



# City of Grand Prairie

City Hall  
300 W. Main Street  
Grand Prairie, Texas

## Meeting Agenda

### City Council

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Tuesday, March 17, 2020

4:30 PM

City Hall - Briefing Room  
317 College Street

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#### Call to Order

#### Staff Presentations

- 1      [20-9859](#)      Coronavirus Update - Presented by Cindy Mendez, Environmental Services Manager, and Chase Wheeler, Emergency Management Coordinator

#### Agenda Review

#### Executive Session

*The City Council may conduct a closed session pursuant to Chapter 551, Subchapter D of the Government Code, V.T.C.A., to discuss any of the following:*

- (1) Section 551.071 "Consultation with Attorney"*
- (2) Section 551.072 "Deliberation Regarding Real Property"*
- (3) Section 551.074 "Personnel Matters"*
- (4) Section 551.087 "Deliberations Regarding Economic Development Negotiations"*

#### Recess Meeting

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**6:30 PM Council Chambers**

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**Invocation: Pastor Samuel Hendricks, Full Gospel Word of Faith Church**  
**Pledge of Allegiance to the US Flag and to the Texas Flag led by Council Member Copeland**

#### Presentations

- 2      [20-9865](#)      DeMolay Month Proclamation - Presented to Joe Livingston and Members of the DeMolay

## 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.*

- 3      [20-9867](#)      Minutes of the March 3, 2020 Council Meeting  
  
                 **Attachments:** [03-03-2020 Council Minutes](#)
- 4      [20-9855](#)      Ratify the city's previous contract year's expenditure for our contract with Employer Direct Healthcare, LLC ("EDH" also known as Surgery Plus) for administrative service fees and procedure costs to access their network of surgeons and facilities in the amount of \$229,509.61 between August 2018 and July 2019, which was through a Master Interlocal Agreement with the City of Fort Worth; and approve the renewal of the contract in the increased amount of \$350,000 for a modified seventeen month term between August 2019 and December 2020 to better align our contract dates with the City of Fort Worth's contract; and authorize the City Manager to execute a single renewal option in future years between January 2021 and December 2021 in the estimated annual amount not to exceed \$250,000 so long as sufficient funding is appropriated by the City Council to satisfy the City's obligation during the renewal term
- 5      [20-9835](#)      Price Agreement for facility maintenance, repair and operations (MRO) and building supplies with related equipment, accessories, supplies and service from Fastenal Company at an estimated cost of \$142,000 for ten months through a national interlocal agreement with Sourcewell, with the option to renew for two additional one-year periods at \$170,000 annually, totaling \$482,000 if all extensions are exercised
- 6      [20-9862](#)      Price agreement for animal vaccines and medical supplies for the animal shelter and spay/neuter clinic from Butler Animal dba Covetrus in the amount of \$250,000 annually, for one year with the option to renew for four additional one-year periods totaling \$1,250,000 if all extensions are exercised; and authorize the City Manager to execute the renewal options with aggregate price fluctuations of the lesser of up to \$50,000 or 25% of the original maximum price so long as sufficient funding is appropriated by the City Council to satisfy the City's obligation during the renewal terms  
  
                 **Attachments:** [20069 - CC Exhibit.pdf](#)
- 7      [20-9817](#)      City's Comprehensive Annual Financial Report for Fiscal Year Ending September 30, 2019
- 8      [20-9821](#)      2020 Plan of Capital Finance for Water and Wastewater System and Sales Tax Bonds  
  
                 **Attachments:** [Grand Prairie, TX 2020 Plan of Finance.pdf](#)



- 9**      [20-9825](#)      Purchase of Microsoft Office 365 User Licenses, Migration, and Implementation Services in the amount not-to-exceed \$230,000 through SHI Government Solutions, Inc., an approved Microsoft certified vendor, through a state interlocal agreement with DIR, with an estimated annual renewal amount of \$230,000 with 5% annual increase for one year with the option to renew for three additional one-year periods totaling approximately \$690,000 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:** [20-9825 MS Office 365.xlsx](#)
- 10**      [20-9836](#)      Price Agreement for building maintenance, repair and operations (MRO) supplies, parts, equipment, materials and related services from W. W. Grainger at an estimated cost of \$127,500 for nine months through a national interlocal agreement with OMNIA Partners with the option to renew for four additional one-year periods at \$170,000 annually, totaling \$807,500 if all extensions are exercised
- 11**      [20-9861](#)      License for Faith Elohor Izuagie to allow for the encroachment of a storage building at 532 Woodacre Drive for a license fee of \$300  
**Attachments:** [EXHIBIT A 532 WOODACRE DRIVE.pdf](#)  
[EXHIBIT B AERIAL 532 WOODACRE DRIVE.pdf](#)
- 12**      [20-9837](#)      Purchase of one (1) new John Bean Bulldog Sewer Cleaner Mounted Trailer from CLS Sewer Equipment Co., INC. in the amount of \$66,129.50 through a national interlocal agreement with BuyBoard  
**Attachments:** [20-9837.docx](#)
- 13**      [20-9838](#)      Interlocal Price Agreement for Custodial Supplies and Equipment from Matera Paper Company at an estimated cost of \$50,000 for six months through a national interlocal agreement with Buyboard, with the option to renew for one additional one-year period at \$100,000, totaling \$150,000.00 if all extensions are exercised
- 14**      [20-9843](#)      Assignment of contract for motor fuels from Martin Eagle Oil Co. to U.S. Oil, a division of U.S. Venture, Inc. in the amount of \$3,000,000 annually through a master interlocal agreement with Tarrant County for one year with the option to renew for one additional one-year period, totaling \$6,000,000 if all renewal options 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

- 15      [20-9854](#)      Professional Engineering Services Contract with Peloton Land Solutions to inventory, assess, and develop an open ditch maintenance program in the City of Grand Prairie in the total amount of \$148,360  
**Attachments:** [Exhibit - Bar Ditch Eval.pdf](#)  
[620.52 STRM.xlsx](#)
- 16      [20-9857](#)      Resolution granting approval, for the limited purpose of satisfying the requirements of Section 147(f) of the Internal Revenue Code of 1986, of bond obligations by the New Hope Cultural Education Facilities Finance Corporation for the purpose of financing and refinancing a project for Careflite for the acquisition of health facilities and equipment  
**Attachments:** [Careflite Helicopter Refinance-Public Hearing Notice for 3-16-20.pdf](#)
- 17      [20-9864](#)      Resolution Authorizing the Creation of the Grand Prairie Local Government Corporation as a Local Government Corporation; Approving the Form of the Bylaws and Certificate of Formation; Appointing the Initial Directors  
**Attachments:** [Exhibit B- Bylaws](#)  
[Exhibit A- Certificate of Formation](#)

### Public Hearing Consent Agenda

- 18      [20-9846](#)      S190602A - Site Plan Amendment - Raising Cane's at 3158 S Hwy 161 (Commissioner Hedin/City Council District 2). Site Plan Amendment for Raising Cane's at 3158 S Highway 161. Epic West Towne Crossing Phase II, Lot 1B, Block B, City of Grand Prairie, Dallas County, Texas, zoned PD-364, within the SH-161 Corridor Overlay District, and addressed as 3158 S Highway 161. (On March 9, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 7-0).  
**Attachments:** [Exhibit A - Location Map.pdf](#)  
[Exhibit B - Site Plan Comparison.pdf](#)  
[PZ Draft Minutes 03-09-2020.pdf](#)

- 19**      [20-9849](#)      S200302 - Site Plan - Prairie Gate Phase 2 and Aerofirma Office at I-20 and Westcliff Rd. (Commissioner Hedin/City Council District 2). Site Plan for Prairie Gate Phase 2, a three-story multi-family development and a 7,935 square foot office building. 10.45 acres out of the Thomas J Tone Survey, Abstract No. 1460, City of Grand Prairie, Dallas County, Texas, zoned PD-19, in the IH-20 Corridor Overlay, west of Westcliff Rd., north the IH-20 Service Road and south of Fish Creek Rd. The applicant is Chase Debaun, Aerofirma Corporation and the owner is Isabelle DeBaun, David Nicklas Foundation. (On March 9, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 7-0).

**Attachments:** [Exhibit A - Location Map](#)  
[Exhibit B1 - Multi-Family Site Plan](#)  
[Exhibit B2 - Office Site Plan](#)  
[Exhibit C1 - Multi-Family Elevations](#)  
[Exhibit C2 - Office Elevations](#)  
[Exhibit D1 - Multi-Family Landscape Plan.pdf](#)  
[Exhibit D2 - Office Landscape Plan](#)  
[PZ Draft Minutes 03-09-2020.pdf](#)

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

- 20**      [20-9851](#)      SU200301 - Specific Use Permit - 2045 N Hwy 360, Ste. 250A, Victoria Grace Events (Commissioner Fisher/City Council District 1). A request for a Specific Use Permit to allow for an Event Center. Located at 2045 N Highway 360, Suite 250A, legally described as Lot 2, Block 6, Heather Ridge Addition, City of Grand Prairie, Tarrant County, zoned LI, Light Industrial. The applicant is Amadyn Nwabuisi, Victoria Grace Events. (On March 9, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).

**Attachments:** [Exhibit A- Location Map](#)  
[Exhibit B- Floor Plan](#)  
[Exhibit C- Operational Plan](#)  
[Exhibit D- Parking Analysis.pdf](#)  
[PZ Draft Minutes 03-09-2020.pdf](#)

- 21**      [20-9852](#)      SU200302 - Specific Use Permit - Enterprise Rent-A-Car at 4136 S Carrier Pkwy., Suite 580. (Commissioner Spare/City Council District 6). A request to consider a Specific Use Permit to allow for an Auto Rental uses within an existing commercial lease space. The subject property is zoned Planned Development-173 (PD-173) District and is located within Interstate Highway-20 (IH-20) Overlay Corridor District. The 1,256 sf lease space is generally located northwest of W. Westchester Parkway and S. Carrier Parkway. The existing lot is platted as Westchester Commercial Phase One. The applicant is Jordan Woolf and the owner is Will Gravlee, Westchester. (On March 9, 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 - Canopy Elevations.pdf](#)  
[Exhibit D - Westchester HOA Conditions.pdf](#)  
[Exhibit i - Existing Elevation](#)  
[PZ Draft Minutes 03-09-2020.pdf](#)
- 22**      [20-9850](#)      SU180504B - Specific Use Permit Renewal - 3025 Hardrock Road (Commissioner Fisher/City Council District 1). A six months annual/periodic review of a Specific Use Permit to allow Trucking and Storage Terminal Uses. The 2.94-acre property is located at the northeast Hardrock Rd. and W. Oakdale Rd. The property is zoned Planned Development 39 (PD-39) District and within the SH 161 Corridor Overlay District. (On March 9, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).
- Attachments:** [Exhibit A -Location Map](#)  
[Exhibit B 3025 Hardrock - SUP Parking Exhibit](#)  
[Exhibit C SU180504B Operational Plan 2020](#)  
[Exhibit D Reason of Additional Parking.docx](#)  
[PZ Draft Minutes 03-09-2020.pdf](#)

### Items for Individual Consideration

- 23**      [20-9871](#)      Resolution ratifying and extending the Declaration of Local State of Disaster due to the Corona Virus (COVID-19) Community Transmission within the North Texas Region
- Attachments:** [EXHIBIT A - Declaration of Local Disaster](#)

### 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 March 13, 2020.*

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*Catherine E. DiMaggio, City Secretary*

*The Grand Prairie City Hall is accessible to people with disabilities. If you need assistance in participating in this meeting due to a disability as defined under the ADA, please call 972-237-8018 or email Mona Lisa Galicia (mgalicia@gptx.org) at least three (3) business days prior to the scheduled meeting to request an accommodation.*



## Legislation Details (With Text)

**File #:** 20-9859      **Version:** 1      **Name:** Coronavirus Update Briefing  
**Type:** Presentation      **Status:** Staff Presentations  
**File created:** 3/5/2020      **In control:** City Secretary  
**On agenda:** 3/17/2020      **Final action:**  
**Title:** Coronavirus Update - Presented by Cindy Mendez, Environmental Services Manager, and Chase Wheeler, Emergency Management Coordinator  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:**

Date	Ver.	Action By	Action	Result
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### Title

Coronavirus Update - Presented by Cindy Mendez, Environmental Services Manager, and Chase Wheeler, Emergency Management Coordinator



## Legislation Details (With Text)

**File #:** 20-9865      **Version:** 1      **Name:** DeMolay Proclamation  
**Type:** Presentation      **Status:** Presentations  
**File created:** 3/9/2020      **In control:** City Secretary  
**On agenda:** 3/17/2020      **Final action:**  
**Title:** DeMolay Month Proclamation - Presented to Joe Livingston and Members of the DeMolay  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:**

Date	Ver.	Action By	Action	Result
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Title  
DeMolay Month Proclamation - Presented to Joe Livingston and Members of the DeMolay



## Legislation Details (With Text)

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**File #:** 20-9867      **Version:** 1      **Name:** March 3, 2020 minutes  
**Type:** Minutes      **Status:** Consent Agenda  
**File created:** 3/11/2020      **In control:** City Secretary  
**On agenda:** 3/17/2020      **Final action:**  
**Title:** Minutes of the March 3, 2020 Council Meeting  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** [03-03-2020 Council Minutes](#)

Date	Ver.	Action By	Action	Result
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**From**  
Cathy DiMaggio

**Title**  
Minutes of the March 3, 2020 Council Meeting

**Presenter**  
Cathy DiMaggio, City Secretary

**Recommended Action**  
Approve

**Analysis**  
Minutes are attached.





# City of Grand Prairie

City Hall  
300 W. Main Street  
Grand Prairie, Texas

## Minutes - Final

### City Council

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Tuesday, March 3, 2020

4:30 PM

City Hall - Briefing Room  
317 College Street

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#### Call to Order

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

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

#### Stall Presentations

- 1** Crime Tax Election Education Plan - Presented by Amy Sprinkles, Marketing, Communication and Libraries Director  
  
*Amy Sprinkles, Director of Communication, Marketing and Libraries, stated that she is coordinating speaking engagements and there will be direct mail-outs with educational materials. Ms. Sprinkles then showed a PowerPoint presentation.*  
  
*Mayor Jensen asked for an answer as to what will be done with the \$5 million that is freed up in the General Fund. Mr. Hart said new officers would be paid for out of the crime tax. Discussion took place on funding after the Public Safety Building was paid off.*  
  
**Presented**
- 2** Census Promotion Plan - Presented by Amy Sprinkles, Marketing, Communication and Libraries Director  
  
*Ms. Sprinkles distributed the 2020 Census education plan flier. She said speakers would be educating on the census as well as the crime tax proposition.*  
  
*Mr. Hart recommended that the city go to voters next May with an economic development bond issue. Then if it passes, the city can issue bonds as they are needed.*  
  
**Presented**
- 3** Big Event Update - Presented by Marcela Perez, Volunteer Coordinator

*Marcela Perez, Volunteer Coordinator, updated Council on the Big Event volunteer cleanup program to be held March 28. She said over 1500 volunteers had registered at this time and she expected even more. She said there are 67 groups registered and she had received 81 viable job requests.*

**Presented**

**Agenda Review**

*Mayor Pro Tem Giessner asked if Council had any questions on Consent Agenda Items 5 through 27. He said ten items had been reviewed by the Finance and Government Committee. Council Member Lopez referred to Item 12 (purchase of land at 2700 Kingswood Boulevard) for access to an eroding sewer line because the property owner would not give access. Council Member Lopez stated that the HOA did some erosion repairs and would not want those to be adversely affected. Council Member Copeland said Items 7 and 17 had been reviewed by the Public Safety, Health and Environment Committee. Mayor Pro Tem Giessner asked if Council had any questions on the Planning and Zoning Consent Agenda Item 28. There were no questions.*

*Mayor Jensen introduced Luke Shumaker, Rambler Newspaper.*

**Executive Session**

*Mayor Jensen convened a closed session at 5:05 p.m. pursuant to Chapter 551, Subchapter D of the Government Code, V.T.C.A., Section 551.071 "Consultation with Attorney" Dallas County et al vs. Kathleen Bailey et al, TX-09-31614, 160th District Court, Dallas County; Section 551.072 "Deliberation Regarding Real Property" and Section 551.087 "Deliberations Regarding Economic Development Negotiations." Mayor Jensen adjourned the closed session at 6:01 p.m.*

**Recess Meeting**

**Mayor Jensen recessed the meeting at 6:01 p.m.**

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**6:30 PM Council Chambers**

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**Mayor Jensen reconvened the meeting at 6:32 p.m.**

**The Invocation was given by Pastor Stanley E. Smith, Faith Fellowship Missionary Baptist Church. The Pledge of Allegiance to the US Flag and to the Texas Flag were led by Council Member Jeff Wooldridge.**

**Presentations**

**4**

National School Social Workers Week Proclamation - Presented by Mayor Ron Jensen

*Council Membetr Wooldridge read the proclamation and Mayor Jensen presented it to the GPISD social workers.*

**Presented**

## **Consent Agenda**

**Mayor Pro Tem Giessner moved, seconded by Deputy Mayor Pro Tem Clemson, to approve Items 5 through 27 on the Consent Agenda. The motion carried unanimously.**

**5** Minutes of the February 18, 2020 Council Meeting

**Approved on the Consent Agenda**

**6** Ratify the CoStar License Agreement for real estate analytics software with CoStar Realty Information, Inc. in the cumulative amount of \$82,073.34 (This agreement was for an initial one-year term with successive one-year renewals beginning in September of 2009, and is requested to be ratified for its previous expenditures.)

**Approved on the Consent Agenda**

**7** Interlocal Price Agreement for Body Worn Cameras with Axon, Inc., in the amount of \$15,631 for the current year, and for \$8,544 for each of the four subsequent renewals, totaling \$49,807 if all extensions are executed through a national interlocal agreement with Buyboard; and authorize the City Manager to execute the renewal options with aggregate price fluctuations of the lesser of up to \$50,000 or 25% of the original maximum price so long as sufficient funding is appropriated by the City Council to satisfy the City's obligation during the renewal terms

**Approved on the Consent Agenda**

**8** Purchase audio/video equipment for the Public Safety Building (PSB) from Ford Audio Video Systems LLC in the amount of \$58,863.36 through a national interlocal agreement with TIPS

**Approved on the Consent Agenda**

**9** Assignment of Contract for Fleet Hydraulic Equipment Maintenance and Repairs from CMB Industries, LLC to TLR Hydraulics, Inc. in the amount of \$50,000 annually for one year, with the option to renew for four additional one-year periods, totaling \$250,000 if all renewal options 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**

- 10** Purchase Agreement with SHI Government Solutions Inc. for 700 Microsoft Windows 10 Professional Licenses in the amount of \$84,231.00 through a state interlocal agreement with DIR
- Approved on the Consent Agenda**
- 11** Contract with Kraftman Commercial Playgrounds and Water Parks in the amount of \$635,419.41 with a 5% contingency in the amount of \$31,771, a total of \$667,190.41, through a national interlocal agreement with Buyboard; additionally reject all bids received under RFB #20019
- Approved on the Consent Agenda**
- 12** Authorize and confirm the purchase of a 12.066-acre tract of land located at 2700 Kingswood Blvd. from Gra-Son Land, Inc. for \$105,115
- Approved on the Consent Agenda**
- 13** Change Order to our interlocal price agreement for IT Temporary Staffing from Robert Half International, Inc. in the increased amount not to exceed \$80,000 to the current term; additionally authorize the City Manager to execute a final one-year renewal term in the increased estimated annual amount not to exceed \$160,000, all through a Master Interlocal Agreement with the HGAC
- Approved on the Consent Agenda**
- 14** Interlocal price agreement for NetMotion Software, Licensing, and Maintenance from Mobile Wireless LLC in the annual amount of \$21,772.80 with up to a 5% annual increase for a one-year period, through a state interlocal agreement with DIR
- Approved on the Consent Agenda**
- 15** Authorize City Manager to execute Memorandum of Understanding with American Cricket Enterprises for development of a cricket stadium in Grand Prairie's Entertainment District
- Approved on the Consent Agenda**
- 16** Authorize the City Manager to enter Assignment and Assumption Agreements for the city's Price Agreements for *Traffic Signal Parts* and *Traffic Signal Cabinets* from TrafficWare Group, Inc. to Cubic ITS, Inc. The *Traffic Signal Parts* agreement is for \$37,109 annually for one final year; the *Traffic Signal Cabinets* agreement is for \$146,925 annually for one year initially with the option to renew for four additional one-year periods totaling \$735,625 if all renewal options are exercised; and authorize the City Manager to execute any additional renewal options with aggregate price fluctuations 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 term(s)

**Approved on the Consent Agenda**

- 17** Ordinance amending Chapter Five, "Animal Services," Section 5-14 of the Code of Ordinances of the City of Grand Prairie, Texas, to adjust adoption policy to reflect industry best practices and discontinue adopter-specific citation process

**Adopted**

Enactment No: ORD 10821-2020

- 18** Ordinance amending the FY 2019/2020 Capital Improvement Projects Budget; Authorization to appropriate \$38,550,000 for EPIC Central Projects

**Adopted**

Enactment No: ORD 10809-2020

- 19** Ordinance amending the FY 2019/2020 Capital Improvement Projects Budget; Construction contract with McMahon Contracting, LP for Cottonwood Creek Drainage Improvements at Marshall Drive and Robinson Road to include Paving Improvements for Alternate No. 1 bid in the total amount of \$3,341,969.01; material testing with Alliance Geotechnical Group in the amount of \$91,812.60; in-house engineering in the amount of \$167,098.45; and 5% construction contract contingency in the amount of \$167,098.45 for a total project cost of \$3,767,978.51

**Adopted**

Enactment No: ORD 10810-2020

- 20** Ordinance adopting the Housing Administration (Fund 3001) and Housing Choice Voucher (Fund 3002) operating budgets for calendar year 2020 and fiscal year 2019-2020; allocating, approving, and authorizing the expenditure of \$90,020 of the Housing Administrative Reserve Fund (3001) for the purchase of (3) three replacement vehicles

**Adopted**

Enactment No: ORD 10811-2020

- 21** Ordinance amending the FY 2019/20 Capital Improvement Projects Budget; Construction contract with Excel Trenching for 30"/36" Robinson Road Waterline, in the total amount of \$4,696,891.40; material testing with Alliance Geotechnical Group in the amount of \$88,552.20; in-house engineering in the amount of \$140,906; and 5% construction contract contingency in the amount of \$234,844 for a total project cost of \$5,161,193.60

**Adopted**

Enactment No: ORD 10812-2020

- 22** Ordinance amending the FY 2019/2020 Capital Improvement Projects Budget; Change Order/Amendment No. 2 with Petroleum Solutions, Inc. of Grand Prairie for additional expenses for the installation of above-ground fuel tanks at the pump station in the amount of \$31,988.07
- Adopted**
- Enactment No: ORD 10813-2020
- 23** Ordinance Amending Chapter 30 "Cable Television," Chapter 11 "Finance Records and Property," and Chapter 13 "Health and Sanitation," of the Code of Ordinances of the City of Grand Prairie, Texas, to provide a new address for directing certain communications to the City of Grand Prairie; Repealing all ordinances or parts of ordinances in conflict herewith; And providing an effective date
- Adopted**
- Enactment No: ORD 10814-2020
- 24** Ordinance cancelling the May 2, 2020 General Election and Declaring Unopposed Candidates Elected
- Adopted**
- Enactment No: ORD 10815-2020
- 25** Ordinance amending the FY 2019/2020 Capital Improvements Projects Budget; contract with Trane in the amount of \$96,204 for the complete replacement of a HVAC 50 ton RTU at the Summit through a national interlocal agreement with OMNIA Partners; purchase of building management system controls from Enviromatic Systems in the amount of \$25,017 through an existing City Price Agreement through a national interlocal agreement with BuyBoard for a total project cost not-to-exceed \$121,221
- Adopted**
- Enactment No: ORD 10816-2020
- 26** Ordinance amending the FY 2019/2020 Capital Improvement Projects Budget; Purchase Agreement for audio visual equipment, supplies and installation for the Municipal Court from Ford Audio-Video Systems, LLC in the amount of \$59,336, through a national interlocal agreement with BuyBoard
- Adopted**
- Enactment No: ORD 10817-2020
- 27** Ordinance amending the FY 2019/2020 Capital and Lending Reserve Fund and Capital Improvement Projects Budget; Change Order/Amendment #6 with Hill and Wilkinson, in an amount not to exceed \$500,000, for additional concrete parking expansion, parking lot lighting, landscape and irrigation, and drainage additions for

PlayGrand Adventures Phase 1

**Adopted**

Enactment No: ORD 10818-2020

## **Public Hearing Consent Agenda**

**28**

S181009A - Site Plan - Creekside at Grand Prairie (City Council District 4). Amendment to Site Plan originally approved as Luxe at Grand Prairie consisting of 315 multi-family units for the purpose of increasing unit count to 318 units and expanding the overall building footprint by 25,153 square feet. 23.387 acres in the Memucan Hunt Survey, Abstract No. 757, City of Grand Prairie, Tarrant County, Texas (plat approved as Lot 1, Block 1, Creekside at Grand Prairie Addition). Zoned PD-378 in the IH-20 Corridor Overlay District, generally located south of Bardin Rd. approximately 700 feet east of the intersection of Bardin Rd. and S Great Southwest Pkwy. The consultant is Jason Pyka, Manhard Consulting and the owner is Igor Krivoruchko, Luxe at Grand Prairie. (On February 24, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).

