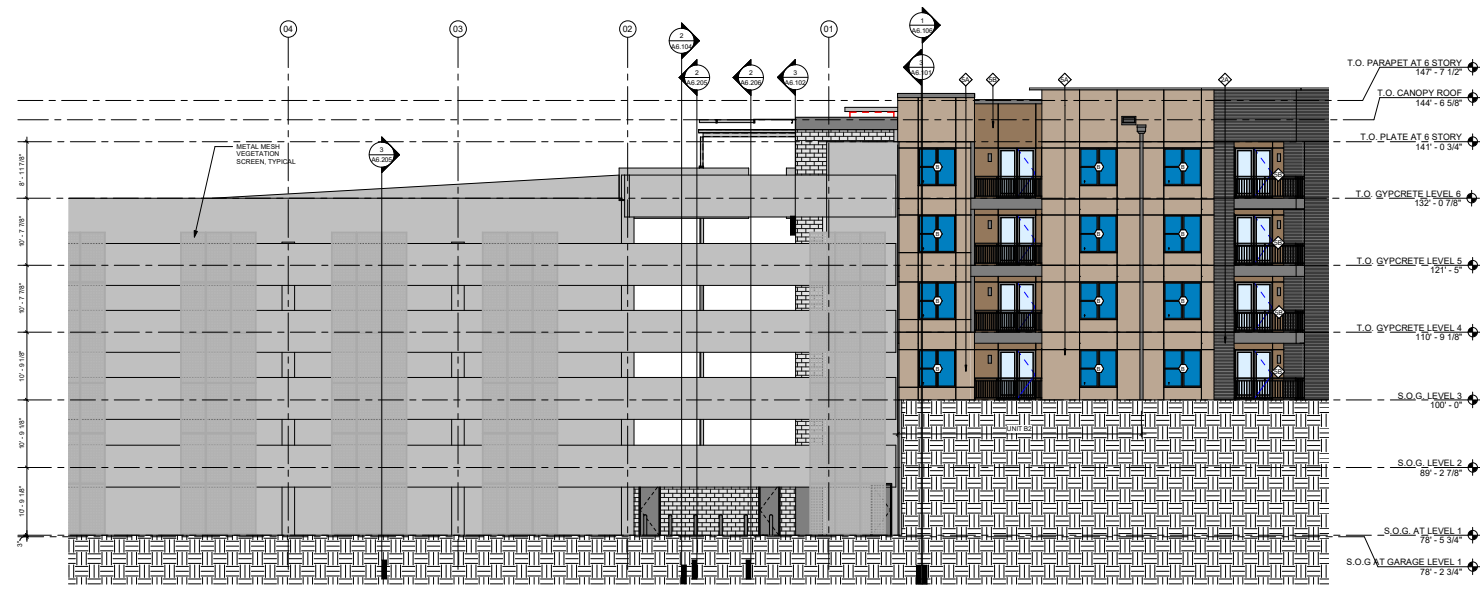
EXTERIOR ELEVATIONS

CASE# S201202

COPYRIGHT © 2020 O'BRIEN ARCHITECTS, OR PARTS  
HEREOF, MAY NOT BE REPRODUCED OR TRANSMITTED  
IN ANY FORM OR BY ANY MEANS, WITHOUT THE PRIOR WRITTEN  
CONSENT THEREOF.



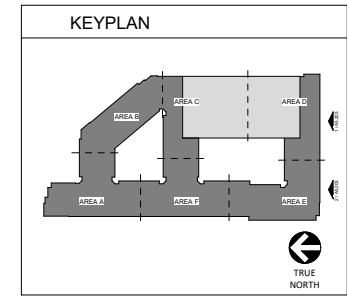
2 EXTERIOR EAST ELEVATION - 3  
1/8" = 1'-0"



1 EXTERIOR EAST ELEVATION - 2  
1/8" = 1'-0"

SOUTH EXTERIOR FAÇADE	MATERIAL SF	MATERIAL PERCENTAGE
FIBER CEMENT BOARD	3180.2	21.6%
FIBER CEMENT PANEL	0	0.0%
STONE	2453.4	16.6%
STUCCO	4650.8	31.5%
METAL PARAPET CAP OR CANOPY	427.3	2.9%
REAL TRIM- BALCONY FACIA	407.3	2.8%
METAL DOOR	45.4	0.3%
GLAZING	3589.9	24.3%
CONCRETE	0	0.0%
FAÇADE MATERIAL TOTAL SF	14754.3	100%
FAÇADE LENGTH = 281'-7"	BUILDING HEIGHT = 47'-7 1/2"	