**Mayor Pro Tem Giessner moved, seconded by Deputy Mayor Pro Tem Clemson, to close the public hearing and approve Case S1810091A. The motion carried unanimously.**

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

## **Public Hearing on Zoning Applications**

**29**

Z200203 - Zoning Change - Civic Campus and Calvary Baptist Church (City Council District 5). From Single Family-Four (SF-4), General Retail (GR), and Two Family (2F) to Central Area (CA) zoning district. Lots 1-14, Block B2, Lots 1-6, Block C3, Lots 8-14, Block E5, Lots 1-8, Block H8, Lots 1-4, Block J9, Lots 5-8, Block K10, W.H. Thomas' Second Addition; Lots 1-2, Block 229/A1, Thomas Second Revised; Lots 7-11, Block D, JD Duncans Chase; Lots 1-2, Block B, Chase; All of that tract of land described to the City of Grand Prairie in Volume 91135, Page 2216, situated in the McKinney and Williams Survey, Abstract No. 1003; City of Grand Prairie, Dallas County, Texas. Located at 406-526 W Church Street, 300 W Main Street, 310 College Street, and 400 College Street. (On February 24, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).

*Savannah Ware, City Planner, reviewed Case Z200203, and explained the affected areas on the city campus and Calvary Baptist Church. She stated this was a city initiated request.*

*Council Member Lopez asked if the church could still operate. Ms. Ware replied that they could and this would not create any non-conforming uses.*

*Lynn Motley, 2005 Wellington, submitted a speaker card in support of this case.*

*Trina Hall, 2646 Brady Lane, submitted a speaker card in opposition to this case.*

**Council Member Humphreys moved, seconded by Council Member Copeland, to close the public hearing and approve Case Z200203. The motion carried unanimously.**

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

Enactment No: ORD 10819-2020

30

Z060601A - Zoning Change - Planned Development Amendment - Greenway Trails (City Council District 6). For 384.267 acres out of the J. Lawrence Survey, Abstract No. E616 and the S.M. Blair Survey, Abstract No. E135, City of Grand Prairie, Ellis County, Texas, zoned PD-322. The purpose of the request is to adjust requirements relating to garage orientation and building elevations and to align the PD with the approved Preliminary Plat. The property is generally located east of SH-360, north of US 287, west of F.M. 661 and south of Joe Pool Lake. (On February 24, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).

*David P. Jones, Chief City Planner, reviewed Case Z060601A, a zoning amendment for Greenway Trails. He said the site is comprised of 385 acres of which 2/3 would be for single family and the other portion would be for mixed used, primarily commercial. Mr. Jones said there are five subzones. The original PD was for traditional neighborhood development. He said all garages were to be alley served. Mr. Jones said issues have come up that make it difficult to follow these requirements. Five years ago the Tarrant Water District put an easement through this site for a transmission line and there are also permitted gas wells. In 2016, the preliminary plat was approved with a modified lot pattern. In Phase 5, the size has been reduced significantly. The applicant wants to remove the TND requirements and go to 50% non-front entry garages. The minimum lot size would grow by two to five feet and the minimum home size would increase by up to 200 sq. ft. He said staff believed this was a fair tradeoff. Mr. Jones said the Development Review Committee recommended approval and so did the Planning and Zoning Commission.*

*Council Member Wooldridge asked if J-Swings would still be required. Mr. Jones said lot sizes are locked in with the plat*

**Council Member Wooldridge moved, seconded by Council Member Lopez, to close the public hearing and approve Case Z060601A. The motion carried unanimously.**

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



Enactment No: ORD 10820-2020

## Items for Individual Consideration

31

Board and Commission Appointments

**Deputy Mayor Pro Tem Clemson moved, seconded by Council Member Del Bosque, to appoint Nancy Wooten to the Commission on Aging, and appoint Julia Perez to the Planning and Zoning Commission. The motion carried unanimously.**

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

## Citizen Comments

*Trina Hall, 2646 Brady Lane, said mental illness affects one out of four people. She said there are 57 mental disorders. Ms. Hall said the city needs a crisis team and the Police Department and city need to work together to assist those in crisis. She said deadly force should be the last resort. Ms. Hall said a portion of taxes should go to revamping mental awareness in the police department.*

## Adjournment

**Mayor Jensen adjourned the meeting at 7:03 p.m.**

*The foregoing minutes were approved at the March 17, 2020 meeting.*

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*Catherine E. DiMaggio, City Secretary*



## Legislation Details (With Text)

<b>File #:</b>	20-9855	<b>Version:</b>	1	<b>Name:</b>	SurgeryPlus
<b>Type:</b>	Agenda Item	<b>Status:</b>		<b>Status:</b>	Consent Agenda
<b>File created:</b>	3/4/2020	<b>In control:</b>		<b>In control:</b>	Human Resources
<b>On agenda:</b>	3/17/2020	<b>Final action:</b>			
<b>Title:</b>	Ratify the city's previous contract year's expenditure for our contract with Employer Direct Healthcare, LLC ("EDH" also known as Surgery Plus) for administrative service fees and procedure costs to access their network of surgeons and facilities in the amount of \$229,509.61 between August 2018 and July 2019, which was through a Master Interlocal Agreement with the City of Fort Worth; and approve the renewal of the contract in the increased amount of \$350,000 for a modified seventeen month term between August 2019 and December 2020 to better align our contract dates with the City of Fort Worth's contract; and authorize the City Manager to execute a single renewal option in future years between January 2021 and December 2021 in the estimated annual amount not to exceed \$250,000 so long as sufficient funding is appropriated by the City Council to satisfy the City's obligation during the renewal term				

### Sponsors:

### Indexes:

### Code sections:

### Attachments:

Date	Ver.	Action By	Action	Result
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### From

Bryce Davis, Purchasing Manager

### Title

Ratify the city's previous contract year's expenditure for our contract with Employer Direct Healthcare, LLC ("EDH" also known as Surgery Plus) for administrative service fees and procedure costs to access their network of surgeons and facilities in the amount of \$229,509.61 between August 2018 and July 2019, which was through a Master Interlocal Agreement with the City of Fort Worth; and approve the renewal of the contract in the increased amount of \$350,000 for a modified seventeen month term between August 2019 and December 2020 to better align our contract dates with the City of Fort Worth's contract; and authorize the City Manager to execute a single renewal option in future years between January 2021 and December 2021 in the estimated annual amount not to exceed \$250,000 so long as sufficient funding is appropriated by the City Council to satisfy the City's obligation during the renewal term

### Presenter

Lisa Norris, Human Resources Director

### Recommended Action

Approve

### Analysis

In July of 2017 Council approved the City to enter into a one year interlocal service agreement for

administrative service fees to access their network of surgeons and facilities offering bundled pricing beginning in August 2017 for an annual cost not to exceed \$100,000, through a Master Interlocal Agreement with the City of Fort Worth for one year with the option to renew for four additional one year periods totaling \$500,000 if all extensions are exercised.

This contract allows the City of Grand Prairie to utilize EDH (also commonly referred to as "SurgeryPlus") for bundled pricing on many surgical procedures at certain authorized facilities within their network. We pay administrative fees as well as the procedure costs to access their network and bundled pricing contracts. This bundled pricing is through high quality and care providers/surgeons at substantially reduced bundled rates for our employees, retirees and their covered family members on our plan. The administrative fees paid includes the production of marketing materials, meetings onsite to advertise the product, summary analytics/reporting on a regular basis to the city regarding utilization and marketing material effectiveness, etc. This contract through Fort Worth was generated from the North Texas Coalition efforts in which Grand Prairie sits on the Executive Committee for that group, along with Plano, Fort Worth, and Dallas.

While staff initially projected cost to be \$100,000 per year for services, the program was highly popular in the contract's second year among employees helping them to save through the bundled pricing ultimately saving the higher cost that the City and employees would have paid for regular priced surgeries. Administrative fees have stayed well below \$100,000 per year, however, because the procedure costs are also paid to SurgeryPlus, this has caused the contract value to be exceeded.

Because of this popularity, staff requests Council authorize the renewal of this contract at the increased annual amount of \$250,000, however, due to the misalignment of our contract to the City of Fort Worth's contract, we request a modified seventeen month term at \$350,000 to mirror Fort Worth's January through December contract period. Additionally, this will align the one remaining renewal of this contract for 2021 at the estimated amount of \$250,000.

<u>Contract Term</u>	<u>Contract Value</u>	<u>Term length</u>	<u>Expenditure</u>	
Aug17' - Jul18'	\$100,000.00	12 months	\$94,094.89	
Aug18' - Jul19'	\$100,000.00	12 months	\$229,509.61	*ratify
Jul19' - Dec20'	\$350,000.00	17 months		*approve
Jan21' - Dec21'	\$250,000.00	12 months		*approve
<u>Contract Total:</u>	<u>\$929,509.61</u>	<u>if all extensions are exercised</u>		

Below is a recap of the savings versus the fees. Remember, we are paying the procedure costs and fees directly to SurgeryPlus (they do not go through claims) so below indicates what we saved (hard numbers). Additionally, SurgeryPlus has saved some procedures from being done altogether via a second opinion.

	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>Cumulative</b>
<b>Savings</b>	\$16,570	\$159,252	\$208,032	\$383,854
<b>Less: Fees</b>	\$15,945	\$47,961	\$49,164	\$113,070
<b>Net savings</b>	\$625	\$111,291	\$158,868	\$270,784
<b>Return On Investment</b>	1.04x	3.32x	4.23x	3.39x
<b>Average savings per procedure</b>		53.30%	53.60%	

### Financial Consideration

Funding was available due to the offset by claims savings in Employee Insurance HLTH Budget (213010);

Funding for fees in future years will be allocated in the FY 2020/2021 Employee Insurance HLTH Budget (213010), but offset by claims savings.



## Legislation Details (With Text)

<b>File #:</b>	20-9835	<b>Version:</b>	1	<b>Name:</b>	Fastenal (2020)
<b>Type:</b>	Agenda Item	<b>Status:</b>		<b>Status:</b>	Consent Agenda
<b>File created:</b>	2/25/2020	<b>In control:</b>		<b>In control:</b>	Purchasing
<b>On agenda:</b>	3/17/2020	<b>Final action:</b>		<b>Final action:</b>	
<b>Title:</b>	Price Agreement for facility maintenance, repair and operations (MRO) and building supplies with related equipment, accessories, supplies and service from Fastenal Company at an estimated cost of \$142,000 for ten months through a national interlocal agreement with Sourcewell, with the option to renew for two additional one-year periods at \$170,000 annually, totaling \$482,000 if all extensions are exercised				

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:**

Date	Ver.	Action By	Action	Result
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### From

Venona McGee, Sr. Buyer

### Title

Price Agreement for facility maintenance, repair and operations (MRO) and building supplies with related equipment, accessories, supplies and service from Fastenal Company at an estimated cost of \$142,000 for ten months through a national interlocal agreement with Sourcewell, with the option to renew for two additional one-year periods at \$170,000 annually, totaling \$482,000 if all extensions are exercised

### Presenter

Bryce Davis, Purchasing Manager

### Recommended Action

Approve

### Analysis

This contract will be for departments to utilize for the purchase of facility maintenance, repair and operations (MRO) & building supplies with related equipment, accessories, supplies & service on an as needed basis. Fastenal Company through their national contract offers products and services used by multiple departments for every day operations and special projects.

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 Sourcewell.

Sourcewell (Formerly NJPA) through a comprehensive 12-step process creates national cooperative contract purchasing solutions on behalf of its member agencies which include all government, education and non-profit agencies nationwide and in Canada. These cooperative contract opportunities offer both time and money savings for their users by consolidating the efforts of numerous individually prepared solicitations to one national, cooperatively shared process. This process leverages the aggregation of volume from members nationwide

The Sourcewell contract #R121218-FAS began January 25, 2019 and will expire January 25, 2023, with the option to renew for two additional one-year period(s).

<u>Fiscal Year</u>	<u>Months</u>	<u>Estimated Expenditure</u>	
March 20' - Jan. 21'	10*	\$142,000.00	*to align contract dates with Sourcewell
Jan. 21' - Jan. 22'	12	\$170,000.00	
Jan. 22' - Jan. 23'	12	\$170,000.00	
<b>Total</b>		<b>\$482,000.00</b>	

A modified ten month term is requested to align our contract dates with the Sourcewell contract dates.

### **Financial Consideration**

The City spends an estimated \$170,000.00 annually on facility maintenance, repair and operations (MRO) & building supplies with related equipment, accessories, supplies & service. Funds are available in various departments' budgets 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)

<b>File #:</b>	20-9862	<b>Version:</b>	1	<b>Name:</b>	Covetrus Price Agreement
<b>Type:</b>	Agenda Item	<b>Status:</b>		<b>Status:</b>	Consent Agenda
<b>File created:</b>	3/5/2020	<b>In control:</b>		<b>In control:</b>	Animal Services
<b>On agenda:</b>	3/17/2020	<b>Final action:</b>		<b>Final action:</b>	
<b>Title:</b>	Price agreement for animal vaccines and medical supplies for the animal shelter and spay/neuter clinic from Butler Animal dba Covetrus in the amount of \$250,000 annually, for one year with the option to renew for four additional one-year periods totaling \$1,250,000 if all extensions are exercised; and authorize the City Manager to execute the renewal options with aggregate price fluctuations of the lesser of up to \$50,000 or 25% of the original maximum price so long as sufficient funding is appropriated by the City Council to satisfy the City's obligation during the renewal terms				

### Sponsors:

### Indexes:

### Code sections:

**Attachments:** [20069 - CC Exhibit.pdf](#)

Date	Ver.	Action By	Action	Result
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### From

Lily Yap, Animal Services Manager

### Title

Price agreement for animal vaccines and medical supplies for the animal shelter and spay/neuter clinic from Butler Animal dba Covetrus in the amount of \$250,000 annually, for one year with the option to renew for four additional one-year periods totaling \$1,250,000 if all extensions are exercised; and authorize the City Manager to execute the renewal options with aggregate price fluctuations of the lesser of up to \$50,000 or 25% of the original maximum price so long as sufficient funding is appropriated by the City Council to satisfy the City's obligation during the renewal terms

### Presenter

Lily Yap, Animal Services Manager

### Recommended Action

Approve

### Analysis

Prairie Paws Adoption Center completed Phase 1 of the expansion in March 2019 and fully expanded the animal population to the new areas by the following June. Comparing from June FY16 on (prior to construction), this resulted in an average onsite population increase of 56.6%. This has a particularly positive impact on our city shelter's live release rate due to the addition of over 60 kennels specified for medical isolation, allowing us to save more animals with treatable diseases than ever before. In addition to facilitating the care for our onsite population, this contract supports our adoption and foster programs. The number of foster animals has increased almost 50% and the number of spay/neuter surgeries performed at PPAC has

increased over 70% (comparing FY19 to FY16). The price agreement with Butler Animal dba Covetrus will be utilized to purchase supplies needed for spay/neuter surgeries, shelter vaccinations, medications and ongoing expendable supplies to support the growth of our operations.

Notice of bid #20069 was advertised in the Fort Worth Star Telegram and Bid Sync. There were no Grand Prairie vendors available for this commodity. Three (3) bids were received as shown on attachment A.

The low bid, Butler Animal dba Covetrus, meets specifications and is recommended for award.

#### **Financial Consideration**

Funds are available in FY 2019/2020 budget 301110 - 60235 for veterinarian supplies 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.



## VET CLINIC SUPPLIES

RFB #20069

### BID TABULATION

### PRICE EVALUATION

<b>Vendor</b>	Butler Animal dba Covetrus	Midwest Vet	Miller Vet
<b>Total Bid</b>	\$34,370.79	\$47,335.58	\$46,838.47
<b>Score</b>	50.00	36.31	36.69

Price **FORMULA:** The bidder with the lowest price receives the maximum score. The bidder with the next lowest price receives points based on dividing its price into the next lowest price and multiplying that percentage by the available points. For example: Assume 40 points is the max score. Next, assume that \$50,000 is the low offer. That bidder would receive 40 points for price ( $\$50,000/\$50,000 = 1.00 \times 40 = 40$ ). Assume \$55,000 is the next low offer, then that bidder would receive 36.364 points ( $\$50,000/\$55,000 = 0.9091 \times 40 = 36.364$ ), etc.


<b>Low bid</b>	\$34,370.79*	*as determined through scenario pricing
<b>Max</b>		
<b>Score</b>	50.00	



**Bid Tabulation**  
Vet Clinic Supplies  
RFB # 20069

				Butler Animal dba Covetrus Dublin Ohio			Midwest Vet Lakeville MN			Miller Vet Fort Worth TX		
	1st SCENARIO	QTY	UOM	UNIT PRICE	Discount	EXTENDED	UNIT PRICE	Discount	EXTENDED	UNIT PRICE	Discount	EXTENDED
1	Carprofen 75mg Tablets 180 ct bottle (line 94)	2	EA	\$ 55.44	0%	\$ 110.88	\$ 51.62	20%	\$ 103.04	\$ 46.00	20%	\$ 91.80
2	Cephalexin 500mg Capsules 500 ct bottle (line 53)	1	BO	\$ 32.39	13%	\$ 32.26	\$ 36.06	17%	\$ 35.89	\$ 36.00	20%	\$ 35.80
3	E-Collars 15cm (line 459)	20	EA	\$ 13.29	7%	\$ 265.73	\$ 1.44	8%	\$ 28.72	\$ 1.13	20%	\$ 22.40
4	E-Collars 20cm (line 460)	20	EA	\$ 14.41	9%	\$ 288.11	\$ 2.22	8%	\$ 44.32	\$ 1.27	20%	\$ 25.20
5	E-Collars 25cm (line 461)	20	EA	\$ 16.39	8%	\$ 327.72	\$ 2.82	8%	\$ 56.32	\$ 1.53	20%	\$ 30.40
6	Onsior 6mg Tablets (line 100)	3	EA	\$ 68.18	0%	\$ 204.54	\$ 68.18	0%	\$ 204.54	\$ 68.18	0%	\$ 204.54
7	Triheart Plus Blue 68 mcg 10x6ct (line 589)	2	BX	\$ 236.74	0%	\$ 473.48		0%	\$ -			\$ -
8	Triheart Plus Green 136 mcg 10x6ct (line 590)	2	BX	\$ 232.80	0%	\$ 465.60		0%	\$ -			\$ -
9	Triheart Plus Brown 272 mcg10x6ct (line 591)	2	BX	\$ 363.00	0%	\$ 726.00		0%	\$ -			\$ -
10	Meloxicam Oral Suspension 1.5mg/ml (line 96)	1	EA	\$ 5.32	10%	\$ 5.22	\$ 9.19	23%	\$ 8.96	\$ 46.26	20%	\$ 46.06
11	Diroban 50 mg w/diluent 5 pk (line 609)	2	EA			\$ -	\$ 234.75	10%	\$ 469.40			\$ -
				<b>TOTAL</b>		\$ 1,874.84			\$ 951.19			\$ 456.20

	2nd SCENARIO	QTY	UOM	UNIT PRICE	Discount	EXTENDED	UNIT PRICE	Discount	EXTENDED	UNIT PRICE	Discount	EXTENDED
1	Heparin 1000units/ml (line 156)	4	BO	\$ 4.23	16%	\$ 16.76	\$ 3.61	28.7%	\$ 14.15	\$ 5.90	20%	\$ 23.40
2	Nobivac 1-Rabies (line 579)	5	EA	\$ 127.50	0%	\$ 637.50		35.0%	\$ (0.35)		0%	\$ -
3	Nobivac 3-Rabies (line 580)	3	EA	\$ 137.50	0%	\$ 412.50		35.0%	\$ (0.35)		0%	\$ -
4	Vectra 3D Blue 12x6ds (line 602)	8	BX	\$ 835.86	4%	\$ 6,686.84	\$ 875.14	0.0%	\$ 7,001.12	\$ 875.14	0%	\$ 7,001.12
5	Vectra 3D Gold 12x6ds (line 603)	8	BX	\$ 775.11	0%	\$ 6,200.88	\$ 775.11	0.0%	\$ 6,200.88	\$ 775.11	0%	\$ 6,200.88
6	Vectra 3D Purple 12x6ds (line 604)	8	BX	\$ 856.72	4%	\$ 6,853.72	\$ 896.98	0.0%	\$ 7,175.84	\$ 896.98	0%	\$ 7,175.84
7	Vectra 3D Red 12x6ds (line 605)	8	BX	\$ 888.24	4%	\$ 7,105.88	\$ 929.95	10.0%	\$ 7,439.50	\$ 929.95	0%	\$ 7,439.60
8	Vectra 3D Teal 12x6ds (line 606)	8	BX	\$ 831.62	0%	\$ 6,652.96	\$ 831.62	0.0%	\$ 6,652.96	\$ 831.62	0%	\$ 6,652.96
9	Vectra Large Cat 12x6ds (line 607)	8	BX	\$ 727.67	0%	\$ 5,821.36	\$ 727.67	0.0%	\$ 5,821.36	\$ 727.67	0%	\$ 5,821.36
10	Vectra Small Cat 12x6ds (line 608)	8	BX	\$ 727.67	0%	\$ 5,821.36	\$ 727.67	0.0%	\$ 5,821.36	\$ 727.67	0%	\$ 5,821.36
11	Syringes 12ml with Luer Lock (line 526)	3	EA	\$ 10.67	31%	\$ 31.70	\$ 19.47	10.9%	\$ 58.30	\$ 18.73	20%	\$ 55.99
12	Syringes 1ml w/ Needle (line 527)	5	EA	\$ 13.95	24%	\$ 69.51	\$ 8.83	16.7%	\$ 43.98	\$ 8.41	20%	\$ 41.85
13	Syringes 1ml w/o Needle (line 528)	8	EA	\$ 8.19	32%	\$ 65.20	\$ 7.55	16.7%	\$ 60.23	\$ 7.09	20%	\$ 56.52
14	Syringes 20ml with Luer Lock (line 529)	2	EA	\$ 21.51	0%	\$ 43.02	\$ 25.76	10.9%	\$ 51.41	\$ 24.79	20%	\$ 49.38
15	Syringes 20ml with Slip Tip (line 530)	1	EA	\$ 16.27	24%	\$ 16.03	\$ 25.86	10.9%	\$ 25.75	\$ 24.76	20%	\$ 24.56
16	Syringes 35ml with Luer Lock (line 531)	1	EA	\$ 15.21	0%	\$ 15.21	\$ 18.34	10.9%	\$ 18.23	\$ 17.65	20%	\$ 17.45
				<b>TOTAL</b>		\$ 32,495.95			\$ 46,384.38			\$ 46,382.27
						\$ 34,370.79			\$ 47,335.58			\$ 46,838.47

 <b>Bid Tabulation</b> Vet Clinic Supplies RFB # 20069				Butler Animal dba Covetrus Dublin Ohio		Midwest Vet Lakeville MN		Miller Vet Fort Worth TX	
	ITEM	DESC.	UOM	Discount	Mfg	Discount	Mfg	Discount	Mfg
<b>Ear Meds</b>									
1	Acarexx (0.01% ivermectin)	box of 12	BX	3%	19994	0.0%		10%	VINV-ACAR-EXXX
2	Animax Ointment or Panalog or Quadritop	30ml	EA	19%	006571	0.0%		10%	122-30
3	Miconazole Lotion	60ml bottle	BO	8%	014676	10.8%		20%	VINV-MYCA-60ML
4	Mometamax	6 x 30gm	BX	0%	020063	15.0%		20%	VINV-MZON-0003
5	Otibiotic	10gm bottle	EA	29%	037851			20%	VINV-MALO-0004
6	Otibiotic	15gm bottle	EA	28%	037852			20%	VINV-MALO-0006
7	Otibiotic	25gm bottle	EA	32%	037853			20%	VINV-MALO-0005
8	Synotic	8ml bottle	BO	0%	000659	0.0%			
9	Tresaderm	12 x 7.5ml	BX	0%	009607	0.0%			
<b>Eye Meds</b>									
10	Atropine 1% Drops	5ml bottle	BO	3%	056903	10.7%		20%	VINV-ATRO-05ML
11	B.N.P. Ointment (Neo-Poly-Bac)	3.5gm	EA	4%	054807	0.0%		20%	2607
12	Gentamicin Drops	5ml bottle	BO	21%	067687	0.0%		20%	VINV-GENT-SOLN
13	Neo-Poly-Dex Ointment	3.5gm	EA	3%	054809	0.0%		20%	VINV-DEXA-OINT
14	Neo-Poly-Dex drops	5ml bottle	EA	10%	054810	0.0%		20%	VINV-DEXA-OPHTH
15	Proparacaine Drops	15ml bottle	BO	58%	068926	19.5%		20%	VINV-GENE-0112
16	Puralube Ointment	3.5gm	EA	6%	008897			10%	211-38
17	Terramycin Ointment	3.5gm	EA	0%	028983	0.0%			
18	Tobramycin Drops	5ml bottle	BO	18%	070785	28.6%		20%	VINV-CA09-1405
<b>Antifungals</b>									
19	Fluconazole 50mg Tablets	30ct bottle	BO	5%	054867	28.5%		20%	0710105
20	Fluconazole 100mg Tablets	30ct bottle	BO	2%	054868	31.4%		20%	32602
21	Fluconazole 200mg Tablets	30ct bottle	BO	64%	069336	22.8%		20%	32111
22	Griseofulvin 125mg/5ml	120ml bottle	BO	10%	071108	16.7%		20%	24703
23	Itraconazole 100mg Capsules	30ct bottle	BO	24%	062355	16.7%		20%	32677
24	Ketoconazole 200mg Tablets	100ct bottle	BO	11%	057363	18.8%		20%	VINV-KETA-0100
25	Miconazole Cream	1oz tube	TB	44%	067775	40.6%		20%	VINV-GENE-0090
<b>Digestive</b>									
26	Chlorpromazine 10mg	100ct bottle	BO	2%	003846				
27	Chlorpromazine 25mg	100ct bottle	BO	2%	003847	10.7%			
28	Famotidine 10mg	70ct bottle	BO	17%	055734	22.6%		20%	27977
29	Famotidine 20mg	100ct bottle	BO	28%	050861	40.8%		20%	VINV-FAMO-2001
30	Famotidine 40mg	100ct bottle	BO	0%	050862	24.2%		20%	01724
31	Lactulose 10gm/ml	16oz. Bottle	BO	25%	069185	28.5%		20%	VINV-LACT-15ML
32	Loperamide 2mg	100ct bottle	BO	0%	059121	16.6%		20%	VINV-LOPE-2MG1
33	Loperamide Liquid	4oz. Bottle	BO			28.5%		20%	15238
34	Metoclopramide 5mg	100ct bottle	BO	6%	049140	28.4%		20%	28195
35	Metoclopramide 10mg	500ct bottle	BO	47%	049141	16.7%		20%	VINV-METO-10M5
36	Pro-Pectalin Paste	30ml	BO	0%	031484	0.0%		0%	410816
37	Pro-Pectalin Tabs	250ct	BO	0%	031485	0.0%		0%	410817
38	Sucralfate 1gm	100ct bottle	BO	23%	061300	16.7%		20%	VINV-SUCR-0100
<b>Allergy</b>									
39	Chlorpheniramine Maleate 4mg Tablets	1000ct bottle	BO	7%	055460			20%	VINV-CHLO-RPH4
40	Diphenhydramine 25mg	100ct bottle	BO	22%	030972			20%	VINV-GENE-0031
41	Diphenhydramine 50mg	100ct bottle	BO	0%	059340	40.4%		20%	VINV-DIPH-5001
42	Triamcinolone Topical Spray	16oz. Bottle	BO	0%	021470			0%	VINV-VC41-0500
43	Triamcinolone 10 mg/ml injectable	5 mL bottle	BO	15%	066277	16.6%		10%	459558
44	Gentamicin betamethasone	120ml bottle	BO	31%	012741	0.0%		0%	335-12
45	Prednisone 5mg Tablets	100ct bottle	BO	55%	071116	27.3%		20%	VINV-PSON-5001
46	Prednisone 10mg Tablets	100ct bottle	BO	4%	068015	22.6%		20%	VINV-PSON-1001
47	Prednisone 20mg Tablets	100ct bottle	BO	6%	065789	22.6%		20%	2246
<b>Antibiotics</b>									
48	Amoxicillin 250mg	100ct bottle	BO	25%	069256	29.2%		20%	1312
49	Amoxicillin 500mg	100ct bottle	BO	26%	070150	30.7%		20%	AMOX-5001
50	Cefpodoxime 100mg Tablets	100ct bottle	BO	4%	059554	15.0%		10%	17033-431-10
51	Cefpodoxime 200mg Tablets	100ct bottle	BO	7%	059553	15.0%		10%	17033-432-10
52	Cephalexin 250mg Capsules	500ct bottle	BO	15%	067799	16.7%		20%	VINV-CEPH-0003
53	Cephalexin 500mg Capsules	500ct bottle	BO	13%	067798	17.0%		20%	VINV-CEPH-0004
54	Cefovectin Sodium 80mg/ml inj	10 mL bottle	BO			0.0%			
55	Ciprofloxacin 250mg	100ct bottle	BO	31%	065648	28.5%		20%	00172
56	Ciprofloxacin 500mg	100ct bottle	BO	14%	068422	22.7%		20%	12001
57	Ciprofloxacin 750mg	50ct bottle	BO	27%	065756	22.9%		20%	12255
58	Clavamox Drops 15ml bottle	15ml bottle	BO	0%	032548	0.0%			
59	Clavamox 62.5mg Tablets	210ct box	BX	15%	070304	15.0%		10%	17033-440-21
60	Clavamox 125mg Tablets	210ct box	BX	15%	070831	15.0%		10%	17033-441-21
61	Clavamox 250mg Tablets	210ct box	BX	15%	069233	15.0%		10%	17033-442-21
62	Clavamox 375mg Tablets	210ct box	BX	15%	069132	15.0%		10%	17033-443-21
63	Clindamycin 25mg Tablets or Capsules	200 ct bottle	BO	20%	033049	20.0%		10%	902540
64	Clindamycin 75mg Tablets or Capsules	200ct bottle	BO	4%	0550387	4.8%		10%	907520
65	Clindamycin 150mg Tablets or Capsules	100ct bottle	BO	9%	055362	22.7%		10%	915010
66	Clindamycin Drops 25mg/ml	20ml bottle	BO	20%	014619	16.8%		20%	VINV-CLIN-20ML

67	Doxycycline 100mg Tablets	250ct bottle	BO	18%	065813	0.0%	20%	02178
68	Enrofloxacin 22.7mg	500ct bottle	BO	15%	068869	15.0%	10%	17033-302-50
69	Enrofloxacin 68mg	250 ct bottle	BO	15%	068530	15.0%	10%	17033-306-25
70	Enrofloxacin 136mg NOT 100mg	200 ct bottle	BO	15%	068098	15.0%	10%	17033-313-20
71	Metronidazole 250mg Tablets	100ct bottle	BO	32%	061807	28.7%	20%	28494
72	Metronidazole 500mg Tablets	500ct bottle	BO	18%	068983	15.9%	20%	28497
73	Orbifloxacin 5.7mg Tablets	250ct bottle	BO					
74	Orbifloxacin 22.7mg Tablets	250ct bottle	BO	0%	013220	15.0%		
75	Orbifloxacin 68mg Tablets	100ct bottle	BO	0%	013221	15.0%		
76	SMZ-TMP 250mg/ml Liquid	473 mL bottle	BO	30%	069101	16.7%	20%	28442
77	SMZ-TMP 480mg Tablets	100ct bottle	BO	32%	070572	28.6%	20%	VINV-SMZS-0100
78	SMZ-TMP 960mg Tablets	100ct bottle	BO	11%	070574	28.6%	20%	VINV-SMZD-0100
Heart, Lungs, Blood Pressure								
79	Atenolol 25mg	100 ct bottle	BO	30%	054583	28.5%	20%	VINV-ATEN-2501
80	Atenolol 50mg	100 ct bottle	BO	30%	062534	28.0%	20%	VINV-ATEN-5001
81	Benazepril 5mg Tablets	100ct bottle	BO	29%	050461	40.4%	20%	
82	Enalapril 2.5mg Tablets	100ct bottle	BO	15%	066212	28.6%	20%	
83	Enalapril 5mg Tablets	100ct bottle	BO	16%	056991	22.5%	20%	
84	Enalapril 10mg Tablets	100ct bottle	BO	3%	056992	22.8%	20%	
85	Enalapril 20mg Tablets	100ct bottle	BO	20%	056994	22.8%	20%	
86	Furosemide 12.5mg Tablets	100ct bottle	BO	2%	002556	0.0%	20%	
87	Furosemide 20mg Tablets	100ct bottle	BO	20%	065815	40.6%	20%	
88	Furosemide 50mg Tabs	100 ct bottle	BO	18%	002558	0.0%	20%	
89	Theophylline 100mg Tablets	100ct bottle	BO					
90	Theophylline 200mg Tablets	100ct bottle	BO					
91	Vetmedin 1.25mg	50ct bottle	BO	0%	068122	0.0%		
92	Vetmedin 5mg	50ct bottle	BO	0%	068124	0.0%		
Pain								
93	Carprofen 25mg Tablets	180ct bottle	BO	0%	057549	20.0%	20%	
94	Carprofen 75mg Tablets	180ct bottle	BO	0%	057551	20.0%	20%	
95	Carprofen 100mg Tablets	180ct bottle	BO	0%	057553	20.0%	20%	
96	Meloxicam 7.5mg Tablets	1000ct bottle	BO	10%	070145	22.6%	20%	
97	Meloxicam Oral Suspension 0.5mg/ml	30ml bottle	BO			0.0%		
98	Meloxicam Oral Suspension 1.5mg/ml	100ml bottle	BO	15%	056287	20.0%	10%	
99	Methocarbamol 500mg Tablets	500ct bottle	BO	53%	068980	16.5%	20%	
100	Onsior 6mg Tablets	30ct box	BO	0%	045097	0.0%	0%	
Dewormers								
101	Droncit Canine or equal	50ct bottle	BO	0%	033780	0.0%		
102	Droncit Feline	50ct bottle	EA	0%	033782	0.0%		
103	Drontal Plus 22.7mg	50ct bottle	BO	0%	033787	0.0%		
104	Drontal Plus 68mg	50ct bottle	BO	0%	033788	0.0%		
105	Drontal Plus 136mg	30ct bottle	BO	0%	033789	0.0%		
106	Marquis Paste	tube	TB	0%	050998	0.0%		
107	Panacur Granules	1 lb jar	EA	0%	001557	15.0%		
108	Panacur Liquid 100mg/ml	1000ml bottle	BO	0%	001555	0.0%	20%	
109	Profender Sm	20ct box	BX	0%	037880	0.0%		
110	Profender Md	20ct box	BX	0%	037881	0.0%		
111	Profender Lg	20ct box	BX	0%	039006	0.0%		
112	Pyrantel Pamoate	32oz bottle	BO	3%	012006	0.0%	20%	
Shampoos, Ear Cleaners, Dips								
113	EpiOtic Advanced	8oz. Bottle	BO	20%	031897	20.0%	10%	
114	Skunk Off Shampoo	8oz. Bottle	BO	20%	012553	16.6%	20%	
115	TriZEDTA	4oz. Bottle	BO	0%	023854	10.0%	10%	
116	VetSolutions Aloe & Oatmeal	16oz. Bottle	BO	0%	056887	0.0%		
117	VetSolutions Aloe & Oatmeal	1 gallon	BO	0%	057320	0.0%		
118	VetSolutions BPO 3%	16oz. Bottle	BO	0%	031347	0.0%		
119	VetSolutions BPO 3%	1 gallon	BO	0%	031346	0.0%		
120	VetSolutions Ear Cleansing Solution	8oz. Bottle	BO	0%	012613	0.0%		
121	VetSolutions Ear Cleansing Solution	1 gallon	BO	0%	012614	0.0%		
122	VetSolutions Lime Sulfur Dip	4oz. Bottle	BO	0%	032171	0.0%		
123	VetSolutions Sebozole	16oz. Bottle	BO	0%	032641	0.0%		
124	VetSolutions Sebozole	1 gallon	BO	0%	032642	0.0%		
125	VetSolutions Universal Medicated Shampoo	16oz. Bottle	BO	0%	015450	0.0%		
126	VetSolutions Universal Medicated Shampoo	1 gallon	BO	0%	015451	0.0%		
Miscellaneous Meds/Supplements								
127	Acepromazine 10mg Tablets	100ct bottle	BO	2%	003846	0.0%	20%	
128	Acepromazine 25mg Tablets	100ct bottle	BO	2%	003847	0.0%	20%	
129	Activated Charcoal	1000mg granules	BO	20%	004263	16.7%		
130	Calcium Gluconate	10ml bottle	BO	19%	062245	4.7%	20%	
131	Cough Tablets	1000ct bottle	BO	24%	004095	10.7%	20%	
132	Enema Dog	12 x 12ml	BX	15%	009886	10.8%	0%	
133	Enema Cat	12 x 6ml	BX	15%	068466	16.9%	0%	
134	Maropitant Citrate 10mg/ml injectable	20ml bottle	BO					
135	Pet-tinic	1 gallon	BO	0%	022009	0.0%	0%	
Injectables								
136	Acepromazine 10mg/ml	50ml bottle	BO	2%	003845	0.0%	20%	
137	Acetylcysteine 20%	30ml bottle	BO	3%	054897	16.7%	20%	
138	Ampicillin	1gm injectable	BO	5%	062474	40.4%	20%	
139	Anzemet 100mg/5ml	0 mg/mL bott	BO					

140	Atipamazole (Antisedan)	10ml bottle	BO	0%	034363	0.0%	20%
141	Atropine Sulfate 1/120grain	100ml bottle	BO	25%	002452	16.6%	20%
142	Bupivacaine 5mg/ml	100ml bottle	BO	12%	054893	4.8%	20%
143	Carprofen (50mg/ml)	20ml bottle	BO	20%	059149	0.0%	0%
144	Cefazolin	1gm injectable	BO	17%	054846	0.0%	20%
145	Dectomax	100ml bottle	BO	0%	023065	0.0%	
146	Depo Medrol 20mg	20ml bottle	BO	0%	002269	0.0%	
147	Depo Medrol 40mg	5ml bottle	BO	0%	002245	0.0%	
148	Dex SP	100ml bottle	BO	19%	069239	20.3%	20%
149	Dexamethasone	100ml bottle	BO	20%	002459	9.7%	20%
150	Dexametomidine (Dexdomitor)	10ml bottle	BO	0%	034362	10.0%	10%
151	Diphenhydramine 50mg/ml	25ct package	PK	17%	066012	17.3%	20%
152	Doxapram 20mg/ml	20ml bottle	BO	8%	055010	16.7%	
153	Epinephrine	30ml bottle	BO	5%	070872	0.0%	20%
154	Furosemide	50ml bottle	BO	18%	002463	0.0%	20%
155	Glycopyrrolate 0.2mg/ml	20ml bottle	BO	12%	062464		
156	Heparin 1000units/ml	10 mL bottle	BO	16%	049130	28.7%	20%
157	Ivermectin 1%	500ml bottle	BO	11%	023209	0.0%	0%
158	Lidocaine	100ml bottle	BO	29%	002468	4.7%	20%
159	Meloxicam or Meloxidyl	10ml bottle	BO	20%	049755	0.0%	0%
160	Metoclopramide 5mg/ml	16oz. Bottle	BO	38%	069265	22.6%	20%
161	Naloxone	10ml bottle	BO	7%	066033	4.8%	
162	Penicillin G	250ml bottle	BO	5%	062442	0.0%	0%
163	Potassium Chloride	20ml bottle	BO	4%	054884	4.8%	20%
164	Praziquantel 56.8mg/ml	50ml bottle	BO	0%	021498	0.0%	20%
165	Propofol 28 200mg/20mL	20 mL bottle	BO	0%	040661	0.0%	20%
166	Solu Delta Cortef 100mg/10ml	10ml bottle	BO				
167	Vetalog 2mg/ml	100ml bottle	BO			0.0%	
168	Vitamin B Complex	250ml bottle	BO	27%	061261	4.8%	20%
169	Vitamin B12	100ml bottle	BO	17%	061258	4.8%	20%
170	Vitamin K1	100ml bottle	BO	18%	060847	4.8%	20%
171	Xylazine 100mg/ml	50ml bottle	BO	15%	061035	0.0%	20%
172	Xylazine 20mg/ml	20ml bottle	BO	18%	033197	16.7%	20%
173	Yohimbine 2mg/ml	20ml bottle	BO				
Controlled Drugs							
174	Buprenorphine 0.3mg/ml	Multi-use syringe	BX	4%	059122	0.0%	20%
175	Butorphenol 10mg/ml	bottle	BO	23%	071070	0.0%	20%
176	Controlled Substance Record Book	Single record case of 10	EA	5%	015621		
177	Diazepam 5mg/ml	100mL bottles	CA	3%	054902	10.0%	
178	Ketamine 100mg/ml	10ml bottle	BO	23%	056344	0.0%	20%
179	Morphine 15mg/ml	20ml bottle	BO			0.0%	
180	Telazol 100mg/ml	5ml bottle	BO	0%	004866	10.0%	10%
181	Tramadol 50mg Tablets	500ct bottle	BO	7%	050859	0.0%	20%
Anesthesia							
182	Anesthesia Bags	Non-	EA	20%	005103	0.0%	15%
183	Anesthesia Bags	Rubber 0.5L	EA	24%	057623	0.0%	15%
184	Anesthesia Bags	Rubber 1.0L	EA	24%	057624	0.0%	15%
185	Anesthesia Bags	Rubber 2.0L	EA	24%	057625	0.0%	15%
186	Anesthesia Bags	Rubber 3.0L	EA	24%	057626	0.0%	15%
187	Anesthesia Bags	Rubber 4.0L	EA	24%	057627	0.0%	15%
188	Anesthesia Masks- Sm Canine	Cone masks	EA	15%	057632	10.7%	15%
189	Anesthesia Masks- Md Canine	Cone masks with	EA			0.0%	
190	Anesthesia Masks- Lg Canine	Cone masks with	EA	15%	057631	10.7%	15%
191	Anesthesia Masks- Lg Feline	Cone masks with	EA	18%	004449	0.0%	15%
192	Baralyme / Sodalime	37 lb bag	EA	28%	036900	0.0%	15%
193	Bionet SPO2 Cable		EA	42%	066359		10%
194	Blood Pressure Cuff	#1	EA	60%	044840	0.0%	
195	Blood Pressure Cuff	#2	EA	60%	044841	0.0%	
196	Blood Pressure Cuff	#3	EA	60%	044842	0.0%	
197	Blood Pressure Cuff	#4	EA	60%	044843	0.0%	
198	Blood Pressure Cuff	#5	EA	60%	044844	0.0%	
199	Endotracheal Tubes	3.0mm	EA	29%	034959	34.2%	20%
200	Endotracheal Tubes	3.5mm	EA	29%	007944	34.2%	20%
201	Endotracheal Tubes	4.0mm	EA	29%	007945	34.2%	20%
202	Endotracheal Tubes	4.5mm	EA	29%	007946	34.2%	20%
203	Endotracheal Tubes	5.0mm	EA	29%	001768	34.2%	20%
204	Endotracheal Tubes	5.5mm	EA	29%	001769	34.2%	20%
205	Endotracheal Tubes	6.0mm	EA	29%	001770	34.2%	20%
206	Endotracheal Tubes	6.5mm	EA	29%	001771	34.2%	20%
207	Endotracheal Tubes	7.0mm	EA	29%	001772	34.2%	20%
208	Endotracheal Tubes	7.5mm	EA	29%	001773	34.2%	20%
209	Endotracheal Tubes	8.0mm	EA	29%	001774	34.2%	20%
210	Endotracheal Tubes	8.5mm	EA	29%	001775	34.2%	20%
211	Endotracheal Tubes	9.0mm	EA	29%	001776	34.2%	20%
212	Endotracheal Tubes	9.5mm	EA	29%	001777	34.2%	20%
213	Endotracheal Tubes	10.0mm	EA	29%	001778	34.2%	20%
214	Endotracheal Tubes	10.5mm	EA	24%	059398	22.6%	20%
215	ET Tube Cleaner Brush	4mm	EA	16%	057673	0.0%	15%
216	ET Tube Cleaner Brush	8mm	EA	16%	057674	0.0%	15%

217	ET Tube Rack	ETubes on Anesthesia circuit	EA	18%	005291	14.0%	15%
218	F Circuits		EA	24%	016048	2.6%	20%
219	Induction Chamber	JorVet	EA	10%	012263	0.0%	15%
220	Isoflurane	250ml bottle	BO	26%	029405	0.0%	20%
221	Isoflurane Anti-Spill device	each	EA	33%	008959	16.7%	20%
222	Laryngoscope	Handle	EA	24%	016635	31.8%	20%
223	Laryngoscope Blade	66MM	EA			32.7%	20%
224	Laryngoscope Blade	110MM	EA			32.9%	20%
225	Non-rebreathing circuits	Anesthesia circuit	EA	24%	022024	20.6%	20%
226	Oximax N-65 Handheld Pulse Oximeter, non-rebreathable	Pulse Ox	EA	15%	055329	11.7%	15%
227	Stylet	For small endotracheal tubes	EA	24%	016269	20.6%	20%
Instrument Sterilization							
228	Autoclave Cleaner	1 gallon	BO	22%	014618	28.6%	20%
229	Autoclave Pouches- Self seal	3x9- 200ct	PK	37%	037274	16.8%	20%
230	Autoclave Pouches- Self seal	3.25x10- 400ct	PK	37%	037275	16.6%	20%
231	Autoclave Pouches- Self seal	7.5x13- 100ct	PK	36%	037277	16.7%	20%
232	Brush w/ Nylon Bristles	10 clean instruments	EA	15%	009908	0.0%	
233	Brush w/ Stainless Steel Bristles	10 clean instruments	EA	40%	008771	0.0%	20%
234	Instrument Enzymatic Cleaner	1 gallon	EA	7%	012246	16.7%	
235	Instrument Milk	Spectra-lube	EA	15%	014325	40.5%	20%
236	Sterilization Indicator Tape	1/2" wide x 60yd long	EA	30%	037281	16.5%	20%
237	Sterilization Strip Indicators	250ct	PK	36%	005138	22.6%	20%
238	Sterilization Wraps 30x30	Fabric, washable	EA	23%	002994	8.0%	20%
239	Ultrasonic Cleansing Solution	1 gallon	BO	23%	007318	19.5%	20%
Examination							
240	Digital Thermometers	each	EA	35%	002772	8.0%	20%
245	Exam Stool- Roller Type	each	EA	32%	069363		
250	Muzzles- Canine	sizes xs-xxxl	EA	24%	021363	10.7%	20%
255	Muzzles- Feline	sizes sm, md, lg	EA	24%	068207	10.7%	20%
260	Nitrile Exam Gloves - SMALL	100 ct box	BX	28%	032784	10.7%	20%
265	Nitrile Exam Gloves - MEDIUM	100 ct box	BX	28%	032785	10.7%	20%
270	Nitrile Exam Gloves - LARGE	100 ct box	BX	28%	032786	10.7%	20%
275	Stethoscope	Littman	EA	23%	058179	16.7%	15%
280	Table-top Small Animal Scale w/ LCD Display	VSSI	EA	9%	035133	16.5%	15%
285	Thermometer Probe Covers	Nexcare	EA	47%	070782	10.8%	20%
290	Ultrasound Gel	each	EA	57%	070648	16.7%	20%
295	Walk-on Floor Scale	each	EA	16%	023827	9.6%	15%
300	Weight X-ray Cassette Optimal Set w/ Rectangular Collimator and Removable Handles	Optimalose	ST	38%	005168	34.4%	10%
Laboratory							
301	AlphaTrak Meter Strips	Glucose Strip	EA	12%	043904	0.0%	
302	Blood Collection Tubes	EDTA, 1.3ml	EA	29%	011196	0.0%	20%
303	Dip Quick Kit- Refill	Stains	EA	2600%	006442	20.6%	15%
304	Disposable Transfer Pipettes	1.7ml- 50ct	PK	24%	022963	0.0%	20%
305	Fecal Loops- Adult	100ct	PK	22%	000994	20.5%	20%
306	Fecal Loops- Puppy/Kitten	100ct	PK	22%	006549	20.5%	20%
307	Fecatect	fecal flotation	BO	32%	029905	0.0%	20%
308	Fecatectors	fecal float containers	PK	27%	030098	8.0%	15%
309	Fecatectors- Refills	50ct	BG	34%	031570		15%
310	Fluorescein Stain Strips	100ct	BO	22%	043279	20.7%	20%
311	Glass Coplin Jars w/ Lids	each	EA	24%	040805	0.0%	15%
312	Glass Cover Slips	1oz box	BX	30%	037991	31.0%	15%
313	Hematocrit Tube Clay	each	EA	24%	019430	20.6%	20%
314	Hematocrit Tubes- Red	Heparinized- 100ct	EA	16%	019339	16.4%	20%
315	Immersion Oil	120ml bottle	BO	22%	006448	0.0%	20%
316	Kim Wipes	box	BX	20%	023678	47.2%	20%
317	Microscope Lens Cleaning Solution	bottle	BO	22%	023625	20.6%	20%
318	Mineral Oil	1 gallon	BO	17%	007404	0.0%	20%
319	Schirmer Tear Test Strips	pkg	PK	22%	043278	20.7%	20%
320	Slides- Clear	pkg	PK	29%	037993	41.5%	20%
321	Slides- Frosted	pkg	PK	28%	037992	35.0%	20%
322	Urinalysis Strips	Criscpec 11- 100ct	PK	43%	070816	16.7%	20%
323	Urine Collection Cat Litter Granules	bottle	BO	22%	045247	16.7%	
324	Urine Sediment Stain	bottle	BO	26%	014648	20.6%	20%
Surgery							
325	35W Appose Stapler	each	EA	16%	020388	10.6%	20%
326	Bouffant Caps	21"- 500ct	BO	75%	038099	17.0%	20%
327	Disposable Cautery	attery Operat	EA	24%	009154	16.2%	
328	Ear Loop Face Masks	50ct	PK	49%	037893	0.0%	20%
329	Gigli Wire- Ortho	21"	EA	9%	002911	20.7%	15%
330	Gigli Wire Handles	pair	PR	24%	016336	20.6%	15%
331	Instrument Stand	Mayo type	EA	32%	069365	21.6%	15%
332	Kick Buckets	13qt stainless	EA	13%	048992	11.1%	15%
333	Lap Sponges	12"x12"- 5ct	PK	34%	057151	17.0%	20%
334	Penrose Tubing	7/16x1/4x12"	EA	22%	002083	12.3%	20%
335	Penrose Tubing	1/2x5/16x12"	EA	22%	002084	10.3%	20%
336	Penrose Tubing	5/8x3/9x12"	EA	2%	002085	10.5%	20%
337	Penrose Tubing	3/4x1/2x12"	EA	23%	002086	10.5%	20%
338	Penrose Tubing	1.25x3/4x12"	EA	23%	002091	11.6%	20%
339	Scrub Brush- EZ Scrub	each	EA	20%	019059	9.5%	