ELEVATION KEYNOTES	
	CORONADO STONE
	FIBER CEMENT SIDING - COLOR 1
	FIBER CEMENT SIDING - COLOR 2
	WOODSTONE SIDING
	FIBER CEMENT SIDING - COLOR 3
	FIBER CEMENT PANEL
	STUCCO - COLOR 1
	STUCCO - COLOR 2



PRAIRIE  
MODERN

GRAND PRAIRIE,  
TX

A DEVELOPMENT OF:  
PRAIRIE MODERN  
LLC

HUD REFERENCE:  
PHA # 117-35877

ISSUE LOG

DATE	DESCRIPTION
06.11.2020	10% DESIGN DEVELOPMENT
06.11.2020	10% DESIGN DEVELOPMENT
11.03.2020	PERMIT SET
12.07.2020	PERMIT SET

REVISION LOG

DATE	DESCRIPTION	SHEET

O'BRIEN

5310 HARVEST HILL RD.  
SUITE 190  
DALLAS, TX 75230  
(972) 788-1010  
www.obrienarch.com

ISSUE DATE	PROJECT #	SHEET #
11/16/20	19028	

SHEET NO.

A5.203

EXTERIOR ELEVATIONS

CASE# S201202

COPYRIGHT © 2020 O'BRIEN ARCHITECTS, ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE PRIOR WRITTEN CONSENT OF O'BRIEN ARCHITECTS.



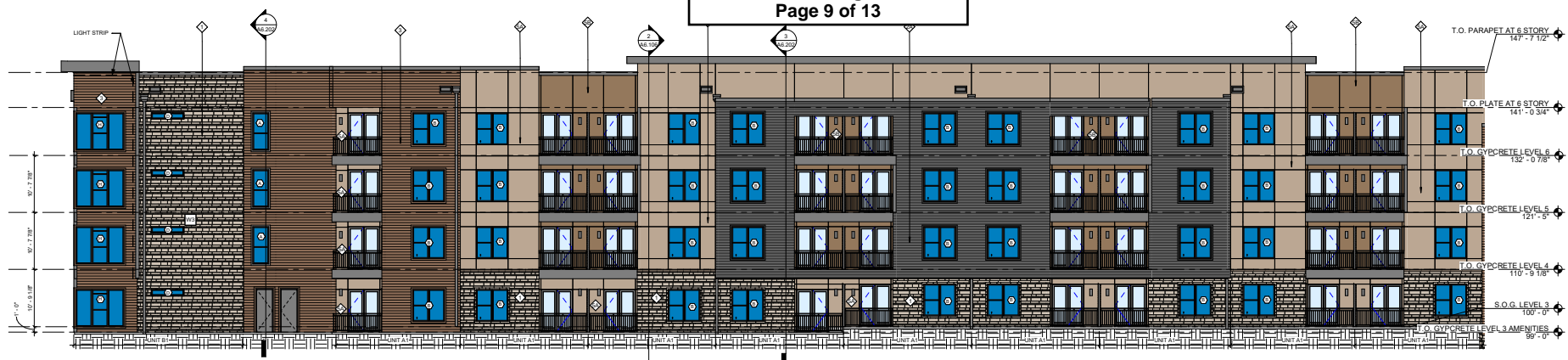
2 EXTERIOR SOUTH ELEVATION - 2  
1/8" = 1'-0"



1 EXTERIOR SOUTH ELEVATION - 1  
1/8" = 1'-0"

DATE	DESCRIPTION
06.11.2020	10% DESIGN DEVELOPMENT
08.05.2020	30% DESIGN DEVELOPMENT
10.05.2020	PERMIT SET
12.07.2020	PERMIT SET