340	Scrub Brush- Surgeon	each	EA	47%	042025	20.6%		20%
341	Surgery Gowns- Fabric	M	EA	30%	010253	22.6%		20%
342	Surgery Gowns- Fabric	L	EA	30%	010254	26.0%		20%
343	Surgery Gowns- Fabric	XL	EA	30%	017482	23.2%		20%
344	Surgery Needles, 3/8ctg	size #10	PK	27%	000434	28.0%		15%
345	Surgery Needles, 3/8ctg	size #12	PK	27%	000435	28.0%		15%
346	Surgery Needles, 3/8ctg	size #14	PK	27%	000436	28.0%		15%
347	Surgery Needles, 3/8ctg	size #16	PK	27%	000437	28.0%		15%
348	Surgery Towels	Light blue cotton 17"	EA	22%	012182	8.0%		20%
349	Surgical Blades	#10- 100ct	PK	38%	007319	16.7%		20%
350	Surgical Blades	#15- 100ct	PK	38%	007322	16.7%		20%
351	Surgical Drapes	20"x30" cloth EJAY cloth	EA	29%	002987	8.0%		20%
352	Surgical Drapes	20"x30" cloth EJAY cloth	EA	29%	002988	8.0%		20%
353	Surgical Drapes	40"x40" cloth EJAY cloth	EA	15%	002989	8.0%		20%
354	Surgical Drapes	40"x40" cloth EJAY cloth	EA	15%	002990	8.0%		20%
355	Surgical Gloves	6.5	PR	30%	059456	10.7%		20%
356	Surgical Gloves	7	PR	24%	059457	10.7%		20%
357	Surgical Gloves	7.5	PR	43%	059458	10.7%		20%
358	Surgical Gloves	8	PR	43%	059459	10.7%		20%
359	Surgical Gloves	8.5	PR	43%	059460	10.7%		20%
360	Surgical Gloves	9	PR	24%	059439	10.7%		20%
361	Suture Cassette Holder		EA	25%	029222	10.7%		20%
362	Suture, Monofilament Absorbable	size 1 cassette	EA	22%	033896	10.7%		20%
363	Suture, Monofilament Absorbable	size 0 cassette	EA	22%	029249	10.7%		20%
364	Suture, Monofilament Absorbable	size 2-0 cassette	EA	22%	029248	10.7%		20%
365	Suture, Monofilament Absorbable	size 3-0 cassette	EA	22%	029247	10.7%		20%
366	Suture, Monosorb	#0	BX	9%	029269	10.7%		20%
367	Suture, Monosorb	size 2-0	BX	22%	029268	10.7%		20%
368	Suture, Monosorb	size 3-0	BX	22%	029250	10.7%		20%
369	Tattoo Ink- Black	3oz	EA	31%	003059	16.6%		20%
370	Tattoo Marker Complete Electronic w/ Case	Tattoo kit	EA	24%	003046	7.0%		20%
371	Tie-On Face Masks	50ct	PK	41%	032692	0.0%		20%
372	Tissue Glue	3M Vetbond	BO	23%	001505	15.8%		20%
373	Yankauer Handle Tip	each	EA	24%	016706	20.5%		20%
Grooming								
374	#40 Blades	each	EA	26%	025107	10.7%		20%
375	Blade Wash	bottle	BO	21%	003460	10.8%		20%
376	Clipper Spray Disinfectant	bottle	BO	24%	003456	10.8%		20%
377	Cordless, Rechargeable Clipper Set (Suzuki, analista)	Andis- Super	EA	15%	065902	9.5%		20%
378	Grooming Comb	each	EA			10.7%		20%
379	Heavy Duty Dog Nail Trimmers	Small	EA	42%	003238	20.7%		20%
380	Heavy Duty Dog Nail Trimmers	Large	EA	27%	003236	0.0%		20%
381	Kool Lube	each	EA	11%	003458	10.6%		20%
382	Kwik-Stop	w/Benzocaine	EA	26%	005866	16.7%		20%
383	Silver Nitrate Sticks	each	EA	43%	069143	16.7%		20%
384	Slicker Brush	each	EA			8.4%		20%
Fluid Therapy								
385	Dextrose 50%	500ml bottle	BO	31%	069168	4.8%		20%
386	IV Catheters 24g	Terumo SURFLO	EA	32%	050606	10.8%		20%
387	IV Catheters 22g	Terumo SURFLO	EA	33%	050605	10.8%		20%
388	IV Catheters 20g	Terumo SURFLO	EA	33%	050605	10.8%		20%
389	IV Catheters 18g	Terumo SURFLO	EA	32%	050603	10.8%		20%
390	IV Extension Set	30"	ST	29%	050602	30.7%		20%
391	IV Set 10drops/ml	Hospira Primary IV	ST	35%	039225	39.5%		20%
392	IV Set 15drops/ml	Hospira Primary IV	ST	36%	039221	0.0%		20%
393	IV Set 60drops/ml	Hospira Primary IV	ST	36%	039220	0.0%		20%
394	Lactated Ringers Solution	1 Liter	EA	19%	039219	0.0%		0%
395	Physiological Saline	250ml bottle	BO	37%	059380	4.6%		20%
396	Pressure Infusor	1 Liter	BO	15%	069169	19.1%		20%
397	Sodium Chloride 0.9%	1 Liter	BO	19%	066367	4.3%		0%
398	Sterile Water	250ml bottle	BO	6%	059382	4.6%		20%
399	SURFLO Injection Plug	Luer lock	EA	32%	069172	10.7%		20%
400	T-Connectors	Macro	EA	3%	050609	0.0%		20%
401	T-Connectors	Micro	EA	29%	057040	0.0%		20%
X-Ray								
402	Apron Rack	each	EA		039227	10.6%		15%
403	Aprons	each	EA			15.0%		15%
404	Badge Service	each	EA	42%	019935	15.0%		0%
405	Barrium Sulfate	bottle	BO	0%	056425	20.6%		20%
406	Calipers	each	EA	33%	069309	0.0%		
407	Film Blocker	each	EA	0%	017605	0.0%		
408	Hand Shields	each	EA	3%	017586	0.0%		15%
409	Thyroid Collars	each	EA	33%	017588	13.6%		15%
410	X-ray Markers	L & R set	ST	27%	046625	20.6%		20%
Dentistry								
411	Dental Bur Kit	each 10 bit	EA	15%	039172	0.0%		20%
412	Disposable Polishing Heads	VetPro 1000	EA	23%	001936	0.0%		20%
413	Extracting Forceps	each	EA			0.0%		15%
414	Fluoride Foam	bottle	BO	51%	058723	16.7%		

415	Mouth Gags- Canine	Small	EA	24%	004622	20.8%	15%
416	Mouth Gags- Canine	Medium	EA			20.8%	15%
417	Mouth Gags- Canine	Large	EA	24%	004623	20.8%	15%
418	Mouth Gags- Feline	one size	EA	24%	000996	20.8%	15%
419	Periodontal Instrument Kit	each	EA			0.0%	20%
420	Prophy Paste	Jar	BO	56%	035618	16.9%	20%
421	Safety Glasses	pair	PR	32%	021304	0.0%	20%
422	Winged Elevator Kit	kit	KT	24%	057661	11.6%	20%
Surgical Instruments							
423	#3 Scalpel Handle	Miltex or comparable	EA	15%	015814	16.9%	10%
424	Allis Tissue Forceps 6" 4x5 Teeth	Miltex or comparable	EA	38%	012357	16.9%	10%
425	Backhaus Towel Clamps 3-1/2"	Miltex or comparable	EA	36%	012353	16.8%	10%
426	Brown-Adson Forceps 4-5/4" 7X / Teeth	Miltex or comparable	EA	33%	015522	16.9%	10%
427	Halsted Mosquito Forceps 5" Curved	Miltex or comparable	EA	33%	012347	16.7%	10%
428	Halsted Mosquito Forceps 5" Straight	Miltex or comparable	EA	39%	012346	16.7%	10%
429	Kelly Forceps 5-1/2" Curved	Miltex or comparable	EA	32%	012349	16.9%	10%
430	Mayo Scissors 6-3/4" Straight	Miltex or comparable	PR	5%	012334	16.9%	10%
431	Metzenbaum Scissors 7" Curved	Miltex or comparable	PR	26%	012337	16.9%	10%
432	Miltex Feline Spay Packs	Miltex	EA	30%	041874	16.9%	10%
433	Olsen-Hagar Needle Holder 5-1/2"	Miltex or comparable	EA	16%	047859	16.7%	10%
434	Wheeler-Carmalt Forceps 6-1/4" Curved	Miltex or comparable	EA	33%	015523	16.9%	10%
435	Snook Ovariectomy Hook	Miltex or comparable	EA	11%	006379	16.9%	10%
436	Surgical Instrument Markers	Miltex or comparable	PK	35%	037598	0.0%	10%
437	Tissue Forceps 5-1/2" 1x2 Teeth	Miltex or comparable	EA	39%	012343	0.0%	10%
Miscellaneous Items							
438	Alcohol 70%	1 gallon	BO	32%	011842	0.0%	20%
439	Alcohol Dispenser	each	EA	24%	020692	0.0%	
440	Amber Bottles- Plastic	1 oz each	EA	35%	004249	20.9%	20%
441	Amber Bottles- Plastic	2 oz. each	EA			20.8%	20%
442	Bandage Scissors	pair	PR	5%	012340	0.0%	20%
443	Betadine	1 gallon	BO	41%	055479	14.3%	20%
444	Blood Collection Bag	Jorvet J-520	BG	26%	012499	20.8%	20%
445	Blood Set	Interimk / / Straight	ST	41%	050041	13.4%	20%
446	Bottle Closures	50ct	PK	18%	038963	0.0%	20%
447	Braided Leashes	12-pk	PK	25%	003309	22.8%	20%
448	Cast Padding	2"x4yd	EA	21%	012849	16.7%	20%
449	Cast Padding	3"x4yd	EA	22%	012850	16.7%	20%
450	Cetylclde II	32 oz bottle	EA	22%	061113	5.1%	
451	Chlorhexidine Scrub	1 gallon	BO	33%	055482	28.6%	20%
452	Chlorhexidine Solution	1 gallon	BO	23%	055481	16.7%	20%
453	Cotton Balls	Medium- 1000	PK	31%	006901	8.0%	20%
454	Cotton Rolls	1 lb.	PK	19%	001410	8.0%	20%
455	Cotton-Tipped Wood Shaft	* Swabs- 100	PK	38%	003263	16.9%	20%
456	E-Collars 7.5cm	Plastic w/ tab fasteners	EA	0%	058576	8.0%	20%
457	E-Collars 10cm	Plastic w/ tab fasteners	EA	11%	058577	8.0%	20%
458	E-Collars 12.5cm	Plastic w/ tab fasteners	EA	0%	058578	8.0%	20%
459	E-Collars 15cm	Plastic w/ tab fasteners	EA	7%	058579	8.0%	20%
460	E-Collars 20cm	Plastic w/ tab fasteners	EA	9%	058580	8.0%	20%
461	E-Collars 25cm	Plastic w/ tab fasteners	EA	8%	058581	8.0%	20%
462	E-Collars 30cm	Plastic w/ tab fasteners	EA	12%	058582	8.0%	20%
463	Elasticon	2"- 6ct	PK	16%	000924	4.6%	20%
464	Eye Wash System	each	EA	26%	070551	0.0%	
465	Formalin	gallon	BO	34%	000114	11.4%	20%
466	Gauze- Woven	3x3, 4 ply	PK	41%	019924	40.5%	20%
467	Gauze, Bandage Roll	2" Roll	RL	29%	029465	40.6%	20%
468	Gauze, Bandage Roll	4" Roll	RL			40.7%	20%
469	Gauze, Conforming Stretch	2"	EA	31%	034975	16.8%	20%
470	Gel Foam	bottle	BO	21%	062192	10.7%	
471	Hair Roller w/ Handle and Refills	each	EA	35%	004676	16.6%	20%
472	Hydrogen Peroxide	1 gallon	BO	29%	002522	0.0%	20%
473	Jar- Applicators	undry, Labeled	EA	41%	003145	0.0%	20%
474	Jar- Bandages	undry, Labeled	EA			20.9%	20%
475	Jar- Cotton	undry, Labeled	EA	41%	003147	0.0%	20%
476	Jar- Gauze	undry, Labeled	EA	41%	003148	0.0%	20%
477	Jar- Tongue Depressors	undry, Labeled	EA	41%	003149	0.0%	20%
478	Jars	undry, Unlabeled	EA	39%	003150	16.9%	20%
479	KMR Kitten Powder	12 oz.	BO	23%	000292	16.9%	20%
480	Laxatone	Tuna Flavor	BO	0%	012912	0.0%	0%
481	Light Bulbs	Halogen Surge	EA			0.0%	20%
482	Mesh Gauze	1"- 180ct	PK	18%	001397	10.7%	
483	Non-Spermicidal Lube	Flip top	EA	15%	003800	0.0%	20%
484	Nutrical	tube	EA	0%	000790	0.0%	0%
485	OB Sleeves	disposable, box	BX			0.0%	20%
486	Pill Bottles 8 1/2 dram	150 ct	BX	5%	038959	0.0%	20%
487	Pill Bottles 20 dram	150 ct	BX	0%	038962	8.0%	20%
488	Pill Cutters	each	EA	27%	012747	30.3%	20%
489	Pill Guns	Rubber tip	EA	1%	007969	16.9%	20%
490	Pill Pocket Treats or Comparable	10ct	PK	0%	033094	16.9%	10%
491	Porous Tape	1" x 10yd, 12 ct box	BX	29%	001415	8.2%	20%



492	Sharps Containers	Medium	EA	25%	058317	10.6%	20%
493	Sovereign Feeding Tubes	Varying Sizes	EA	18%	002038	11.3%	20%
494	Splint	Plastic Meta	EA	1%	001222	20.9%	20%
495	Splint	1"x8"x1" Plastic Meta	EA	1%	001223	20.8%	20%
496	Sponges- Non-Woven 4x4, 4 ply	case	CS	47%	019925	8.0%	20%
497	Staple Remover	each	EA	23%	001543	20.8%	20%
498	Sterile Empty Vials 30ml	box	BX	6%	009178	10.7%	
499	Stockinet	1"x25yd	EA			16.8%	20%
500	Stockinet	2"x25yd	EA	41%	002969	16.9%	20%
501	Stockinet	3"x25yd	EA	39%	002970	16.9%	20%
502	Stockinet	4"x25yd	EA	34%	002971	16.9%	20%
503	Stockinet	6"x25yd	EA	29%	002973	16.9%	20%
504	Stockinet	8"x25yd	EA	31%	002974	16.5%	20%
505	Stomach Tube Speculum	Canine	EA	24%	015975	20.8%	20%
506	Stomach Tube Speculum	Feline	EA	24%	004637	20.9%	20%
507	Suture Removal Scissors	pair	PR	32%	012355	18.8%	20%
508	Syringe Caps- Luer Slip	100 ct	BX	18%	010960	10.9%	20%
509	Tom Cat Catheter	Open-ended	EA	5%	002095	10.7%	20%
510	Tongue Depressors	6", 500ct box	BX	26%	039542	16.8%	20%
511	Tourniquets	each	EA	24%	016214	20.8%	20%
512	Trigger Sprayer	16 oz.	BO	30%	021635	8.9%	20%
513	VetWrap	2"	EA	34%	035178	8.0%	20%
514	VetWrap	4"	EA	33%	035179	8.0%	20%
515	Vial Adapter- Universal Dual-Vent		EA	2%	032449	0.0%	20%
516	Waterproof Tape	1" x 10yd, 12 ct box	PK	29%	001419	10.9%	20%
517	Wet Pack Tray w/ Lid	each	EA	24%	003410	0.0%	20%
518	Yesterday's News	30 lb.	PK	1%	009779	0.0%	0%
519	Yorker Bottles	1 oz.	BO	26%	003368	8.0%	20%
520	Yorker Bottles	16 oz.	EA	33%	019940	8.0%	20%
Needles/Syringes							
521	Needles- Nipro	18g x 1 1/2"	BX	30%	060768	0.0%	20%
522	Needles- Nipro	22g x 1"	BX	30%	060762	0.0%	20%
523	Needles- Nipro	22g x 3/4"	BX	30%	060770	0.0%	20%
524	Needles- Nipro	25g x 5/8"	BX	30%	060763	0.0%	20%
525	Syringes- 12ml curved tip	100 ct box	BX	6%	015438	10.6%	20%
526	Syringes 12ml with Luer Lock	Monject	BX	31%	062412	10.9%	20%
527	Syringes 1ml w/ Needle	100/box or 100/box of	BX	24%	062395	16.7%	20%
528	Syringes 1ml w/o Needle	100/box or 100/box of	BX	32%	062394	16.7%	20%
529	Syringes 20ml with Luer Lock	Monject	BX	0%	062413	10.9%	20%
530	Syringes 20ml with Slip Tip	Monject	BX	24%	062414	10.9%	20%
531	Syringes 35ml with Luer Lock	Monject	BX	0%	062416	10.9%	20%
532	Syringes 3ml w/ 22g x 3/4" Needle	Monject	BX	0%	062405	16.4%	20%
533	Syringes 60ml Luer Lock	Monject	BX	27%	062419	10.9%	20%
534	Syringes 6ml with Luer Lock	Monject	EA	6%	062409	10.9%	20%
535	Syringes 6ml with Slip Tip	Monject	BX	28%	062410	10.9%	20%
Shelter							
536	Accel Concentrate	55 gallon	EA	5%	058027	5.0%	5%
537	Accel Concentrate	5 gallon	EA	5%	058024	5.0%	5%
538	Accel RTU	32 oz bottle	EA	35%	058281	5.1%	5%
539	Accel Wipes	160 count	EA	5%	058517	5.0%	5%
540	Alcohol	16 oz bottle	BO	27%	002498	10.7%	
541	Aprons	Grooming	EA			10.9%	20%
542	Cat Carriers	of cardboard	EA	0%	061876	16.9%	20%
543	Clipper A5 Turbo 2 Spd 10 Bld		EA	21%	025109	10.9%	
544	Clipper Blade Cryox Sz 10		EA	26%	025104	10.9%	20%
545	Clipper Blade Ultra Edge Sz10		EA	37%	037730	8.6%	20%
546	Clipper Blade Wash	18 oz	EA	21%	003460	11.0%	20%
547	Clipper Blade Spray Disinfectant	16 oz	EA	0%	003456	10.8%	20%
548	Clipper Spray Kool Lube	14 oz	EA	11%	003458	10.8%	20%
549	Clipper Volt Lith+Ion Cordless		EA	16%	042930	10.9%	
550	Hydrogen Peroxide	16 oz	BO	22%	002521	23.3%	
551	Hydrogen Peroxide	1 gallon	BO	29%	002522	0.0%	20%
552	ID Bands- Lg	Blue	PK	32%	001649	0.0%	
553	ID Bands- Lg	Pink	PK			0.0%	
554	Kwik-Stop Styptic powder	1/2 oz	EA	26%	005866	16.9%	20%
555	Needles	18g	BX	22%	062379	17.0%	20%
556	Needles	22g x 1 1/2"	BX	22%	062389	10.7%	20%
557	Needles	22g x 1"	BX	22%	062388	17.0%	20%
558	Needles	25g x 5/8"	BX	22%	062392	17.0%	20%
559	Pancreas Powder Plus	12 oz.	EA	0%	062555	0.0%	20%
560	Pyrantel Pamoate	32oz bottle	BO	3%	012006	0.0%	20%
561	Scalpel Handles	Fits 20 blade	EA	0%	002932	10.9%	20%
562	Sharps Container	14 qt	EA	25%	058316	10.7%	20%
563	Sharps Container	8 gallon	EA	25%	058314	10.8%	20%
564	Sharps Container	3.3 qt	EA	23%	058313	11.0%	20%
565	Surgical Blades	#20	BX	38%	007323	17.6%	20%
566	Syringes 1ml w/ 25g x 5/8" Needle	100/box	BX	24%	062395	16.7%	20%
567	Syringes 1ml w/o Needle	100/box	BX	32%	062394	16.7%	20%
568	Syringes 3ml w/ 22g x 1" Needle	100/box	BX	0%	062407	16.8%	20%

569	Syringes 3ml 22x3/4 LS VPAK	100/box	BX	0%	062405	16.9%		20%	
570	Syringes 5ml no needle	100/box	BX	6%	062409	10.9%		20%	
571	Tourniquets		EA	24%	016214	20.8%		20%	
572	Urine-Away Soaker	1 gallon	BO	0%	036874	20.0%			
573	Viralys Powder	600 gm	EA	0%	025020	0.0%		0%	
Vaccines									
574	Bordetella	25 x 1 dose	EA	0%	022339	35.0%			
575	DA2PP	25 x 1 dose	EA	0%	011276	35.0%			
576	DA2PPL	25 x 1 dose	EA	0%	011204	35.0%			
577	FVRCP	25 x 1 dose	EA	0%	006882	35.0%			
578	FVRCP + FeLV	25 x 1 dose	EA	0%	009456	35.0%			
579	Nobivac 1-Rabies	5 x 10 dose	EA	0%	011543	35.0%			
580	Nobivac 3-Rabies	5 x 10 dose	EA	0%	011539	35.0%			
Flea/Tick and Heartworm Prevention									
581	Activyl Plus Aqua	88-132lb	CT			35.0%			
582	Activyl Plus Blue	4-11lb	CT			35.0%			
583	Activyl Plus Brown	11-22lb	CT			35.0%			
584	Activyl Plus Pink	22-44lb	CT			35.0%			
585	Activyl Plus Purple	44-88lb	CT			35.0%			
586	Activyl Spot On Navy	Over 9lb	CT	9%	043637	35.0%			
587	Activyl Spot On Orange	Under 9lb	CT	9%	043636	35.0%			
588	Capstar Blue	2-25lb	BX	0%	041064	0.0%		0%	
589	Capstar Green	Over 25lb	BX	0%	041065	0.0%		0%	
590	Heartgard Plus Blue	Up to 25lbs	CT	0%	009572	0.0%			
591	Heartgard Plus Brown	51-100lb	CT	0%	009574	0.0%			
592	Heartgard Plus Green	26-50lb	CT	0%	009573	0.0%			
593	NexGard Chewable for dogs Blue	10.1-24 lbs	BX	0%	049679	0.0%			
594	NexGard Chewable for dog Purple	24.1-60 lbs	BX	0%	049680	0.0%			
595	NexGard Chewable for dog Orange	4-10 lbs	BX	0%	049678	0.0%			
596	NexGard Chewable for dog Brown	60.1-120 lbs	BX	0%	049682	0.0%			
597	Revolution 6 pk blue Cat	5.1-15 lbs	BX	0%	045550	0.0%			
598	Revolution 6 pk taupe Cat	15.1-22 lbs	BX	0%	045548	0.0%			
599	Triheart Plus Blue	Up to 25lbs	CT	0%	035468	15.0%			
600	Triheart Plus Green	25-50lbs	CT	0%	035469	15.0%			
601	Triheart Plus Brown	51-100 lbs	CT	0%	035470	15.0%			
602	Vectra 3D Blue 12x6ds	21-55lb	CT	4%	057398	0.0%		0%	
603	Vectra 3D Gold 12x6ds	5-10lb	CT	0%	050168	0.0%		0%	
604	Vectra 3D Purple 12x6ds	56-95lb	CT	4%	057401	0.0%		0%	
605	Vectra 3D Red 12x6ds	Over 95lb	CT	4%	057404	0.0%		0%	
606	Vectra 3D Teal 12x6ds	11-20lb	CT	0%	050368	0.0%		0%	
607	Vectra Large Cat 12x6ds	Over 9lb	CT	0%	057939	0.0%		0%	
608	Vectra Small Cat 12x6ds	Under 9lb	CT	0%	057936	0.0%		0%	
609	Percentage Discount for Items Not Sp			percentage	%	0-40		10.0%	15%
	Average Discount					24%		13%	17%



## Legislation Details (With Text)

**File #:** 20-9817      **Version:** 1      **Name:** Audit 2019  
**Type:** Agenda Item      **Status:** Consent Agenda  
**File created:** 2/19/2020      **In control:** Finance  
**On agenda:** 3/17/2020      **Final action:**  
**Title:** City's Comprehensive Annual Financial Report for Fiscal Year Ending September 30, 2019  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:**

Date	Ver.	Action By	Action	Result
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### From

Becky L. Brooks, CFO

### Title

City's Comprehensive Annual Financial Report for Fiscal Year Ending September 30, 2019

### Presenter

Susan Sanders, Controller, and Jennifer Ripka, Partner of Weaver, LLP

### Recommended Action

Approve

### Analysis

State law requires the City to prepare a comprehensive annual financial report that represents the financial position of the City at the end of each fiscal year's operations. In addition, this report must be audited by an independent auditor. Thus, Weaver, LLP has audited the City's report and issued an "unmodified opinion" (clean).