DATE	DESCRIPTION	SHEET #



3 EXTERIOR WEST ELEVATION - 3  
1/8" = 1'-0"



2 EXTERIOR WEST ELEVATION - 2  
1/8" = 1'-0"

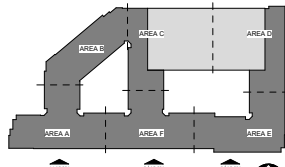


1 EXTERIOR WEST ELEVATION - 1  
1/8" = 1'-0"

ELEVATION KEYNOTES

	CORONADO STONE
	FIBER CEMENT BOARD - COLOR 1
	FIBER CEMENT BOARD - COLOR 2
	WOODSTONE BOARD
	FIBER CEMENT BOARD - COLOR 3
	FIBER CEMENT PANEL
	STUCCO - COLOR 1
	STUCCO - COLOR 2

KEYPLAN



PRAIRIE MODERN EXTERIOR FAÇADE MATERIAL CALCULATIONS

WEST EXTERIOR FAÇADE	MATERIAL SF	MATERIAL PERCENTAGE
FIBER CEMENT BOARD	6699.2	26.8%
FIBER CEMENT PANEL	55.7	0.2%
STONE	3073.7	12.3%
STUCCO	6605	26.4%
METAL PARAPET CAP OR CANOPY	682.9	2.7%
REAL TRIM- BALCONY FACIA	726.3	2.9%
METAL DOOR	81.7	0.3%
GLAZING	7084.6	28.3%
CONCRETE	0	0.0%
FAÇADE MATERIAL TOATAL SF	25009.1	100%
FAÇADE LENGTH = 550'-11"	BUILDING HEIGHT = 47'-7 1/2"	

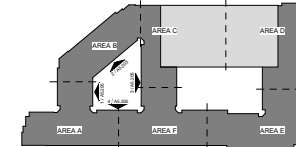
PRAIRIE MODERN POOL COURTYARD FACADE MATERIAL CALCS		
FR ELEVATION - POOL COURTYARD		
MATERIAL SF	MATERIAL PERCENTAGE	
FIBER CEMENT BOARD	1722.4	25.3%
FIBER CEMENT PANEL	47.7	1.5%
STONE	0	0.0%
STUCCO	464.4	14.4%
METAL PARAPET CAP OR CANOPY	49.5	1.5%
REAL TRIM - BALCONY FACIA	98.5	3.0%
METAL DOOR	136.3	4.2%
GLAZING	724.5	22.1%
CONCRETE	0	0.0%
TOTAL FACADE AREA/MATERIAL TOTAL SF	1233.3	100%
FACADE LENGTH = 88'-6"	BUILDING HEIGHT = 47'-3 1/2"	

EAST ELEVATION - POOL COURTYARD		
MATERIAL SF	MATERIAL PERCENTAGE	
FIBER CEMENT BOARD	2048.9	32.4%
FIBER CEMENT PANEL	0	0.0%
STONE	0	0.0%
STUCCO	2371.3	37.5%
METAL PARAPET CAP OR CANOPY	79.5	1.3%
REAL TRIM - BALCONY FACIA	203.6	3.2%
METAL DOOR	44.8	0.7%
GLAZING	1582.7	25.0%
CONCRETE	0	0.0%
TOTAL FACADE AREA/MATERIAL TOTAL SF	6330.3	100%
FACADE LENGTH = 119'-3"	BUILDING HEIGHT = 47'-3 1/2"	

ELEVATION KEYNOTES	
	CORONADO STONE
	FIBER CEMENT BOARD - COLOR 1
	FIBER CEMENT BOARD - COLOR 2
	WOODTONE SIDING
	FIBER CEMENT BOARD - COLOR 3
	FIBER CEMENT PANEL
	STUCCO - COLOR 1
	STUCCO - COLOR 2

KEYPLAN



PRAIRIE  
MODERN

GRAND PRAIRIE,  
TX

A DEVELOPMENT OF:  
PRAIRIE MODERN  
LLC

HUD REFERENCE:  
FHA # 117-35877

ISSUE LOG

DATE	DESCRIPTION
06/11/2020	10% DESIGN DEVELOPMENT
06/25/2020	30% DESIGN DEVELOPMENT
07/01/2020	PERMIT SET
07/01/2020	PERMIT SET

REVISION LOG

DATE	DESCRIPTION	BY

O'BRIEN

5310 HARVEST HILL RD.  
SUITE 190  
DALLAS, TX 75230  
(972) 788-1010  
www.obrienarch.com

ISSUE DATE: PROJECT # SHEET #

11/16/2020 19028

SHEET NO.

A5.205

EXTERIOR ELEVATIONS

CASE# S201202

COPYRIGHT © 2020 O'BRIEN ARCHITECTS, P.C. ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE PRIOR WRITTEN CONSENT OF O'BRIEN ARCHITECTS, P.C.



4 WEST ELEVATION - POOL COURTYARD  
1/8" = 1'-0"



3 SOUTH ELEVATION - POOL COURTYARD  
1/8" = 1'-0"

SOUTH ELEVATION - POOL COURTYARD		
MATERIAL SF	MATERIAL PERCENTAGE	
FIBER CEMENT BOARD	1347.2	19.2%
FIBER CEMENT PANEL	0	0.0%
STONE	0	0.0%
STUCCO	3240.9	46.2%
METAL PARAPET CAP OR CANOPY	99.7	1.4%
REAL TRIM - BALCONY FACIA	289.9	4.1%
METAL DOOR	45.4	0.6%
GLAZING	1987.4	28.3%
CONCRETE	0	0.0%
TOTAL FACADE AREA/MATERIAL TOTAL SF	7010.5	100%
FACADE LENGTH = 148'-0"	BUILDING HEIGHT = 47'-3 1/2"	

WEST ELEVATION - POOL COURTYARD		
MATERIAL SF	MATERIAL PERCENTAGE	
FIBER CEMENT BOARD	1137.2	22.5%
FIBER CEMENT PANEL	0	0.0%
STONE	0	0.0%
STUCCO	2156.5	43.4%
METAL PARAPET CAP OR CANOPY	66.4	1.3%
REAL TRIM - BALCONY FACIA	179.2	3.6%
METAL DOOR	0	0.0%
GLAZING	1433.7	28.8%
CONCRETE	0	0.0%
TOTAL FACADE AREA/MATERIAL TOTAL SF	4973	100%
FACADE LENGTH = 107'-3"	BUILDING HEIGHT = 43'-7 1/2" & 47'-3 1/2"	

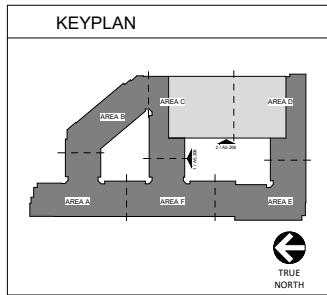


2 EAST ELEVATION - POOL COURTYARD  
1/8" = 1'-0"



1 NORTH ELEVATION - POOL COURTYARD  
1/8" = 1'-0"

ELEVATION KEYNOTES	
	CORONADO STONE
	FIBER CEMENT SIDING - COLOR 1
	FIBER CEMENT SIDING - COLOR 2
	WOODSTONE SIDING
	FIBER CEMENT SIDING - COLOR 3
	FIBER CEMENT PANEL
	STUCCO - COLOR 1
	STUCCO - COLOR 2



HUD REFERENCE:  
FHA # 117-35877

ISSUE LOG	
DATE	DESCRIPTION
06.11.2020	10% DESIGN DEVELOPMENT
08.05.2020	30% DESIGN DEVELOPMENT
11.02.2021	PERMIT SET
12.07.2021	PERMIT SET