The Finance and Government Committee reviewed this agenda item at the March 3, 2019 meeting and recommended that it be forwarded to City Council for approval.

### Financial Consideration

There is no financial impact resulting by this action. The audited financial report is provided under separate cover.



## Legislation Details (With Text)

**File #:** 20-9821      **Version:** 1      **Name:** 2020 Plan of Capital Finance WWW Sales  
**Type:** Agenda Item      **Status:** Consent Agenda  
**File created:** 2/20/2020      **In control:** City Council  
**On agenda:** 3/17/2020      **Final action:**  
**Title:** 2020 Plan of Capital Finance for Water and Wastewater System and Sales Tax Bonds  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** [Grand Prairie, TX 2020 Plan of Finance.pdf](#)

Date	Ver.	Action By	Action	Result
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### From

Brady Olsen, Treasury and Debt Manager

### Title

2020 Plan of Capital Finance for Water and Wastewater System and Sales Tax Bonds

### Presenter

Becky Brooks, Chief Financial Officer, and Brady Olsen, Treasury and Debt Manager

### Recommended Action

Approve

### Analysis

On March 3, 2020, the Finance and Government Committee approved the attached plan of finance for our WWW and Sales Tax bonds. We plan on issuing \$3 million in new WWW debt to support the approved Capital Improvement Projects, as well as refunding \$5,125,000 of outstanding debt at a lower interest rate. Additionally, we plan on refunding \$6,470,000 in outstanding sale tax debt associated with the park venue tax at a lower interest rate. With approval, the finance team will move forward with the process before taking this item back to Council for final approval on April 7, 2020.

### Financial Consideration

A debt issuance was anticipated when setting our current WWW rates, so the current rates should be able to support the additional debt.



## Contacts

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Water & Wastewater System Revenue Refunding and Improvement Bonds, New Series 2020  
Sales Tax Revenue Refunding Bonds, Series 2020  
**Plan of Finance**

**City of Grand Prairie, Texas**

March 3, 2020

# Table of Contents

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- 1. Plan of Finance**
- 2. Preliminary Cash Flows**
- 3. Schedule of Events**
- 4. Municipal Market Update**

## Plan of Finance (1 of 2)

City of Grand Prairie, Texas

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- The City of Grand Prairie, Texas (the “City”) intends to finance **\$3,000,000** of water and wastewater improvements in the form of Water & Wastewater System Revenue Refunding & Improvement Bonds, New Series 2020 (the “Water & Wastewater Bonds”)
- The Water & Wastewater Bonds will also refund a portion of the outstanding water system debt for economic savings. The City has the opportunity to refund **\$5,125,000** of the following issue:
  - Water & Wastewater System Revenue Refunding & Improvement Bonds, New Series 2011A (coupons ranging from 3.15% - 4.00%)
- The new money portion of the Water & Wastewater Bonds will have a 20 year amortization and will be structured around existing debt service in order to minimize budgetary impact to the City.
  - There will be no extension of original maturity on the refunding portion
- The Water & Wastewater Bonds will carry a pledge of a first lien on the net revenues of the water and wastewater system as sufficient security for the repayment of the Water & Wastewater Bonds.
- No utility rate impact or negative debt payment coverage implications are projected by this issuance.

CITY OF GRAND PRAIRIE, TEXAS

## Plan of Finance (2 of 2)

City of Grand Prairie, Texas

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- The City will also refund a portion of its outstanding sales tax revenue debt for economic savings in the form of Sales Tax Revenue Refunding Bonds, Series 2020 (the “Sales Tax Bonds”)
- The City has the opportunity to refund **\$6,470,000** of the following issue:
  - Sales Tax Subordinate Lien Revenue Refunding Bonds, Series 2009 (coupons of 3.77%)
- The Sales Tax Bonds will be secured by a gross pledge on the Sales and Use Tax levied for the benefit of the City at the rate of  $\frac{1}{4}$  of 1%
- There will be no extension of original maturity

CITY OF GRAND PRAIRIE, TEXAS



# Preliminary Cash Flows

City of Grand Prairie, Texas

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## Preliminary Cash Flows



CITY OF GRAND PRAIRIE, TEXAS

# Water and Waterworks System Revenue Refunding & Improvement Bonds, New Series 2020

City of Grand Prairie, Texas

<u>A</u>	<u>B</u>	<u>C</u>	<u>D</u>	<u>E</u>	<u>F</u>	<u>G</u>	<u>H</u>	<u>I</u>	<u>J</u>
Fiscal Year	FYE 2018	Outstanding	Less:	Project Fund Deposit = \$3,000,000			NEW Estimated		W&WW Revenue
Ending	Net	W&WW Revenue	New Series 2011A	Water and Waterworks System			TOTAL		Bonds
30-Sep	Revenues <sup>(1)</sup>	Debt Service	Refunding Savings <sup>(2)</sup>	Revenue Refunding & Improvement			W&WW Revenue	Surplus	Debt Service
				Bonds, New Series 2020			Debt Service	Cash Flow	Coverage <sup>(4)</sup>
				All-in True Interest Cost = 2.48% <sup>(3)</sup>					
2020	\$ 21,269,129	\$ 6,708,661	\$ 31,356	\$ -	\$ -	\$ -	\$ 6,677,305	\$ 14,591,824	3.19x
2021	21,269,129	6,708,811	116,192	-	131,732	131,732	6,724,351	14,544,778	3.16x
2022	21,269,129	6,708,281	96,169	-	110,288	110,288	6,722,400	14,546,729	3.16x
2023	21,269,129	6,672,108	57,994	-	110,288	110,288	6,724,402	14,544,727	3.16x
2024	21,269,129	6,557,476	251	55,000	109,119	164,119	6,721,344	14,547,785	3.16x
2025	21,269,129	5,843,978	4,884	115,000	105,506	220,506	6,059,600	15,209,529	3.51x
2026	21,269,129	4,692,863	1,103	120,000	100,513	220,513	4,912,273	16,356,856	4.33x
2027	21,269,129	4,313,648	2,268	125,000	95,306	220,306	4,531,687	16,737,442	4.69x
2028	21,269,129	2,630,708	3,241	130,000	89,888	219,888	2,847,354	18,421,775	7.47x
2029	21,269,129	2,631,238	3,881	135,000	84,256	219,256	2,846,613	18,422,516	7.47x
2030	21,269,129	2,241,466	4,306	140,000	78,413	218,413	2,455,572	18,813,557	8.66x
2031	21,269,129	1,231,028	4,763	145,000	72,356	217,356	1,443,622	19,825,507	14.73x
2032	21,269,129	953,280	-	150,000	66,088	216,088	1,169,368	20,099,762	18.19x
2033	21,269,129	954,736	-	160,000	59,500	219,500	1,174,236	20,094,893	18.11x
2034	21,269,129	660,912	-	165,000	52,594	217,594	878,506	20,390,623	24.21x
2035	21,269,129	662,016	-	170,000	45,475	215,475	877,491	20,391,638	24.24x
2036	21,269,129	662,256	-	180,000	38,038	218,038	880,294	20,388,836	24.16x
2037	21,269,129	161,832	-	190,000	30,175	220,175	382,007	20,887,122	55.68x
2038	21,269,129	161,144	-	195,000	21,994	216,994	378,138	20,890,991	56.25x
2039	21,269,129	160,392	-	205,000	13,494	218,494	378,886	20,890,243	56.14x
2040	21,269,129	-	-	215,000	4,569	219,569	219,569	21,049,560	96.87x
		\$ 61,316,835	\$ 326,407	\$ 2,595,000	\$ 1,419,589	\$ 4,014,589	\$ 65,005,017	\$ 381,646,692	

## Assumptions:

(1) Audited as of Fiscal Year 2018. Includes operating and non-operating revenue. Excludes depreciation and debt service expense.

(2) Present value savings of \$314,728 discounted at the All-in True Interest Cost.

(3) Assumes "AAA/AAA" Interest Rates as of February 2, 2020 + 0.25%. Subject to Change at Anytime.

(4) Additional Bonds Test is 1.25x the Net Revenues over the Avg. Annual Debt Service of the Parity Bonds (W&WW Revenue Bonds).

Based on the proforma calculations above, the Additional Bonds Test is satisfied.

CITY OF GRAND PRAIRIE, TEXAS

# Sales Tax Revenue Refunding Bonds, Series 2020

City of Grand Prairie, Texas

<u>A</u>	<u>B</u>	<u>C</u>	<u>D</u>	<u>E</u>	<u>F</u>	<u>G</u>
Fiscal Year Ending 30-Sep	Last 12-months' 1/4% Sales Tax Revenue <sup>(1)</sup>	Existing Park Venue Sales Tax Debt Service	Existing Debt Service Coverage Ratio	Less: Series 2009 Refunding Savings <sup>(2)(3)</sup>	Estimated Park Venue Sales Tax Debt Service	Estimated Debt Service Coverage Ratio
2020	\$ 8,976,167	\$ 2,691,651	3.33x	\$ 63,525	\$ 2,628,127	3.42x
2021	8,976,167	2,687,855	3.34x	55,735	2,632,119	3.41x
2022	8,976,167	2,691,674	3.33x	55,442	2,636,231	3.40x
2023	8,976,167	2,689,449	3.34x	57,249	2,632,200	3.41x
2024	8,976,167	2,688,804	3.34x	53,372	2,635,431	3.41x
2025	8,976,167	2,691,134	3.34x	55,703	2,635,431	3.41x
2026	8,976,167	2,690,997	3.34x	56,285	2,634,713	3.41x
2027	8,976,167	1,342,548	6.69x	54,729	1,287,819	6.97x
2028	8,976,167	512,438	17.52x		512,438	17.52x
2029	8,976,167	512,338	17.52x	-	512,338	17.52x
2030	8,976,167	511,638	17.54x	-	511,638	17.54x
2031	8,976,167	515,238	17.42x	-	515,238	17.42x
2032	8,976,167	513,138	17.49x	-	513,138	17.49x
2033	8,976,167	515,338	17.42x	-	515,338	17.42x
2034	8,976,167	513,600	17.48x	-	513,600	17.48x
2035	8,976,167	513,081	17.49x	-	513,081	17.49x
2036	8,976,167	515,100	17.43x	-	515,100	17.43x
		\$ 24,796,017		\$ 452,040	\$ 24,343,977	

## Assumptions:

- (1) As reported by the City. Represents the last 12 months as of February 2020.
- (2) Assumes "AA-/AA+" Interest Rates as of February , 2020. **Subject to Change at Anytime.**
- (3) Present value savings of \$424,208 discounted at the All-in True Interest Cost of 2.01%**
- (4) A Senior Lien Debt Service Reserve Fund is not required as long as the debt service coverage ratio of the senior lien debt is at least 1.50x on a NO GROWTH basis.

CITY OF GRAND PRAIRIE, TEXAS

# Schedule of Events

City of Grand Prairie, Texas

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## Schedule of Events



CITY OF GRAND PRAIRIE, TEXAS

# Schedule of Events

City of Grand Prairie, Texas

Feb-20							Mar-20							Apr-20							May-20						
S	M	T	W	Th	F	S	S	M	T	W	Th	F	S	S	M	T	W	Th	F	S	S	M	T	W	Th	F	S
						1	1	2	3	4	5	6	7				1	2	3	4						1	2
2	3	4	5	6	7	8	8	9	10	11	12	13	14	5	6	7	8	9	10	11	3	4	5	6	7	8	9
9	10	11	12	13	14	15	15	16	17	18	19	20	21	12	13	14	15	16	17	18	10	11	12	13	14	15	16
16	17	18	19	20	21	22	22	23	24	25	26	27	28	19	20	21	22	23	24	25	17	18	19	20	21	22	23
23	24	25	26	27	28	29	29	30	31					26	27	28	29	30			24	25	26	27	28	29	30
																					31						

HOLIDAY

HOLIDAY

Date	Event
Friday, 02/21/20	Deadline to provide Plan of Finance to City Staff
<b>Tuesday, 03/3/20</b>	<b>Presentation of Plan of Finance (FY 2020 W&amp;S CIP Funding and refunding of sales tax bonds) to Finance &amp; Government (F&amp;G) Committee</b>
<b>Tuesday, 03/17/20</b>	<b>City Council approves a Plan of Finance</b>
<b>3/17-19/20</b>	<b>Credit rating conference calls.</b>
	Ratings due from Rating Agencies
<b>Tuesday, 04/7/20</b>	Pricing of W&WW Rev Rfg Bds, NS20 and ST Rev Rfg Bds, S20
	<b>City Council approval of an Ordinance authorizing the issuance of the Water and Wastewater Revenue Refunding Bonds, NS20 and Sales Tax Revenue Refunding Bonds, S20</b>
<i>Prior to Closing</i>	<i>Attorney General Approves Sale</i>
Tuesday, 05/5/20	Closing of the Series 2020 issues and delivery of funds to the City and Escrow Agent
<b>Key Actions to be Taken by City Council</b>	
<b>Key Actions to be Taken by City Staff</b>	

CITY OF GRAND PRAIRIE, TEXAS

# Municipal Market Update

City of Grand Prairie, Texas

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## Municipal Market Update



CITY OF GRAND PRAIRIE, TEXAS

# Market Commentary

## Market Observations

### Primary Market:

- Municipal calendar estimated to be around \$5.24 billion; \$3.44 billion negotiated and \$1.80 billion competitive
- There are 12 deals \$100 million or larger, five of which are competitive
- The largest negotiated issue of the week is \$961.46 million of income tax secured revenue and refunding bonds for the District of Columbia

### Secondary Market:

- Municipal Bond Funds reported \$2.128 billion in net inflows last week, compared with \$1.631 billion of inflows the previous week, an increase of \$497 million
- Weekly trade volume of \$57 billion, an increase of \$7.1 billion from the previous week's \$50 billion

### General Market Overview:

- Lipper has seen 58 straight weeks of municipal inflows
- China's coronavirus death toll is now over 2,000 and the number of confirmed cases exceeds 75,000; the number of confirmed cases in the U.S. has jumped to 29
- Despite a number of objections, the SEC has approved the MSRB's submission calculator that will show how long it takes issuers to post their audited financial statements
- Economic Data: Treasury International Capital, Empire State Mfg Survey, Housing Market Index, Housing Starts, PPI-FD, Redbook, E-Commerce Retail Sales, Quarterly Services Report, FOMC Minutes, Jobless Claims, Philadelphia Fed Business Outlook Survey, Leading Indicators, EIA Natural Gas Report, EIA Petroleum Status Report, Fed Balance Sheet, Money Supply, PMI Composite Flash, Existing Home Sales, Baker-Hughes Rig Count

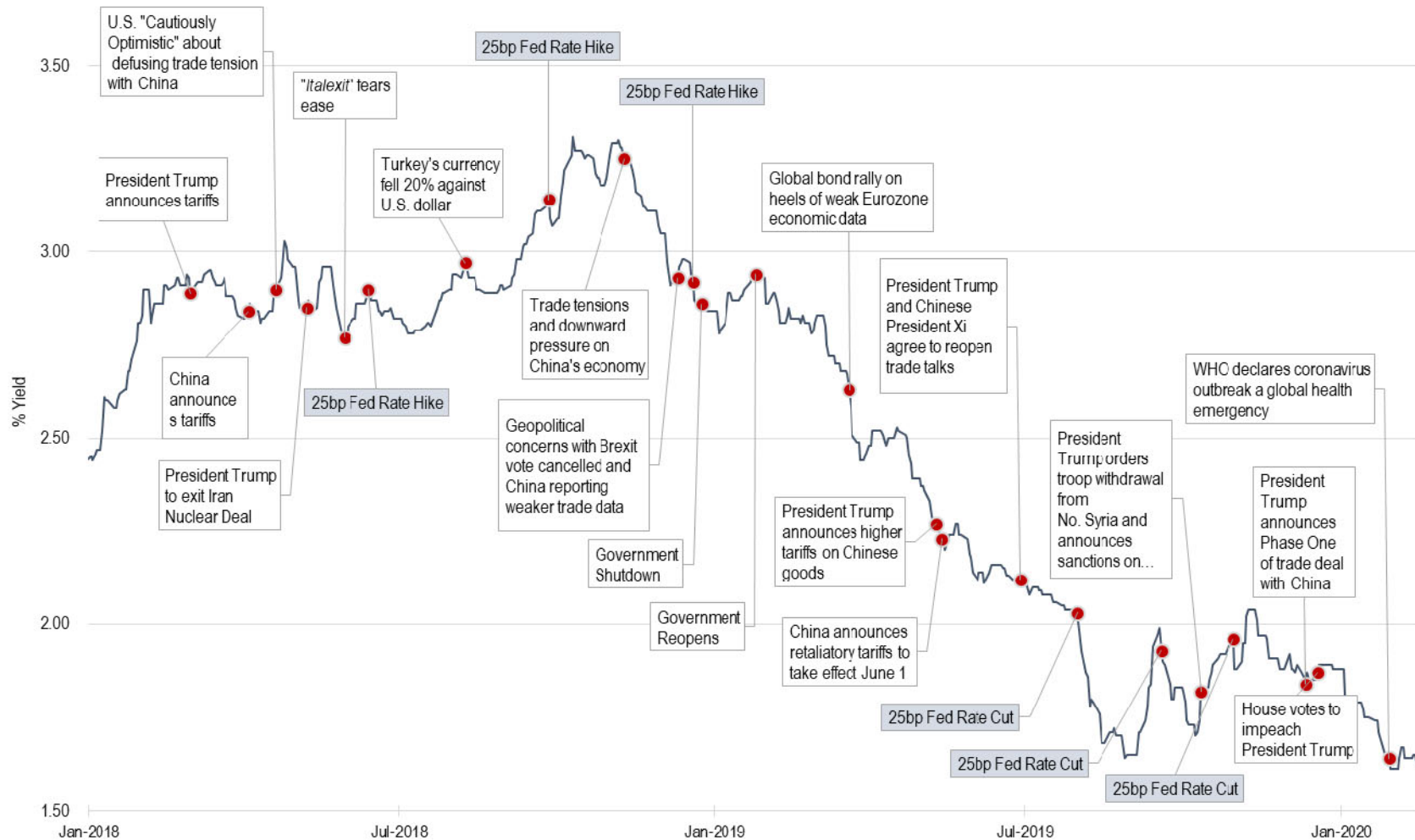
Source: Ipreo, Refinitiv, Bloomberg, Barclays Muni Strategy Research, federalreserve.gov

## Statistics

	2/14/2020	2/7/2020	Change	
5Y MMD	0.88	0.88	-	■
10Y MMD	1.18	1.18	-	■
15Y MMD	1.44	1.45	(0.01)	▼
20Y MMD	1.63	1.64	(0.01)	▼
30Y MMD	1.82	1.83	(0.01)	▼
MMD 2/30 Yield Curve Steepness	95	96	(1)	▼
Bond Buyer 11 GO Bond Index	2.04	2.06	(0.02)	▼
Bond Buyer 20 GO Bond Index	2.51	2.53	(0.02)	▼
Bond Buyer Revenue Bond Index	3.01	3.03	(0.02)	▼
1Y UST	1.49	1.49	-	■
5Y UST	1.42	1.41	0.01	▲
7Y UST	1.51	1.51	-	■
10Y UST	1.59	1.59	-	■
30Y UST	2.04	2.05	(0.01)	▼
UST 2/30 Yield Curve Steepness	62	64	(2)	▼
10Y MMD/UST Ratio	74	74	-	■
30Y MMD/UST Ratio	89	89	(0.1)	▼
SIFMA	1.13	1.01	0.12	▲
1M LIBOR	1.66	1.67	(0.01)	▼
30-Day Negotiated Visible Supply	4,147.6	5,246.0	(1,098.4)	▼
30-Day Competitive Visible Supply	3,126.4	3,291.1	(164.7)	▼
Lipper Muni Bond Fund Flows	2,128	1,631	497	▲

# Change in 20-Year MMD

## Change in 20-Year MMD with Market Commentary

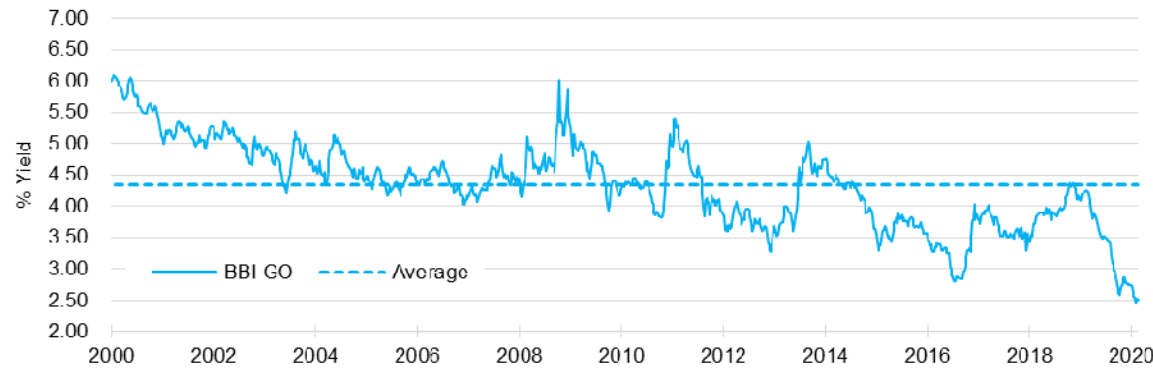


Source: Thomson Reuters Municipal Market Data and HilltopSecurities

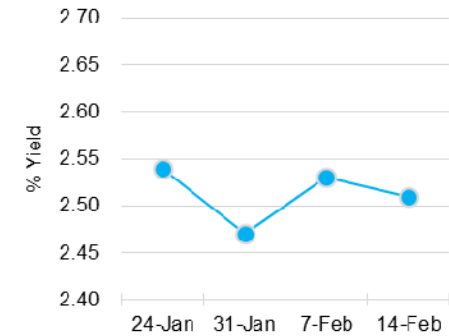


# Tax-Exempt Market Overview | The Bond Buyer

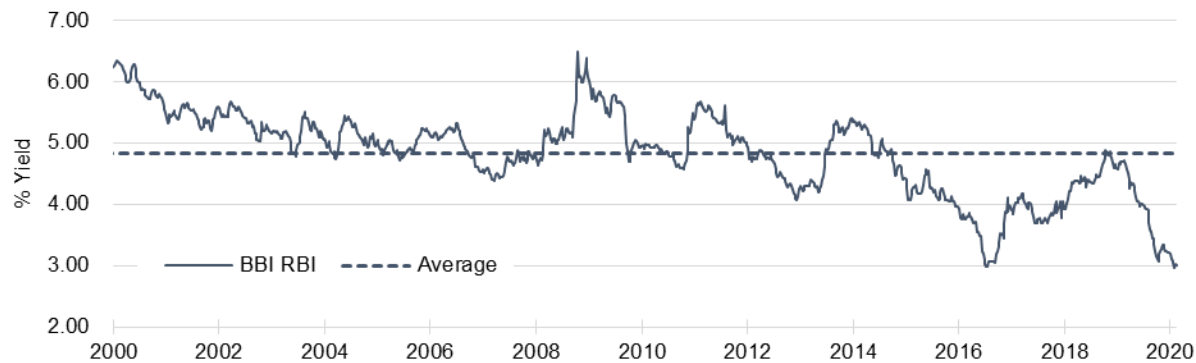
## The Bond Buyer 20-Bond General Obligation Index



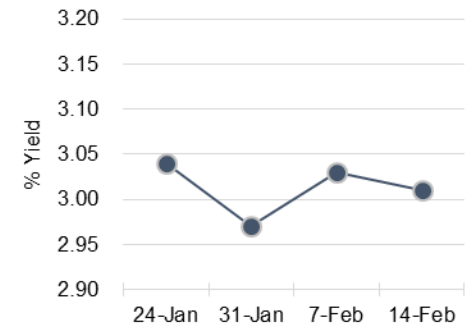
### 4-Week Snapshot



## The Bond Buyer Revenue Bond Index



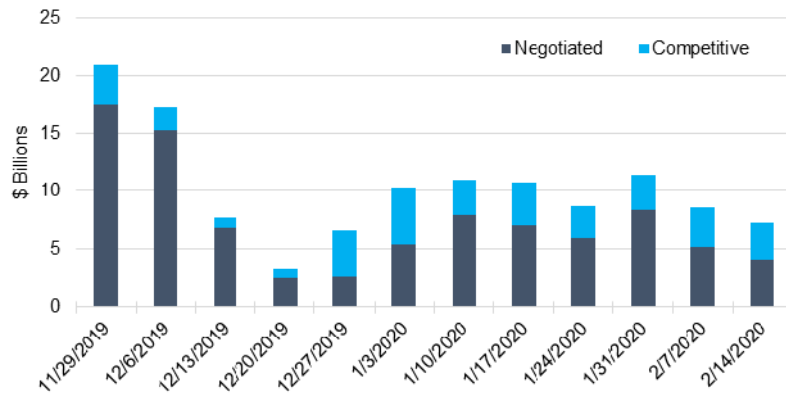
### 4-Week Snapshot



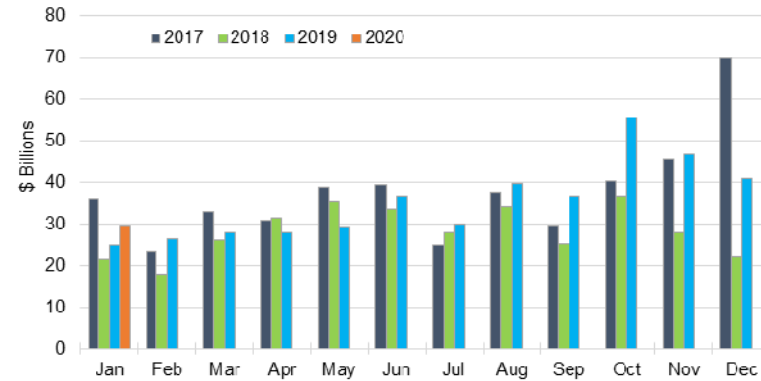
Source: The Bond Buyer

# Municipal Issuance Statistics | Supply and Demand

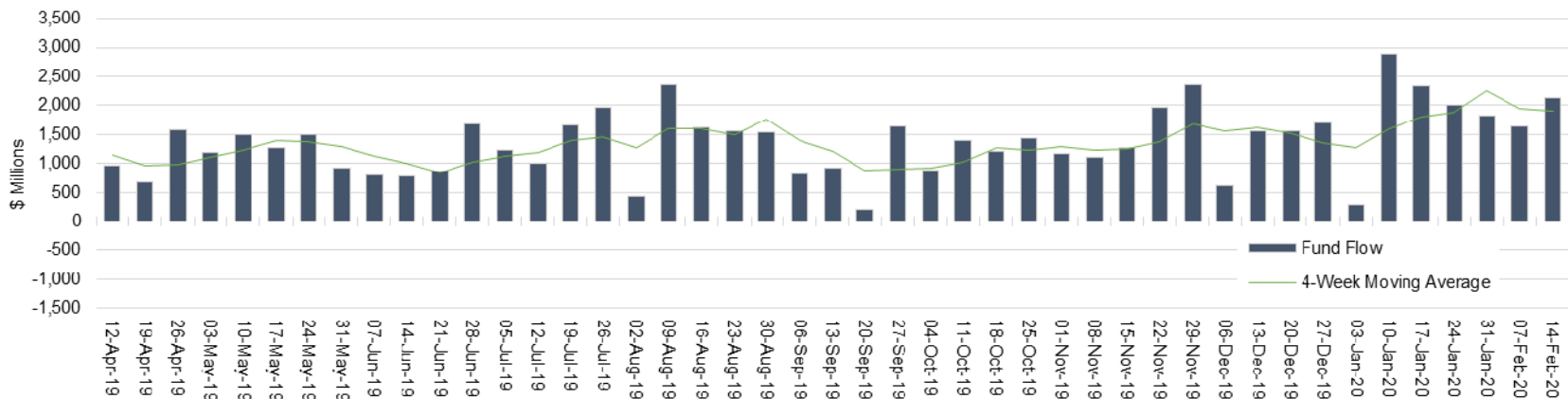
## Visible Supply



## Monthly Bond Issuance



## Municipal Bond Fund Flows



Source: The Bond Buyer, Bloomberg and Lipper



## Legislation Details (With Text)

<b>File #:</b>	20-9825	<b>Version:</b>	1	<b>Name:</b>	Agreement for Office 365 U.S. Government Community User Licenses
<b>Type:</b>	Agenda Item	<b>Status:</b>		<b>Status:</b>	Consent Agenda
<b>File created:</b>	2/21/2020	<b>In control:</b>		<b>In control:</b>	Finance and Government Committee
<b>On agenda:</b>	3/17/2020	<b>Final action:</b>		<b>Final action:</b>	
<b>Title:</b>	Purchase of Microsoft Office 365 User Licenses, Migration, and Implementation Services in the amount not-to-exceed \$230,000 through SHI Government Solutions, Inc., an approved Microsoft certified vendor, through a state interlocal agreement with DIR, with an estimated annual renewal amount of \$230,000 with 5% annual increase for one year with the option to renew for three additional one-year periods totaling approximately \$690,000 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:** [20-9825 MS Office 365.pdf](#)

Date	Ver.	Action By	Action	Result
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### From

Keshnel Penny, Chief Information Officer

### Title

Purchase of Microsoft Office 365 User Licenses, Migration, and Implementation Services in the amount not-to-exceed \$230,000 through SHI Government Solutions, Inc., an approved Microsoft certified vendor, through a state interlocal agreement with DIR, with an estimated annual renewal amount of \$230,000 with 5% annual increase for one year with the option to renew for three additional one-year periods totaling approximately \$690,000 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

Keshnel Penny, Chief Information Officer

### Recommended Action

Approve

### Analysis

City of Grand Prairie utilizes Microsoft Active Directory, Microsoft Exchange and Microsoft Office 2010 and 2016 with on premise licensing. These resources are critical to the City's operations. The IT department has successfully utilized this on premise licensing model of technologies for over a decade. However, Microsoft and many other enterprise software companies are migrating to cloud and online solutions, and eventually the products available to the City will be limited.

As many other cities and organizations are moving more towards cloud based solutions, The IT Department has begun to identify new functionality of applications, services, time and cost effective benefits to the migration off on premise Microsoft Exchange for emails to a cloud based Office 365 platform. This also will provide the City of Grand Prairie with a uniform industry standard and address the risk of multiple different versions in our city. Also, Microsoft Office 365 platform includes Active directory, Microsoft exchange and Microsoft Office in one single solution which eliminates the need of extra resources.

As a cloud provider, Microsoft invests significantly in security so one can have a reduced risk of losing data with the satisfaction of high availability of 99.9% as compared to the on premise email exchange server that is prone to failure and attacks. The cost of the Microsoft Office 365 migration and implementation is a fixed cost annually as opposed to the current on premise cost which varies with updates or upgrades that need to be made as one needs to consider the physical hardware and software platform that constantly has to be changed to facilitate the on premise technology in addition to its high level constant administration. The pay-as-you-go pricing provides predictability and flexibility for future licensing purchases and so under this the city only pays for licenses that it will be actively using which can further lower costs if there are changes in staffing.

By switching to a cloud based solution there will be long term savings compared to a stand-alone on premise solution which we currently utilize. The number is calculated by adding stand-alone license purchases for both software and hardware that comprise of desktops and servers needed to implement these technologies onsite.

Contract# DIR-TSO-4056 began January 17, 2018 and its current term will expire January 17, 2020, with two renewals remaining extending the contract expiration date through January 17, 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 DIR.

DIR provides statewide leadership and oversight for management of government information and communications technology. DIR has served in a leadership role to facilitate the state's economic competitiveness through its ability to deliver quality information resources commodities and services at the lowest prices and best value for state and local government as well as the K-12 public and higher education systems.

### **Financial Consideration**

Funding for the purchase of Microsoft Office 365 licenses and services in the amount of \$230,000 is available in the IT Capital Projects Fund (153210), WO #02001303 (FY20 Support Services). Funding for future fiscal years will be paid from that year's approved budgets.

# CITY OF GRAND PRAIRIE

## CAPITAL PROJECTS BUDGET SUMMARY

Fund/Activity Account: 02001303  
 Project Title: FY20 IT Support Services  
 Current Request: \$0.00

ACCOUNT DESCRIPTION	1 CURRENT BUDGET	2 AVAILABLE BALANCE	3 CURRENT REQUEST	2+3 REVISED BALANCE	1+3 AMENDED BUDGET
60540 SMALL COMPUTER EQUIPMENT	\$712,624	\$578,034	\$0	\$578,034	\$712,624
61039 PROFESSIONAL SERVICES	\$42,808	\$42,808	\$0	\$42,808	\$42,808
63165 COMPUTER SOFTWARE MAINT	\$232,000	\$230,526	\$0	\$230,526	\$232,000
66010 TRAINING	\$192	\$0	\$0	\$0	\$192
68420 DATA PROCESSING SOFTWARE	\$41,073	\$1	\$0	\$1	\$41,073
<b>TOTAL</b>	<b>\$1,028,697</b>	<b>\$851,369</b>	<b>\$0</b>	<b>\$851,369</b>	<b>\$1,028,697</b>



## Legislation Details (With Text)

<b>File #:</b>	20-9836	<b>Version:</b>	1	<b>Name:</b>	Grainger (2020)
<b>Type:</b>	Agenda Item	<b>Status:</b>		<b>Status:</b>	Consent Agenda
<b>File created:</b>	2/25/2020	<b>In control:</b>		<b>In control:</b>	Purchasing
<b>On agenda:</b>	3/17/2020	<b>Final action:</b>		<b>Final action:</b>	
<b>Title:</b>	Price Agreement for building maintenance, repair and operations (MRO) supplies, parts, equipment, materials and related services from W. W. Grainger at an estimated cost of \$127,500 for nine months through a national interlocal agreement with OMNIA Partners with the option to renew for four additional one-year periods at \$170,000 annually, totaling \$807,500 if all extensions are exercised				

### Sponsors:

### Indexes:

### Code sections:

### Attachments:

Date	Ver.	Action By	Action	Result
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### From

Venona McGee, Sr. Buyer

### Title

Price Agreement for building maintenance, repair and operations (MRO) supplies, parts, equipment, materials and related services from W. W. Grainger at an estimated cost of \$127,500 for nine months through a national interlocal agreement with OMNIA Partners with the option to renew for four additional one-year periods at \$170,000 annually, totaling \$807,500 if all extensions are exercised

### Presenter

Bryce Davis, Purchasing Manager

### Recommended Action

Approve

### Analysis

This contract will be for departments to utilize for the purchase of building maintenance, repair and operations (MRO) supplies, parts, equipment, materials and related services on an as needed basis. W. W. Grainger through their national contract offers products and services used by multiple departments for every day operations and special projects. As a participating agency under the OMNIA Partners' program the City will be eligible for a rebate based on the City's annual spend.

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 OMNIA Partners'.

OMNIA Partners' contracts have been awarded via a thorough Request for Proposal (RFP) competitive solicitation by a public agency/governmental entity (e.g. state, city, county, public university or school district). The contracting process is the foundation of OMNIA Partners' and sets us apart from other cooperatives. In order for even the most restrictive agencies nationwide to realize the best value offered by cooperative procurement, OMNIA Partners' ensures that industry best practices, processes and procedures are applied.

The OMNIA Partners' contract #R192163 began July 1, 2019 and will expire December 31, 2024, with the option to renew for four additional one-year period(s).

<u>Fiscal Year</u>	<u>Months</u>	<u>Annual Expenditure</u>
March 20' - Dec. 20'	9*	\$127,500.00 *to align contract dates with OMNIA
Jan. 21' - Dec. 21'	12	\$170,000.00
Jan. 22' - Dec. 22'	12	\$170,000.00
Jan. 23' - Dec. 23'	12	\$170,000.00
Jan. 24' - Dec. 24'	12	\$170,000.00
<b>Total</b>		<b>\$807,500.00</b>

### **Financial Consideration**

The City spends an estimated \$170,000.00 annually on of building maintenance, repair and operations (MRO) supplies, parts, equipment, materials and related services. Funds are available in various departments' budgets 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)

<b>File #:</b>	20-9861	<b>Version:</b>	1	<b>Name:</b>	GRANT LICENSE FOR STORAGE BUILDING ENCROACHMENT ON CITY UTILITY EASEMENT
<b>Type:</b>	Agenda Item	<b>Status:</b>		<b>Status:</b>	Consent Agenda
<b>File created:</b>	3/5/2020	<b>In control:</b>		<b>In control:</b>	Engineering
<b>On agenda:</b>	3/17/2020	<b>Final action:</b>		<b>Final action:</b>	
<b>Title:</b>	License for Faith Elohor Izuagie to allow for the encroachment of a storage building at 532 Woodacre Drive for a license fee of \$300				
<b>Sponsors:</b>					
<b>Indexes:</b>					
<b>Code sections:</b>					
<b>Attachments:</b>	<a href="#">EXHIBIT A 532 WOODACRE DRIVE.pdf</a> <a href="#">EXHIBIT B AERIAL 532 WOODACRE DRIVE.pdf</a>				

Date	Ver.	Action By	Action	Result
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### From

max

### Title

License for Faith Elohor Izuagie to allow for the encroachment of a storage building at 532 Woodacre Drive for a license fee of \$300

### Presenter

Gabe Johnson, Director of Public Works

### Recommended Action

Approve

### Analysis

FAITH ELOHOR IZUAGIE has requested a license to allow for the encroachment on the City's platted utility easement (See attached **Exhibit "A"** plat exhibit). Approval of this license agreement is required for 532 Woodacre Drive to construct a storage building (See attached **Exhibit "B"** for aerial map of the property). This will allow for the storage building to be 3-feet from the rear property line and encroaching on the platted 7.5-foot utility easement by 4.5-feet. The height of the storage building will be 8-feet tall.

All public utilities have approved the encroachment of the storage building on the utility easement. City staff recommends approval of this encroachment.

The license will have a 15-year term with either party having the right to terminate upon written notice.

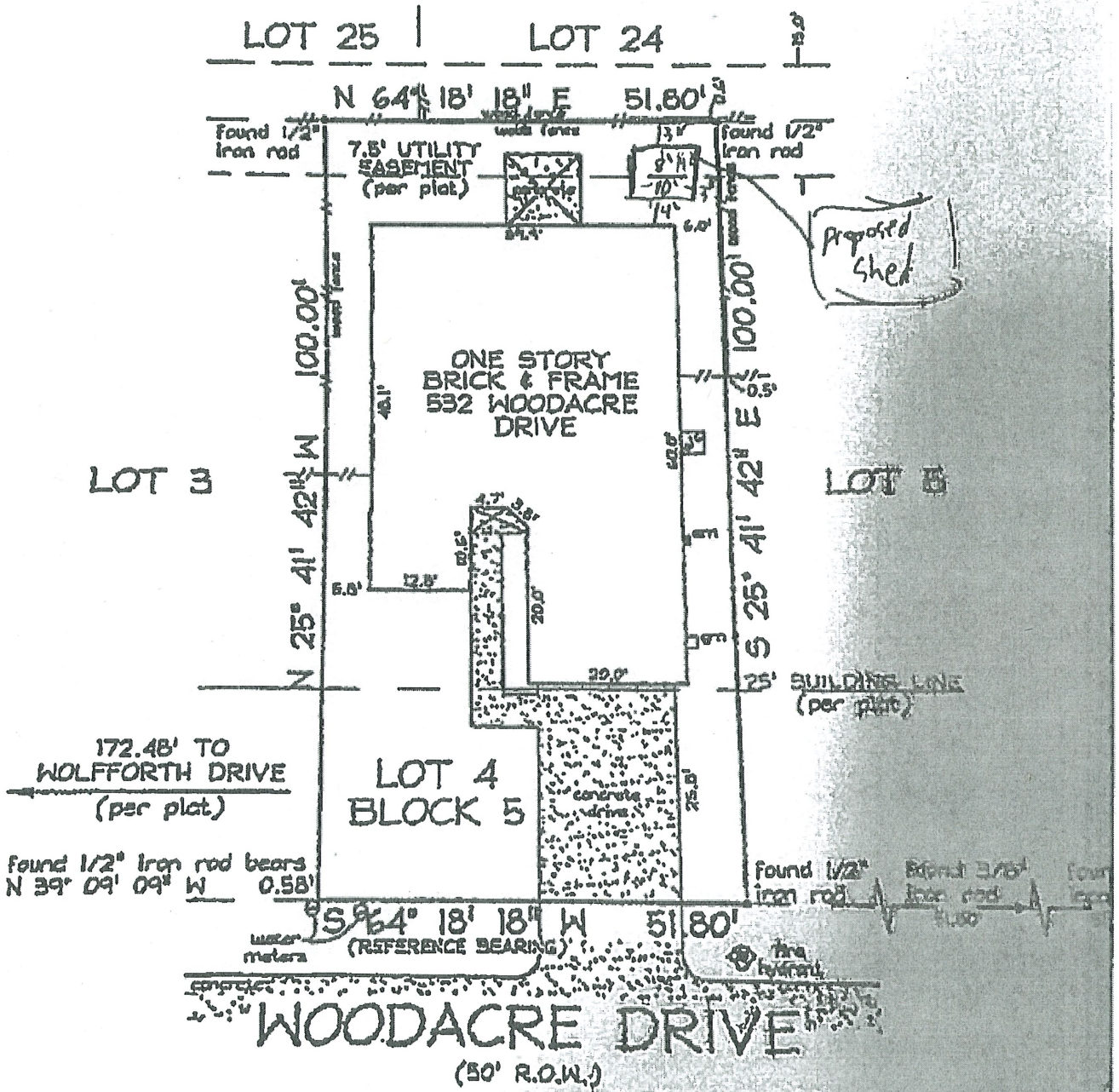
### Financial Consideration

Revenue: \$300.00 which is the recommended one time only charge for the fifteen-year term license in addition to the application fee of \$100.



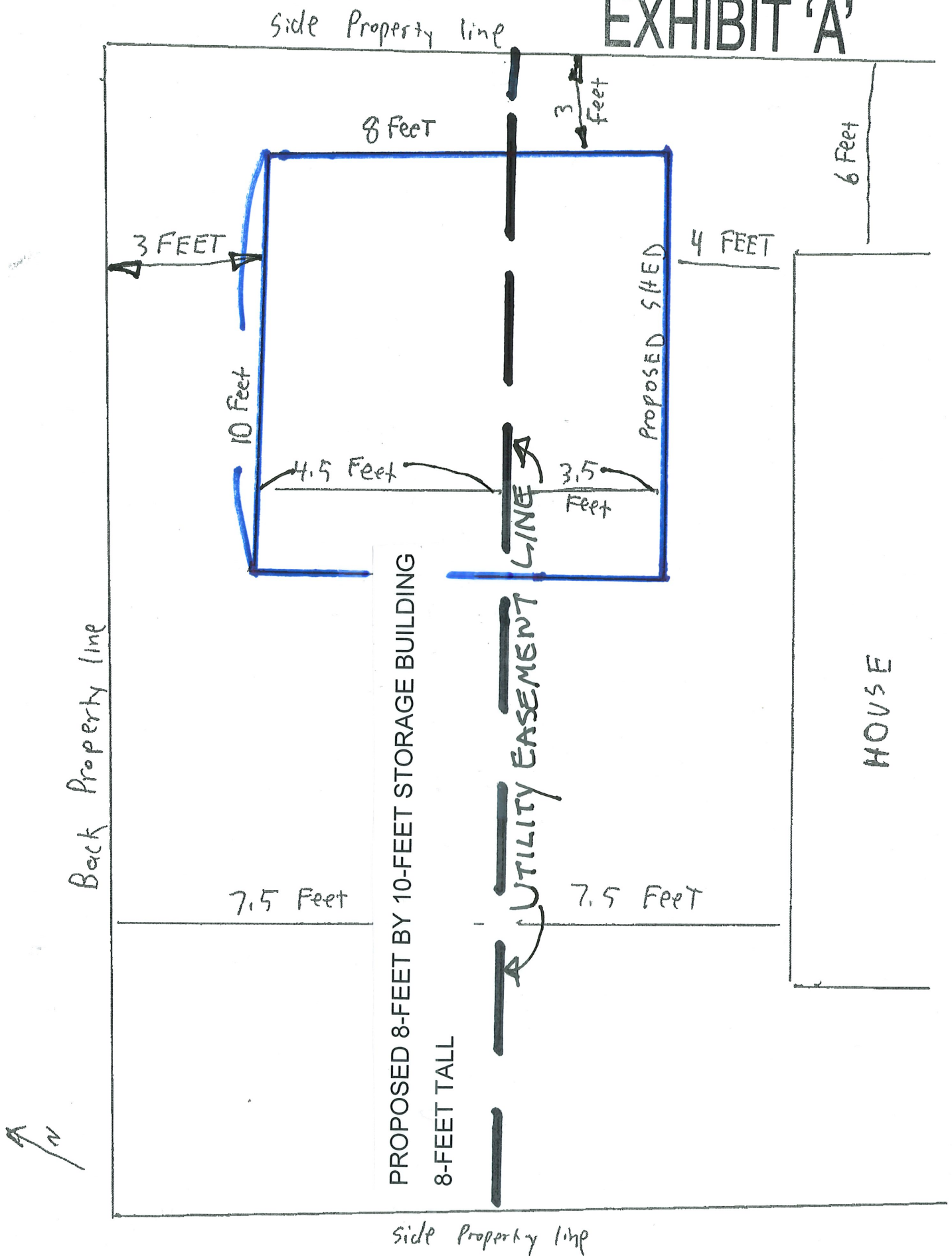


# EXHIBIT 'A'



NOTE.