REVISION LOG		
DATE	DESCRIPTION	SHEET

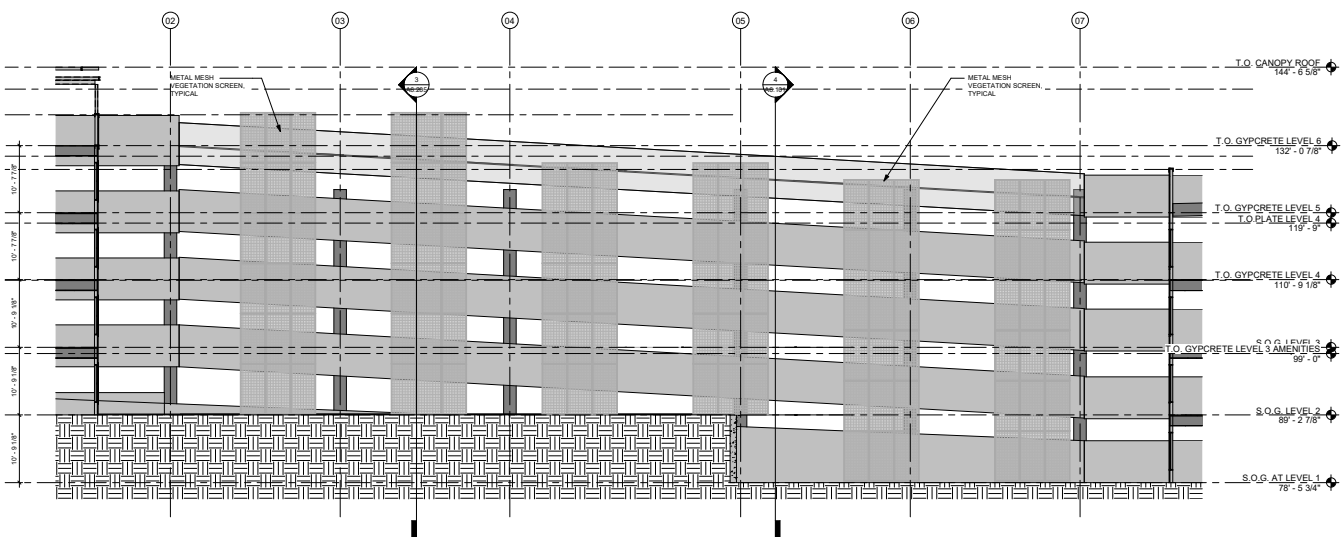
**O'BRIEN**

5310 HARVEST HILL RD.  
SUITE 190  
DALLAS, TX 75230  
(972) 788-1010  
www.obrienarch.com

ISSUE DATE	PROJECT #	SHEET #
11/16/20	19028	

SHEET NO.

**A5.206**  
EXTERIOR ELEVATIONS



2 EAST ELEVATION - ZEN COURTYARD  
1/8" = 1'-0"

PRAIRIE MODERN ZEN COURTYARD FAÇADE MATERIAL CALCS		
NORTH ELEVATION - ZEN COURTYARD	MATERIAL SF	MATERIAL PERCENTAGE
FIBER CEMENT BOARD	2037.7	43.1%
FIBER CEMENT PANEL	0	0.0%
STONE	0	0.0%
STUCCO	932.7	19.7%
METAL PARAPET CAP OR CANOPY	92.8	2.0%
REAL TRIM - BALCONY FACIA	212.6	4.5%
METAL DOOR	45.4	1.0%
GLAZING	1411.4	29.8%
CONCRETE	0	0.0%
TOTAL FAÇADE AREA/ MATERIAL TOTAL SF	4732.6	100%
FAÇADE LENGTH = 90'-10"	BUILDING HEIGHT = 59'-3 7/8"	

EAST ELEVATION - ZEN COURTYARD	MATERIAL SF	MATERIAL PERCENTAGE
FIBER CEMENT BOARD	0	0.0%
FIBER CEMENT PANEL	0	0.0%
STONE	0	0.0%
STUCCO	0	0.0%
METAL PARAPET CAP, SCREEN OR CANOPY	3264	51.1%
REAL TRIM - BALCONY FACIA	0	0.0%
METAL DOOR	0	0.0%
GLAZING	0	0.0%
CONCRETE	3128.4	48.9%
TOTAL FAÇADE AREA/ MATERIAL TOTAL SF	6392.4	100%
FAÇADE LENGTH = 170'-5"	BUILDING HEIGHT = 58'-7 7/8"	



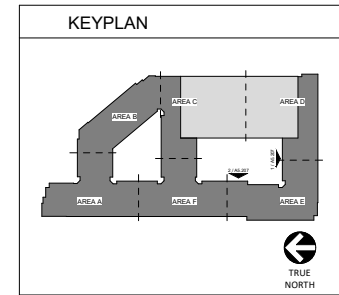
1 NORTH ELEVATION - ZEN COURTYARD  
1/8" = 1'-0"