# EXHIBIT 'A'







Grand Prairie Maps

Date: 2/11/2020 Time: 12:06:50 PM

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

EXHIBIT 'B'





## Legislation Details (With Text)

<b>File #:</b>	20-9837	<b>Version:</b>	1	<b>Name:</b>	Flush Trailer for Public Works (Water)
<b>Type:</b>	Agenda Item	<b>Status:</b>		<b>Status:</b>	Consent Agenda
<b>File created:</b>	2/26/2020	<b>In control:</b>		<b>In control:</b>	Fleet Services
<b>On agenda:</b>	3/17/2020	<b>Final action:</b>		<b>Final action:</b>	
<b>Title:</b>	Purchase of one (1) new John Bean Bulldog Sewer Cleaner Mounted Trailer from CLS Sewer Equipment Co., INC. in the amount of \$66,129.50 through a national interlocal agreement with BuyBoard				
<b>Sponsors:</b>					
<b>Indexes:</b>					
<b>Code sections:</b>					
<b>Attachments:</b>	<a href="#">20-9837.pdf</a>				

Date	Ver.	Action By	Action	Result
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### From

Jayson R. Ramirez, Fleet Services Manager

### Title

Purchase of one (1) new John Bean Bulldog Sewer Cleaner Mounted Trailer from CLS Sewer Equipment Co., INC. in the amount of \$66,129.50 through a national interlocal agreement with BuyBoard

### Presenter

Jayson R. Ramirez, Fleet Services Manager

### Recommended Action

Approve

### Analysis

This trailer will replace an existing trailer in the fleet according to the city replacement/improvement schedule. The purchase of the vehicles was included in the FY 2019/2020 Approved Operating Budget and includes the following:

#### From CLS Equipment Co. INC:

- one (1) new John Bean Bulldog Sewer Cleaner Mounted Trailer will be replacing one (1) 2010 trailer 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 # 593-19 effective date October 01, 2019 and expiring September 30, 2022.

**Financial Consideration**

Funding in the amount of \$66,129.50 is available in the Water Fund (361111-68320) 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>361111</u>
AVAILABLE:	<u>68320, Other Equipment, \$75,902.48</u> Account Code, Description, and amount available
STAFF CONTACT:	<u>Jayson R. Ramirez</u>
VENDOR NUMBER:	<u>21957</u>
VENDOR NAME:	<u>CLS Equipment Co., INC</u>
CONTINGENCY:	<u>NA</u>



## Legislation Details (With Text)

<b>File #:</b>	20-9838	<b>Version:</b>	1	<b>Name:</b>	Matera (2020)
<b>Type:</b>	Agenda Item	<b>Status:</b>		<b>Status:</b>	Consent Agenda
<b>File created:</b>	2/26/2020	<b>In control:</b>		<b>In control:</b>	Purchasing
<b>On agenda:</b>	3/17/2020	<b>Final action:</b>		<b>Final action:</b>	
<b>Title:</b>	Interlocal Price Agreement for Custodial Supplies and Equipment from Matera Paper Company at an estimated cost of \$50,000 for six months through a national interlocal agreement with Buyboard, with the option to renew for one additional one-year period at \$100,000, totaling \$150,000.00 if all extensions are exercised				

### Sponsors:

### Indexes:

### Code sections:

### Attachments:

Date	Ver.	Action By	Action	Result
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### From

Michelle McClelland, Buyer

### Title

Interlocal Price Agreement for Custodial Supplies and Equipment from Matera Paper Company at an estimated cost of \$50,000 for six months through a national interlocal agreement with Buyboard, with the option to renew for one additional one-year period at \$100,000, totaling \$150,000.00 if all extensions are exercised

### Presenter

Bryce Davis, Purchasing Manager

### Recommended Action

Approve

### Analysis

This contract will be for departments to utilize for the purchase of custodial supplies and equipment on an as needed basis. Matera Paper Company, through their national contract, offers products and services used by multiple departments for every day operations and special projects.

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.

Buyboard, through an eleven-member board of trustees, creates cooperative contract purchasing solutions on behalf of its member agencies which include all government, education and non-profit agencies in Texas. These cooperative contract opportunities offer both time and money savings for their users by consolidating the efforts



of numerous individually prepared solicitations to one national, cooperatively shared process. This process leverages the aggregation of volume from members nationwide

The Buyboard contract #569-18 began October 1, 2018 and will expire September 30, 2021, with the option to renew for one additional one-year period.

<u>Fiscal Year</u>	<u>Months</u>	<u>Estimated Expenditure</u>	
April 20' - Sept 20'	6	\$50,000.00	*to align contract dates with Buyboard
<u>Oct 20' - Sept 21'</u>	<u>12</u>	<u>\$100,000.00</u>	
<b>Total</b>		<b>\$150,000.00</b>	

### **Financial Consideration**

The City spends an estimated \$100,000.00 annually on custodial supplies and equipment. Funds are available in various departments' budgets 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)

<b>File #:</b>	20-9843	<b>Version:</b>	1	<b>Name:</b>	18093 - Contract Assignment to U.S. Oil
<b>Type:</b>	Agenda Item	<b>Status:</b>		<b>Status:</b>	Consent Agenda
<b>File created:</b>	2/27/2020	<b>In control:</b>		<b>In control:</b>	Finance
<b>On agenda:</b>	3/17/2020	<b>Final action:</b>		<b>Final action:</b>	
<b>Title:</b>	Assignment of contract for motor fuels from Martin Eagle Oil Co. to U.S. Oil, a division of U.S. Venture, Inc. in the amount of \$3,000,000 annually through a master interlocal agreement with Tarrant County for one year with the option to renew for one additional one-year period, totaling \$6,000,000 if all renewal options 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:

Date	Ver.	Action By	Action	Result
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### From

Anda Upchurch

### Title

Assignment of contract for motor fuels from Martin Eagle Oil Co. to U.S. Oil, a division of U.S. Venture, Inc. in the amount of \$3,000,000 annually through a master interlocal agreement with Tarrant County for one year with the option to renew for one additional one-year period, totaling \$6,000,000 if all renewal options 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

Jayson R. Ramirez, Fleet Services Manager

### Recommended Action

Approve

### Analysis

This contract will be for departments to utilize for unleaded fuel, diesel, and red-dye diesel on an as needed basis. This fuel is not aviation grade.

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 Tarrant County.

In February of 2020, the City received notice that Martin Eagle Oil Co. was being acquired by U.S. Oil, a division of U.S. Venture, Inc. The acquisition is planned to be complete on or around March 16, 2020 and Tarrant County anticipates receiving approval of the contract assignment on March 17 or 24, 2020. If approved, an assignment of contract will be executed for U.S. Oil to assume the contract at the same pricing, terms, and conditions, and all future renewals will be to U.S. Oil.

#### **Financial Consideration**

The City spends an estimated \$3,000,000.00 annually on fuel. Payments for these items will be made from various departmental accounts budgeted for these items.



## Legislation Details (With Text)

<b>File #:</b>	20-9854	<b>Version:</b>	1	<b>Name:</b>	Professional Engineering Services Contract with Peloton Land Solutions for Bar Ditch evaluation and prioritization
<b>Type:</b>	Agenda Item	<b>Status:</b>			Consent Agenda
<b>File created:</b>	3/2/2020	<b>In control:</b>			Engineering
<b>On agenda:</b>	3/17/2020	<b>Final action:</b>			
<b>Title:</b>	Professional Engineering Services Contract with Peloton Land Solutions to inventory, assess, and develop an open ditch maintenance program in the City of Grand Prairie in the total amount of \$148,360				
<b>Sponsors:</b>					
<b>Indexes:</b>					
<b>Code sections:</b>					
<b>Attachments:</b>	<a href="#">Exhibit - Bar Ditch Eval.pdf</a> <a href="#">620.52 STRM.pdf</a>				

Date	Ver.	Action By	Action	Result
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### From

max

### Title

Professional Engineering Services Contract with Peloton Land Solutions to inventory, assess, and develop an open ditch maintenance program in the City of Grand Prairie in the total amount of \$148,360

### Presenter

Gabe Johnson, Director of Public Works

### Recommended Action

Approve

### Analysis

During the FY 2019/2020 Budget Process, the need for a ditch maintenance program in the City of Grand Prairie was approved and funded for the current year's approved budget. Their first task will be to develop the Open Ditch Maintenance Program. Accounting for areas that are scheduled to be converted from open ditches to curb and gutter drainage, the City has approximately 75 miles of open ditches at 15 different locations within the City. These are currently maintained by City personnel on an as-needed basis, but City staff intends for this project to provide an organized and prioritized plan for maintenance and necessary improvements to the system. The areas to be mapped and evaluated, are listed below with approximate length of ditch system:

1. Dalworth/ Old Ft Worth (5.4 mi)
2. Hardy Road/Avenue A (8 mi)
3. Lakeridge Section 17-19 (8.5 mi)
4. Lakeview Domingo (4 mi)

5. Mallard Pointe & Bentwater (3 mi)
6. Nadine & Alspaugh (10 mi)
7. Oakdale & Rock Island (5 mi)
8. Egyptian Way & Rock Creek (3.2 mi)
9. Se 19th Street & Bagdad (3.3 mi)
10. Shady Grove & Gilbert Road (6.5 mi)
11. Vineyard Road & Ernie Lane (3.5 mi)
12. Westfield Drive & Sunnyvale Road (6.8 mi)
13. Wildlife Parkway & Oakdale Road (6.8 mi)
14. Egyptian Way, East of 161/West of Carrier (1 mi)
15. Palace Parkway (1.8 mi)

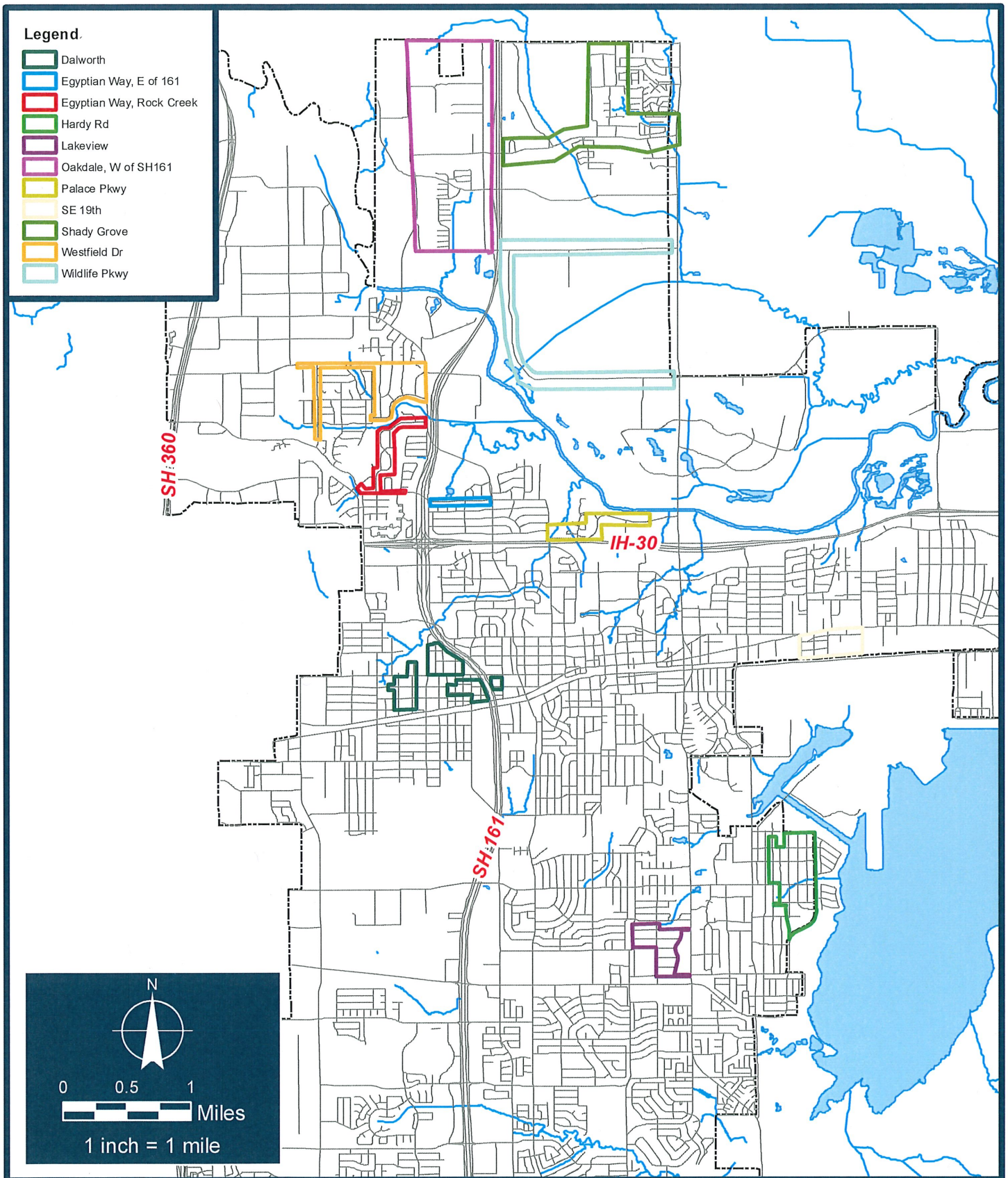
To accomplish the open ditch maintenance program, Peloton will inventory and map the open ditch systems, evaluate their condition and general capacity, develop estimated maintenance and improvement costs, develop a ranking of each system, and use this data and analysis to develop a multi-year improvement plan. The major deliverable will be a report intended for use in discussions with residents and city government officials. GIS mapping data and detailed supporting information will be included with the report and/or provided through electronic means for City staff use.

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 engineering services. Peloton Land Solutions was selected as the most highly qualified professional due to their expertise in this field.

### **Financial Consideration**

Funding for a Professional Engineering Services Contract with Peloton Land Solutions to inventory, assess, and develop an open ditch maintenance program in the total amount of \$148,360.00 is available in the Storm Drainage Capital Projects Fund (401592) WO #02005201 (Bar Ditch Evaluation Prioritization)





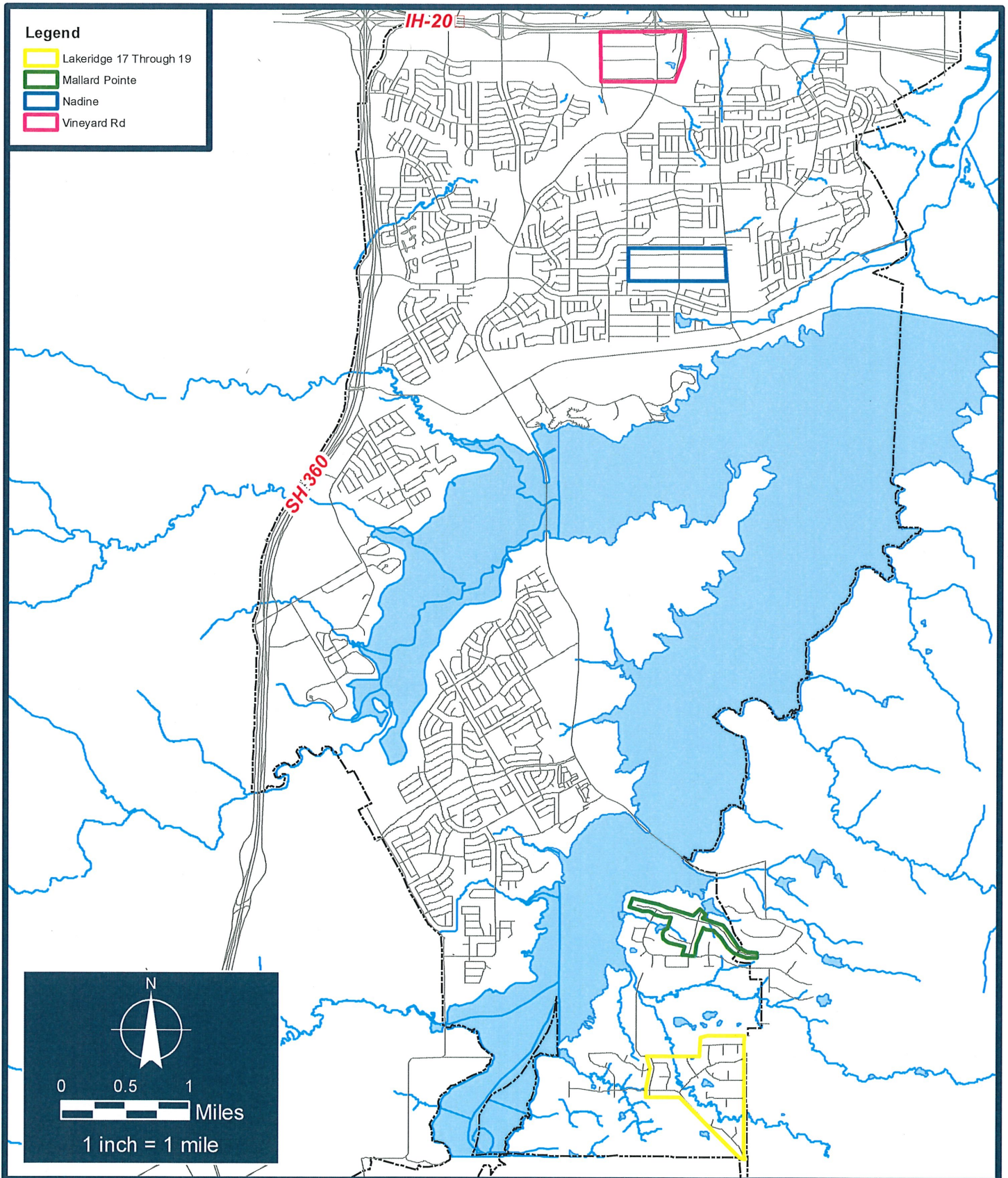
Path: G:\08\ICGP 19001\_Ditch\_Program\Master Dev\WTR\_RSC\GIS\mxd\_exhibit\Fo\_Contract\North Map.mxd

GAIN GROUND

*North of IH-20*

PELOTON  
LAND SOLUTIONS





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GAIN GROUND

*South of IH-20*

PELTON  
LAND SOLUTIONS

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

Fund/Activity Account: 401592 / 02005201  
Project Title: Bar Ditch Evaluation  
Current Request: \$0.00

ACCOUNT DESCRIPTION	1 CURRENT BUDGET	2 AVAILABLE BALANCE	3 CURRENT REQUEST	2+3 REVISED BALANCE	1+3 AMENDED BUDGET
Prof Engineering Srv 61041	\$150,000	\$150,000	\$0	\$150,000	\$150,000
				\$0	\$0
				\$0	\$0
				\$0	\$0
				\$0	\$0
				\$0	\$0
				\$0	\$0
<b>TOTAL</b>	<b>\$150,000</b>	<b>\$150,000</b>	<b>\$0</b>	<b>\$150,000</b>	<b>\$150,000</b>





## Legislation Details (With Text)

<b>File #:</b>	20-9857	<b>Version:</b>	1	<b>Name:</b>	Obligations & Project at CareFlite Facilities
<b>Type:</b>	Resolution	<b>Status:</b>		<b>Status:</b>	Consent Agenda
<b>File created:</b>	3/4/2020	<b>In control:</b>		<b>In control:</b>	Airport
<b>On agenda:</b>	3/17/2020	<b>Final action:</b>		<b>Final action:</b>	
<b>Title:</b>	Resolution granting approval, for the limited purpose of satisfying the requirements of Section 147(f) of the Internal Revenue Code of 1986, of bond obligations by the New Hope Cultural Education Facilities Finance Corporation for the purpose of financing and refinancing a project for Careflite for the acquisition of health facilities and equipment				

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** [Careflite Helicopter Refinance-Public Hearing Notice for 3-16-20.pdf](#)

Date	Ver.	Action By	Action	Result
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### From

Elsa Delgado

### Title

Resolution granting approval, for the limited purpose of satisfying the requirements of Section 147(f) of the Internal Revenue Code of 1986, of bond obligations by the New Hope Cultural Education Facilities Finance Corporation for the purpose of financing and refinancing a project for Careflite for the acquisition of health facilities and equipment

### Presenter

Mark J. Divita, C.M.

### Recommended Action

Approve

### Analysis

The Cultural Education Facilities Finance Corporation Act, Texas Local Government Code, Chapter 337, as amended (the “Act”), authorizes and empowers the New Hope Cultural Education Facilities Finance Corporation (the “Issuer”) on behalf of the Town of New Hope, Texas (the “Issuing Unit”), to finance and/or refinance the acquisition of health facilities found by the Board of Directors of the Issuer to be required, necessary or convenient for health care, research and education, any one or more, within the State of Texas and in furtherance of the public purposes of the Act.

Section 147(f) of the Internal Revenue Code of 1986, as amended, requires that, for interest on the obligations to be excludable from the gross income of the holders thereof for federal income tax purposes, the obligations must be approved by the City of Grand Prairie, (the “City”) (or the highest elected official of the City).

the Issuer will issue its obligations to People's Capital and Leasing Corp., Bank of Texas, and Frost Bank to finance and/or refinance the acquisition of certain health care equipment consisting of four (4) Bell 407GX helicopters and one (1) Bell 429 helicopter (the "*Project*") in a maximum principal amount not to exceed \$30,000,000, and will provide financing to CareFlite (the "*Obligor*") for the financing and/or refinancing of the Project.

The Project will be located at the Obligor's facilities within the City of Grand Prairie (the "*City*") at the Grand Prairie Municipal Airport, 3110 S. Great Southwest Parkway, Grand Prairie, TX.

#### **Financial Consideration**

The City of Grand Prairie shall have no liability in connection with the financing of the Project and shall not be required to take any further action.

#### **Body**

#### **A RESOLUTION OF THE CITY OF GRAND PRAIRIE, TEXAS, GRANTING APPROVAL, FOR THE LIMITED PURPOSE OF SATISFYING THE REQUIREMENTS OF SECTION 147(f) OF THE INTERNAL REVENUE CODE OF 1986, OF BOND OBLIGATIONS BY THE NEW HOPE CULTURAL EDUCATION FACILITIES FINANCE CORPORATION FOR THE PURPOSE OF FINANCING AND REFINANCING A PROJECT FOR CAREFLITE FOR THE ACQUISITION OF HEALTH FACILITIES AND EQUIPMENT**

**WHEREAS**, the Cultural Education Facilities Finance Corporation Act, Texas Local Government Code, Chapter 337, as amended (the "*Act*"), authorizes and empowers the New Hope Cultural Education Facilities Finance Corporation (the "*Issuer*") on behalf of the Town of New Hope, Texas (the "*Issuing Unit*"), to finance and/or refinance the acquisition of health facilities found by the Board of Directors of the Issuer to be required, necessary or convenient for health care, research and education, any one or more, within the State of Texas and in furtherance of the public purposes of the Act; and

**WHEREAS**, Section 147(f) of the Internal Revenue Code of 1986, as amended, requires that, for interest on the obligations to be excludable from the gross income of the holders thereof for federal income tax purposes, the obligations must be approved by the City of Grand Prairie, (the "*City*") (or the highest elected official of the City); and

**WHEREAS**, the Issuer will issue its obligations to People's Capital and Leasing, Bank of Texas, and Frost Bank in one or more series pursuant to a plan of finance to finance and/or refinance the acquisition of certain health care equipment consisting of helicopters, finish-out and other healthcare projects (the "*Project*") in a maximum principal amount not to exceed \$30,000,000, and will provide financing to CareFlite (the "*Obligor*") for the financing and/or refinancing of the Project; and

**WHEREAS**, the Project will be located at the Obligor's facilities within the City of Grand Prairie (the "*City*") at the Grand Prairie Airport, 3110 S. Great Southwest Parkway, Grand Prairie, Texas.

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

**SECTION 1.** The City hereby approves, for the limited purpose of satisfying Section 147(f) of the Internal Revenue Code of 1986, the bond obligations to be issued by the New Hope Cultural Education Facilities Finance Corporation for the purpose of financing and refinancing the Project for Careflite for the acquisition of health facilities and equipment, in one or more series in a maximum principal amount not to exceed \$30,000,000, the Project and the plan of finance; provided that the City shall have no liability in connection with the financing of the Project and shall not be required to take any further action with respect thereto.

**SECTION 2.** This Resolution shall take effect immediately from and after its adoption and it is accordingly so ordered.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, ON THIS  
THE 17th DAY OF MARCH, 2020.**

## **PUBLIC HEARING NOTICE**

New Hope Cultural Education Facilities Finance Corporation (the “*Issuer*”) will hold a public hearing at 11:00 a.m. on Monday, March 16, 2020 in the conference room at 3110 S. Great Southwest Parkway, Grand Prairie, Texas 75052. Among items to be discussed will be a proposal for the Issuer to finance and refinance certain healthcare equipment consisting of multiple helicopters, the related finish-out and other health care equipment for CareFlite, a Texas non-profit corporation. The obligations to be issued will be issued in one or more issuances pursuant to a plan of finance and the amount of such obligations will not exceed \$30,000,000. The equipment is based at CareFlite’s facilities located at the Grand Prairie Municipal Airport, 3110 S. Great Southwest Parkway, Grand Prairie, Texas. Members of the general public may attend or submit written comments prior to the hearing regarding the transaction to the Issuer c/o Abraham Benavides, McCall, Parkhurst & Horton L.L.P., 717 North Harwood, Suite 900, Dallas, Texas 75201. This notice is published and the hearing is to be held to satisfy the requirements of Section 147(f) of the Internal Revenue Code of 1986.