DATE	DESCRIPTION
06.11.2020	10% DESIGN DEVELOPMENT
10.08.2020	30% DESIGN DEVELOPMENT
11.03.2020	PERMIT SET
12.07.2020	PERMIT SET

DATE	DESCRIPTION	SHEET

ELEVATION KEYNOTES	
	CORONADO STONE
	FIBER CEMENT SIDING - COLOR 1
	FIBER CEMENT SIDING - COLOR 2
	WOODSTONE SIDING
	FIBER CEMENT SIDING - COLOR 3
	FIBER CEMENT PANEL
	STUCCO - COLOR 1
	STUCCO - COLOR 2



2 WEST ELEVATION - ZEN COURTYARD  
1/8" = 1'-0"

WEST ELEVATION - ZEN COURTYARD	MATERIAL SF	MATERIAL PERCENTAGE
FIBER CEMENT BOARD	3533.4	42.5%
FIBER CEMENT PANEL	0	0.0%
STONE	0	0.0%
STUCCO	2107.5	25.3%
METAL PARAPET CAP OR CANOPY	113.5	1.4%
REAL TRIM- BALCONY FACIA	328.1	3.9%
METAL DOOR	154.3	1.9%
GLAZING	2085	25.1%
CONCRETE	0	0.0%
TOTAL FAÇADE AREA/ MATERIAL TOTAL SF	8321.8	100%
FAÇADE LENGTH = 175'-4"	BUILDING HEIGHT = 47'-7 1/2" & 49'-7 1/2"	

SOUTH ELEVATION - ZEN COURTYARD	MATERIAL SF	MATERIAL PERCENTAGE
FIBER CEMENT BOARD	2472.1	53.9%
FIBER CEMENT PANEL	0	0.0%
STONE	0	0.0%
STUCCO	619.3	13.5%
METAL PARAPET CAP OR CANOPY	61.5	1.3%
REAL TRIM- BALCONY FACIA	171	3.7%
METAL DOOR	0	0.0%
GLAZING	1266.5	27.6%
CONCRETE	0	0.0%
TOTAL FAÇADE AREA/ MATERIAL TOTAL SF	4590.4	100%
FAÇADE LENGTH = 92'-4"	BUILDING HEIGHT = 49'-7 1/2"	



1 SOUTH ELEVATION - ZEN COURTYARD  
1/8" = 1'-0"



PRAIRIE  
MODERN

GRAND PRAIRIE,  
TX

A DEVELOPMENT OF:  
PRAIRIE MODERN  
LLC

HUD REFERENCE:  
FHA # 117-35877

ISSUE LOG

DATE	DESCRIPTION
06/12/2020	10% DESIGN DEVELOPMENT
06/12/2020	30% PERMIT SET
11/10/2020	40% PERMIT SET
12/07/2020	PERMIT SET

REVISION LOG

DATE	DESCRIPTION	SHEET

O'BRIEN

5310 HARVEST HILL RD.  
SUITE 136  
DALLAS, TX 75230  
(972) 788-1010  
www.obriensrch.com

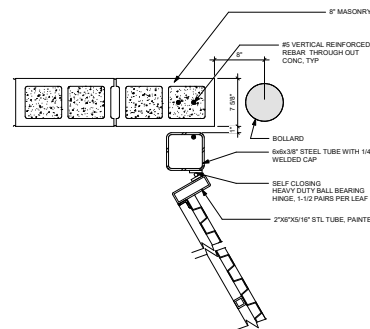
ISSUE DATE	PROJECT #	SHEET #
11/03/20	19028	

SHEET NO.

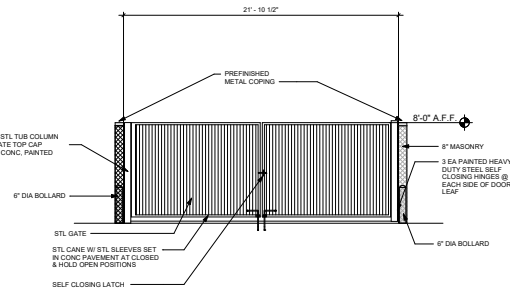
A2.170

TRASH ENCLOSURE

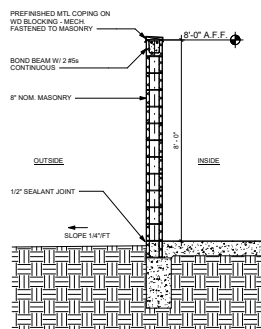
COPYRIGHT © 2020 O'BRIEN. THESE DRAWINGS OR PARTS THEREOF MAY NOT BE REPRODUCED OR TRANSMITTED IN ANY MANNER FOR ANY PURPOSES, WITHOUT THE PRIOR WRITTEN CONSENT OF O'BRIEN.



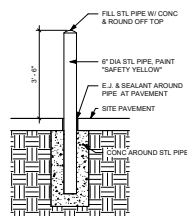
5 COMPACTOR ENCLOSURE 01  
1 1/2" = 1'-0"



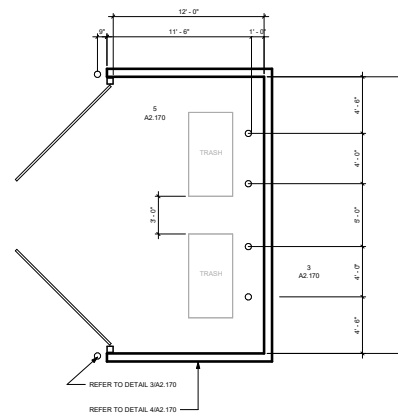
2 TRASH ENCLOSURE ELEVATION  
1/4" = 1'-0"



4 WALL SECTION DETAIL  
1/2" = 1'-0"



3 BOLLARD SECTION  
1/2" = 1'-0"



1 COMPACTOR ENCLOSURE PLAN  
1/4" = 1'-0"

**Category 1: Environmentally-friendly building materials, construction techniques, or other features**

**Tier I (Pick Three)**

- ☐ i. "Smart" technology which automatically controls functions such as lights and thermostat to reduce energy loads during the day or at times of peak energy usage.
- ☐ ii. Use of solar or other form of alternative energy to satisfy approximately 25% or more of on-site energy demand.
- ☒ iii. Landscaping plan that makes use of native, drought resistant plantings not requiring the use of irrigation. In lieu of sod or turf, drought resistant plantings may be combined with coordinated hardscapes of high design quality and appearance for the purposes of meeting Tier I requirements.
- ☐ iv. Reservation of existing natural areas comprising 5% or more of the overall project size, with such areas incorporating quality non-invasive tree stands, habitat or riparian areas, and not including existing floodplain or other areas already protected or inherently unsuitable for development.
- ☐ v. Permeable pavement for 10% or more of total paving.
- ☒ vi. Electric car charging station (minimum 2).
- ☒ vii. High efficiency windows on residential and common buildings.
- ☐ viii. Stormwater or grey water reclamation for on-site reuse equivalent to a minimum 100% of irrigation in accordance with section 8.4.1.11.

**Tier II (Pick Four)**

- ☐ i. Integration of commercial/retail/office space or live-work units.
- ☒ ii. Permeable pavement for 5% or more of total paving.
- ☒ iii. Roofing material with a minimum total solar reflectance of 0.70 and a minimum thermal emittance of 0.75 when measured using ASTM testing methods endorsed by the North Central Texas Council of Governments.
- ☐ iv. Significant use of recycled or locally-sourced materials. Locally-sourced is defined as a material having its origin within 50 miles of the project.
- ☐ v. Preservation of existing non-invasive trees with a combined canopy square footage area totaling at least 5% of the overall project size (trees can come from any portion of the site other than areas which are already projected or inherently unsuitable for development, such as floodplain).
- ☒ vi. Qualified recycling program available to every resident.
- ☒ vii. Walking/jogging trails within the development. Where possible, trails should utilize existing natural areas and provide linkages to existing or future area trail networks.
- ☐ viii. Stormwater or grey water reclamation for on-site reuse equivalent to a minimum 50% of irrigation in accordance with section 8.4.1.11.

**Tier III (Pick Five)**

- ☐ i. Additional insulation.
- ☒ ii. LED or low-wattage lighting.
- ☒ iii. Bicycle parking.
- ☒ iv. Use of additional native plantings totaling 10% or more of minimum landscape requirements.
- ☐ v. Stormwater or grey water reclamation for on-site reuse in accordance with section 8.4.1.11.
- ☐ vi. Solar-ready building design.
- ☒ vii. Outdoor recreation spaces with communal features such as furniture, landscaping, gardens, televisions, movie screens, BBQ grills, pergolas, areas for fitness or sports activities, and interactive water features, not including standard unheated swimming pools, which are designed for water conservation or reuse.
- ☒ viii. Big and small dog parks.

**Category 2: High-quality features or designs**

**Tier I (Pick Four)**

- ☒ i. Granite countertops or similar in kitchens and bathrooms.
- ☐ ii. Upgraded flooring throughout, consisting of masonry tile, such as porcelain or travertine, wood-look tile, true hardwood, stained concrete, or deep pile carpeting.
- ☐ iii. Minimum 10 foot ceilings in living areas, kitchen, dining rooms, hallways, bathrooms and bedrooms.
- ☒ iv. Upgraded woodwork throughout each unit, such as crown molding, wainscot, chair rails, window and door moldings.
- ☐ v. Upgraded cabinetry.

**Tier II (Pick Five)**

- ☐ i. Arched forms separating rooms and living spaces.
- ☐ ii. Upgraded light fixtures including recessed lighting or indirect lighting.
- ☒ iii. Walk-in closets.
- ☐ iv. Jetted bathtubs.
- ☒ v. Upgraded bathroom and kitchen hardware, including faucets and sinks.
- ☒ vi. Full-size stainless steel major appliances (oven, range, refrigerator, dishwasher, microwave oven).
- ☐ vii. 8 foot doors leading to each room of a unit.

**Category 3: Technology (Provide All)**

- ☒ a. Integrated USB ports within all units.
- ☒ b. App-enabled functionality for door locks, lighting, thermostat, appliances, or other electronics.
- ☒ c. App-enabled communication between residents and management for the reporting of problems related to mechanical failures, safety concerns, or noise issues.
- ☒ d. Wi-fi internet access provided to users of common amenities such as clubhouse, pool, walking trails, and fitness area.

### **Amenities**

Prairie Modern Apartments amenities include:

- Open floor plans
- European-style cabinetry
- Granite countertops
- Stainless appliances
- Designer backsplashes
- Kitchen islands
- Top floor clubroom/deck
- Spacious balconies
- Secure package deliver
- Smart technology packages
- Big/small dog park
- Bicycle storage
- Dog wash area
- Valet trash service
- Structured parking
- Electric vehicle charging stations
- Co-working space
- Cabana-style pool
- Outdoor kitchen
- Zen courtyard / garden space



## Legislation Details (With Text)

**File #:** 20-10724      **Version:** 1      **Name:** Appointment of Deputy Mayor Pro Tem  
**Type:** Agenda Item      **Status:** Items for Individual Consideration  
**File created:** 12/29/2020      **In control:** City Secretary  
**On agenda:** 1/5/2021      **Final action:**  
**Title:** Appointment of Deputy Mayor Pro Tem

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:**

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

### From

Cathy DiMaggio

### Title

Appointment of Deputy Mayor Pro Tem

### Presenter

Mayor Ron Jensen

### Recommended Action

Approve

### Analysis

Appointment of Deputy Mayor Pro Tem to fill the vacancy created by the passing of Jim Swafford.



## Legislation Details (With Text)

**File #:** 20-10725      **Version:** 1      **Name:** Appointment to Sports Corporation  
**Type:** Agenda Item      **Status:** Items for Individual Consideration  
**File created:** 12/29/2020      **In control:** City Secretary  
**On agenda:** 1/5/2021      **Final action:**  
**Title:** Appointment to fill a vacancy on the Sports Corporation  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:**

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

**From**  
Cathy DiMaggio

**Title**  
Appointment to fill a vacancy on the Sports Corporation

**Presenter**  
Mayor Ron Jensen

**Recommended Action**  
Approve

**Analysis**  
Appointment to the Sports Corporation to fill a vacancy following the passing of Jim Swafford.