## Legislation Details (With Text)

**File #:** 20-9864      **Version:** 1      **Name:** GP LGC  
**Type:** Resolution      **Status:** Consent Agenda  
**File created:** 3/6/2020      **In control:** City Attorney  
**On agenda:** 3/17/2020      **Final action:**  
**Title:** Resolution Authorizing the Creation of the Grand Prairie Local Government Corporation as a Local Government Corporation; Approving the Form of the Bylaws and Certificate of Formation; Appointing the Initial Directors

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** [Exhibit B- Bylaws](#)  
[Exhibit A- Certificate of Formation](#)

Date	Ver.	Action By	Action	Result
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### From

Megan Mahan

### Title

Resolution Authorizing the Creation of the Grand Prairie Local Government Corporation as a Local Government Corporation; Approving the Form of the Bylaws and Certificate of Formation; Appointing the Initial Directors

### Presenter

Megan Mahan, City Attorney

### Recommended Action

Approve

### Analysis

This is an instrumentality of the City. City Council approval will be required for the Local Government Corporation to issue debt and transfer assets, and the City Council approval of the annual budget will be required.

### Financial Consideration

None

### Body

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS AUTHORIZING THE CREATION OF GRAND PRAIRIE LOCAL GOVERNMENT CORPORATION AS A LOCAL GOVERNMENT CORPORATION; APPROVING THE FORM OF CERTIFICATE OF FORMATION FOR SAID CORPORATION; APPROVING THE FORM OF BYLAWS FOR SAID CORPORATION; APPOINTING THE INITIAL DIRECTORS OF SAID CORPORATION; AND**

## PROVIDING AN EFFECTIVE DATE

**WHEREAS**, pursuant to the provisions of Subchapter D of Chapter 431, Texas Transportation Code (the “Act”), and Chapter 394, Texas Local Government Code, the City of Grand Prairie (the “City”) desires to form a local government corporation for the purpose of aiding, assisting, and acting on behalf of the City in the performance of its governmental functions, to promote the common good and general welfare of the City on behalf of the City, the promotion of economic development, the acquisition, development and redevelopment of real property within the City, the construction and/or operation of City facilities; and to perform such other governmental purposes of the City as may be determined from time to time by the city council of the City (the “City Council”); and

**WHEREAS**, the City Attorney has prepared and recommends approval of a *Certificate of Formation for the Grand Prairie Local Government Corporation* and the *Bylaws of the Grand Prairie Local Government Corporation*; and

**WHEREAS**, the City Council of the City of Grand Prairie finds it to be in the public interest to authorize the creation of Grand Prairie Local Government Corporation, approve the form of Certificate of Formation and Bylaws for said corporation, and appoint the initial directors for said corporation;

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

**SECTION 1:** THAT the creation of the *Grand Prairie Local Government Corporation* (“the Corporation”) as a local government corporation pursuant to Chapter 431 of the Texas Transportation Code is hereby authorized and approved by the City of Grand Prairie.

**SECTION 2:** THAT the form of the *Certificate of Formation for Grand Prairie Local Government Corporation*, attached hereto as Exhibit “A” and incorporated herein by reference is hereby approved.

**SECTION 3:** THAT the form of the *Bylaws of the Grand Prairie Local Government Corporation*, attached hereto as Exhibit “B” and incorporated herein by reference, is hereby approved and is hereby authorized to be adopted by the Board of Directors of the Corporation as the bylaws of the Corporation.

**SECTION 4:** THAT the initial directors identified in the Certificate of Formation are hereby appointed to serve as the initial Board of Directors of the Corporation.

**SECTION 5:** THAT this resolution shall be in full force and effect from and after its passage and approval.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, IN REGULAR COUNCIL SESSION, THIS 17 DAY OF MARCH, 2020.**

**EXHIBIT B**

**BYLAWS OF THE  
GRAND PRAIRIE LOCAL GOVERNMENT CORPORATION.**

A Texas Non-Profit Local Government Corporation created by and on behalf of the  
City of Grand Prairie

**ARTICLE I**  
**Corporate Purpose and Authority**

1.01 *Purpose.* The Corporation is organized for the purpose of aiding, assisting, and acting on behalf of the City of Grand Prairie (“the City”) in the performance of its governmental functions to promote the common good and general welfare of the City on behalf of the City, the promotion of economic development, the acquisition, development and redevelopment of real property within the City, the construction and/or operation of City facilities; and to perform such other governmental purposes of the City, as may be determined from time to time by the city council of the City (the “City Council”). The Corporation, with the prior written consent of the City or as may be provided by these Bylaws, shall have the following powers to carry out the purposes of the Corporation, by and through its Directors:

- A. employ and/or contract with persons to carry out the purposes of the Corporation;
- B. issue debt or enter into and administer other contractual obligations to carry out the purposes of the Corporation;
- C. own, purchase, lease, develop, redevelop, construct, maintain, and dispose of real and personal property; and
- D. contract with the City, political subdivisions, units of governments, and other persons and non-governmental entities.

1.02 *Local Government Corporation.* The Corporation is formed pursuant to the provisions of Subchapter D of Chapter 431, Texas Transportation Code (the “Act”), as it now or may hereafter be amended, and Chapter 394, Texas Local Government Code, which authorizes the Corporation to assist and act on behalf of the City and to engage in activities in the furtherance of the purposes for its creation.

1.03 *Non-Profit Corporation.* The Corporation shall have and exercise all of the rights, powers, privileges, and functions given by the general laws of Texas to non-profit corporations incorporated under the Act including, without limitation, the Texas Nonprofit Corporation Law (Tex. Bus. Org. Code, Chapters 20 and 21 and the provisions of Title I thereof to the extent applicable to non-profit corporations, as amended) or their successor.

1.04 *Powers of Non-Profit Corporation.* The Corporation shall have all other powers of a like or different nature not prohibited by law which are available to non-profit corporations in Texas and which are necessary or useful to enable the Corporation to perform the purposes for which it is created, including the power to issue bonds, notes or other obligations, and otherwise exercise its borrowing power to accomplish the purposes for which it was created; provided, however, that the Corporation shall not issue any bond, certificate, note or other obligation evidenced by an instrument without the prior written consent of each of the City or as otherwise allowed by these Bylaws.

1.05 *Governmental Entity for Immunity.* The Corporation is created as a local government corporation pursuant to the Act and shall be a governmental unit within the meaning of Subdivision (3), Section 101.001, Texas Civil Practice and Remedies Code. The operations of the Corporation are governmental and not proprietary functions for all purposes, including for purposes of the Texas Tort Claims Act, Section 101.001, et seq., Texas Civil Practice and Remedies Code. The Corporation shall have the power to acquire land in accordance with the Act as amended from time to time.

1.06 The Corporation is a constituted authority and a public or governmental instrumentality within the meaning of the regulations of the United States Treasury Department and the rulings of the Internal Revenue Service prescribed and promulgated pursuant to Section 103 of the Internal Revenue Code. Although the Corporation is authorized to act on behalf of one or more governmental entities as provided in the Certificate of Formation, the Corporation is not a political subdivision or political authority of the State of Texas within the meaning of the Constitution and laws of the State of Texas, including, without limitation, Article III, Section 52 of the Texas Constitution, and no agreement, bond, debt, or obligation of the Corporation shall be deemed to be the agreement, bond, debt, or obligation, or the lending of credit, or a grant of public money or thing of value, of or by the City or any other political subdivision or authority or agency of the State of Texas, or a pledge of the faith and credit of any of them. No action of the Corporation shall be an action of the City or its agents or employees, and neither these Bylaws, the Certificate of Formation nor any action by the Board or the City Council shall create a joint enterprise.

1.07 *Authority Consent.* References herein to the consent or written consent of the City shall refer to a resolution or order of the City Council.

1.08 *Other Units of Government.* The Corporation may contract with a non-member unit of government to provide services on behalf of such non-member unit of government.

1.09 *Approved Projects.* The Corporation, by and through its Board of Directors, may approve capital improvements, services, or other projects consistent with the purposes of the Corporation to assist the City in the performance of the City's governmental functions (each an "Approved Project").

## **ARTICLE II**

### **Board of Directors**



2.01 *Powers Vested in Board.* All powers of the Corporation shall be vested in a Board of Directors consisting of four (4) members (the “Board”) appointed by the City Council subject to the oversight of the City and as otherwise provided in these Bylaws. The qualification, selection, terms, removal, replacement, and resignation of the members of the Board of Directors of the Corporation (“Director” or “Directors”) shall be governed by Article VI of the Certificate of Formation (“Certificate”).

2.02 *Initial Board and Transition.* The initial directors of the Corporation (“Director” or “Directors”) shall be those persons named in Article VIII of the Certificate. To provide for terms which end at the end of a calendar month, each initial Director named in Article VIII of the Certificate shall serve for the term prescribed therein. With respect to the initial Board, the terms of the initial Directors shall commence on the date the Secretary of State has issued the certificate of incorporation for the Corporation. Upon the expiration of the terms of office of the initial Directors, the subsequent Directors shall be appointed for a three (3) year term, or until his or her successor is appointed by the City; provided, however, no person shall serve more than two (2) consecutive three-year terms as a Director, nor more than six (6) consecutive years as a Director unless the City Council by a three-fourths vote of all councilmembers shall waive this limitation for a specific appointment. Upon the death, resignation or removal of a Director, the City Council shall appoint a replacement Director to serve for the unexpired term of office of the replaced Director.

2.03 *Governing Documents.* All other matters pertaining to the internal affairs of the Corporation shall be governed by these Bylaws, so long as these Bylaws are not inconsistent with the Certificate, and such other documents agreed to by the City and as the same may be amended from time to time, or the laws of the State of Texas.

2.04 *Voting Rights.* All Directors shall have full and equal voting rights. All references herein to an act, resolution or vote of the Directors shall refer to a vote of the Directors entitled to vote on the matter as provided herein.

2.05 *Meetings of Directors.* The Directors may hold their meetings and may have an office and keep the books of the Corporation at such place or places within the corporate boundaries of the City, as the Board may from time to time determine; provided, however, in the absence of any such determination, such place shall be the registered office of the Corporation in the State of Texas. The Board shall meet in accordance with and file notice of each meeting of the Board for the same length of time and in the same manner and location as is required under Chapter 551, Texas Government Code (the “Open Meetings Act”); provided that the notice of each meeting of the Board shall be posted on the official bulletin board designated by the City for the posting of meetings of the City. The Corporation, the Board, and any committee of the Board exercising the powers of the Board are subject to Chapter 552, Texas Government Code (the “Public Information Act”).

2.06 *Regular Meetings.* Regular meetings of the Board shall be held at least annually at such times and places as shall be designated, from time to time, by resolution of the Board.

2.07 *Special and Emergency Meetings.* Special and emergency meetings of the Board shall be held whenever called by the Chair of the Board, the President of the Corporation, or by any two (2) Directors who are serving duly appointed terms of office at the time the meeting is called. A majority of the Board must be present for the conduct of any special called or emergency meeting. The Secretary of the Corporation shall give notice of each special meeting in person, by telephone, facsimile, mail or email at least three (3) days before the meeting to each Director and to the public in compliance with the Open Meetings Act. Notice of each emergency meeting shall also be given in the manner required under the Open Meetings Act. An emergency meeting may only be held when there is an emergency or an urgent public necessity exists and immediate action is required of the Board because of an imminent threat to public health and safety, or a reasonably unforeseeable situation, or as otherwise provided by law. The agenda notice of the emergency meeting must be posted at least two (2) hours before the meeting and clearly identify the emergency or urgent public necessity or as otherwise required by applicable law. The President or Secretary of the Corporation, the Chair of the Board, or the Board members who call an emergency meeting must notify by telephone, facsimile transmission, or electronic mail not later than one hour before the meeting those members of the news media that have previously filed at the Corporation's office a request containing all pertinent information for the special notice and has agreed to reimburse the Board for the cost of providing the special notice, or as may otherwise be required by applicable law. Unless otherwise indicated in the notice thereof, any and all matters pertaining to the purposes of the Corporation may be considered and acted upon at a special meeting to the same extent as they may be considered and acted upon in a regular meeting. At any meeting at which every Director shall be present, even though without any notice, any matter pertaining to the purposes of the Corporation may be considered and acted upon to the extent allowed by the Open Meetings Act.

2.08 *Election of Chair and Vice-Chair of the Board.* Upon the initial meeting of the Board and at the last regular meeting of the Board occurring prior to October 1 of each calendar year thereafter, the Directors shall elect a Chair and Vice-Chair from among the members of the Board who will serve as Chair and Vice-Chair, respectively, for the period of October 1 until September 30 immediately following their election, and until their replacements are elected.

2.10 *Quorum.* A majority of the entire Board shall constitute a quorum for the consideration of matters pertaining to the purposes of the Corporation. If at any meeting of the Board there is less than a quorum present, those present may adjourn the meeting. The vote of a majority of the entire membership of the Board in favor of a motion, resolution, or other act shall be required to constitute the act of the Board, unless the vote of a greater number of Directors is required by law, by the Certificate of Formation, or by these Bylaws.

2.11 *Assent Presumed Without Express Abstention or Dissent.* A Director who is present at a meeting of the Board at which any corporate action is taken shall be presumed to have assented to such action unless such person's dissent or abstention shall be entered in the minutes of the meeting or unless such person shall file written dissent or abstention to such action with the person acting as the secretary of the meeting before the adjournment thereof. Such right to dissent or abstain shall not apply to a Director who voted in favor of the action.

2.12 *Conduct of Business.* At the meetings of the Board, matters pertaining to the purpose of the Corporation shall be considered in such order as the Board may from time to time determine. At all meetings of the Board, the Chair of the Board shall preside, and in the absence of the Chair, the Vice-Chair shall preside. In the absence of the Chair and Vice-Chair, the majority of Directors present and voting shall select from among the Directors in attendance a Director to preside at the meeting. The Secretary of the Corporation shall act as secretary of all meetings of the Board, but in the absence of the Secretary, the Director presiding at the meeting may appoint any person to act as secretary of the meeting.

2.13 *Executive Committee, Other Committees.* The Board may, by resolution passed by a majority of the entire Board, designate two (2) or more Directors to constitute an executive committee or other type of committee. In addition, the Board may appoint members of Corporation staff and citizens and/or employees of the City to be members of a committee, except for an Audit, Compensation or Governance Committee, which committees may only be composed of Directors.

2.14 *Power of Committees.* Except to the extent provided in the authorizing resolution for the committee and the Board-approved committee charter, a committee may not exercise the authority of the Board. Each committee so designated shall keep regular minutes of the transactions of its meetings, shall cause such minutes to be recorded in books kept for that purpose in the office of the Corporation, and shall report the same to the Board from time to time. Committees authorized to exercise the powers of the Board shall give notice of any meeting in the manner required for a meeting of the Board.

2.15 *Compensation of Directors.* Directors, as such, shall receive no salary or compensation for their services as Directors; provided, however, Directors may be reimbursed for reasonable and necessary expenses incurred in carrying out the Corporation's purposes.

2.16 *Director's Reliance on Consultant Information.* A Director shall not be liable if, while acting in good faith and with ordinary care, such person relies on information, opinions, reports or statements, including financial statements and other financial data, concerning the Corporation or another person that were prepared or presented by:

- (a) one or more other officers or employees of the Corporation;
- (b) an employee of the City; or
- (c) legal counsel, public accountants, or other persons as to matters the officer reasonably believes are within the person's professional or expert competence.

2.17 *Attorneys and Consultants.* The Board may employ attorneys, auditors, certified accountants, engineers, and such other professionals and consultants as may be required for the purposes of the Corporation from time to time; provided however the Board shall be entitled to the services of the City Attorney's office for legal services with the consent of the City's City Manager.

## **ARTICLE III**

### **Officers**

3.01 *Titles and Term of Office.* The officers of the Corporation shall be a President, one or more Vice Presidents, a Secretary, a Treasurer, and such other officers as the Board may from time to time elect or appoint. One person may hold more than one office, except the President shall not hold the office of Secretary. The initial term of the officers of the Corporation shall extend to December 31, 2021. The subsequent terms of office for each officer shall be three (3) years commencing on January 1.

All officers shall be appointed and subject to removal at any time, with or without cause, by a vote of a majority of the entire Board.

A vacancy in any office elected pursuant to this Article III shall be filled by a vote of a majority of the entire Board and shall be for the remainder of the then current term of office vacated.

3.02 *Powers and Duties of the President.* The President shall be the principal executive officer of the Corporation and, subject to the Board's approval, the President shall be in general charge of the properties and affairs of the Corporation. In furtherance of the purposes of the Corporation and subject to the limitations contained in the Certificate, the President or Vice-President may sign and execute all bonds, notes, deeds, conveyances, franchises, assignments, mortgages, notes, contracts and other obligations in the name of the Corporation. The President will be responsible for implementing all orders and resolutions of the Board, and all other powers that are not specifically reserved to the Directors or the City will be executed by the President within the general guidelines and policies of the Board and the City. The President shall have such other duties as are assigned by the Board including, but not limited to, those set forth in Article VI, below. The President shall be an ex-officio member of all Board committees except the Audit Committee, if established.

3.03 *Powers and Duties of the Vice President.* The Vice President shall have such powers and duties as may be assigned to such person by the Board or the President, including the performance of the duties of the President upon the death, absence, disability, or resignation of the President, or upon the President's inability to perform the duties of such office. Any action taken by the Vice President in the performance of the duties of the President shall be conclusive evidence of the absence or inability to act of the President at the time such action was taken.

3.04 *Treasurer.* The Treasurer shall have custody of all funds and securities of the Corporation which come into possession of the Corporation. When necessary or proper, the Treasurer (i) may endorse, on behalf of the Corporation, for collection, checks, notes and other obligations and shall deposit the same to the credit of the Corporation in such bank or banks or depositories as shall be designated in the manner prescribed by the Board; (ii) may sign all receipts and vouchers for payments made to the Corporation, either alone or jointly with such other officer as is designated by the Board; (iii) shall enter or cause to be entered regularly in the books of the Corporation to be kept by such person for that purpose full and accurate accounts of all moneys received and paid out on account of the Corporation; (iv) shall perform all acts

incident to the position of Treasurer subject to the control of the Board; including the monitoring and audit of all cash accounts whose existence must first be approved by the Board; and (v) shall, if required by the Board, give such bond for the faithful discharge of his or her duties in such form as the Board may require. The Corporation may contract with the City to provide financial services for the Corporation in deciding the performance of the duties of the Treasurer set forth in this Section 3.04.

3.05 *Secretary.* The Secretary (i) shall keep or cause to be kept the minutes of all meetings of the Board in books provided for that purpose; (ii) shall attend to the giving and serving of all notices; (iii) in furtherance of the purposes of the Corporation and subject to the limitations contained in the Certificate of Formation, may sign with the President in the name of the Corporation and/or attest the signatures thereof, all contracts, conveyances, franchises, bonds, deeds, assignments, mortgages, notes and other instruments of the Corporation; (iv) shall have charge of the Corporation's books, records, documents and instruments, except the books of account and financial records and securities of which the Treasurer shall have custody and charge, and such other books and papers as the Board may direct, all of which shall at all reasonable times be open to the inspection of any Director upon application at the office of the Corporation during business hours; and, (v) shall in general perform all duties incident to the office of Secretary subject to the control of the Board. Nothing in this Section 3.05 shall be construed as prohibiting the Board or the President from providing to the Secretary such support as may be reasonable and necessary to assist the Secretary in carrying out the duties set forth herein.

3.06. *Compensation and Staff.* Officers who are members of the City Council or City employees or who occupy a government office of emolument (as defined in Tex. Const. art. XVI §40) shall serve without compensation with respect to the performance of their duties as officers of the Corporation but are entitled to receive reimbursement for their reasonable expenses only in performing their functions in accordance with any policies that may be adopted by the Board. Administrative services for the Corporation may be performed by employees of the City, as directed by the City's City Manager, and the Corporation shall pay the costs for such services pursuant to an agreement between the Corporation and the City entered pursuant the Interlocal Cooperation Act (Chapter 791, Tex. Govt. Code).

3.07 *Officer's Reliance on Consultant Information.* In the discharge of a duty imposed or power conferred on an officer of the Corporation, the officer may in good faith and with ordinary care rely on information, opinions, reports, or statements, including financial statements and other financial data, concerning the Corporation or another person that were prepared or presented by:

- (a) one or more other officers or employees of the Corporation, including members of the Board;
- (b) legal counsel, public accountants, or other persons as to matters the officer reasonably believes are within the person's professional or expert competence; or,
- (c) an employee of the City.

## **ARTICLE IV**

### **Financial Responsibilities**

4.01 *Audit.* The Corporation shall have an annual audit prepared by an independent auditor who is duly licensed or certified as a public accountant in the State of Texas of the financial books and records of the Corporation. Notwithstanding the foregoing, the annual audit of the Corporation may be combined with or included in the annual financial audit of the City is such combination is allowed and in compliance with Generally Accepted Accounting Practices and applicable accounting standards for governmental entities.

4.02 *Capital Spending Authority:* The Board may expend funds for capital improvements in accordance with a capital improvement plan approved by the Board for the current fiscal year budget as follows:

(a) Funds from the City shall be used for the purposes of the Corporation as authorized and directed by the City and/or in accordance with applicable agreements between the Corporation and the City.

(b) Funds from other sources, such as donations, may be used at the discretion of the Board for capital purposes as long as the uses are consistent with these Bylaws and applicable agreements with the City and are not reasonably expected by the Board to increase the operation and maintenance costs of the Corporation above the limits established in Section 4.04, below, or have a capital cost greater than \$100,000.

(c) Proceeds of bonds, notes and other obligations shall be expended in accordance with the terms of the resolution authorizing the issuance of such bonds, notes or other obligations.

#### 4.03 *Issuance of Debt.*

(a) The Corporation, with the approval of the City, is authorized to issue short-term debt in the form of bonds, notes, and other obligations which by their terms mature and are payable not later than one (1) year from their initial date of issuance. Where possible, the amount and purpose of the short-term debt shall be projected by the Corporation in its annual budget to the City.

(b) The Corporation, with the approval of the City, is authorized to issue long-term debt in the form of bonds, notes, and other obligations which by their terms mature and are payable beyond one (1) year from their initial date of issuance. Long term debt may be issued to finance capital improvements and costs related thereto, and to refund or refinance any outstanding bonds, notes, or obligations issued or incurred by the Corporation, or for such other reasons as may be approved by the City.

(c) Short-term debt as defined in Subsection (a) and long-term debt as defined in Subsection (b) of this Section 4.03 may be issued only if:

(i) the issuance of said debt is approved by a majority of the entire Board; and

(ii) the issuance of said debt is approved by resolution or ordinance of the City.

(d) Any debt issuance approved by the City shall be paid from any source or sources permitted by law including the income and revenue of the Corporation.

4.04 *Increase of O&M Costs.* Except for items mandated by changes in state or federal law or regulation that could not reasonably have been anticipated prior to submission of the Corporation's annual budget to the City for review and comment, in the event any one or more items are added during a fiscal year that would increase or cause the annual operation and maintenance costs to exceed ten percent (10%) above the budgeted amount for that year, the Board must receive prior approval from the City prior to making that addition.

4.05 *Fiscal Year.* The fiscal year of the Corporation shall begin October 1 of each year.

4.06 *Annual Budget.*

(a) The Board shall prepare, or cause to be prepared, and approve a budget (the "Budget") for the fiscal year. After approval by the Board, the Budget shall be submitted to the City for approval.

(b) The Budget shall, at a minimum, include capital, operational, debt service and project-specific expenditures and corresponding revenues. The Budget shall clearly indicate the sources and purposes of revenues contributed by the City, any non-participating unit of government, or other third-parties.

(c) If the Board fails to approve the Budget, or if the Budget is not approved by the City, then the Budget for the prior fiscal year shall be deemed approved.

(d) From time to time, the Board may undertake one or more projects related to the purposes of the Corporation requiring the expenditure of funds not approved in the Annual Budget. While the Board may elect to amend the Annual Budget for one or more particular projects related to the purposes of the Corporation, such expenditures may not be undertaken in that regard unless or until an agreement with the City or a third-party unit of government is executed with the Corporation, which shall contain at least the following:

(i) the service(s) to be provided by the Corporation;

(ii) the method by which the Corporation intends to provide the service(s) (i.e., the Corporation intends to contract with a private entity to perform the service(s) itself, or some blending of the various methods);

(iii) the total cost of the project(s) to be undertaken by the Corporation; and

(iv) written agreement by the third-party unit of government to contribute an agreed-upon portion of the stated project expenditures, along with the agreed-upon portion being contributed by the City, if any.

4.07 *Line Item Flexibility.* The Board and, if authorized by the Board, the President, has the authority to shift operation and maintenance funds from one line item of the Budget to another without the approval of the City.

4.08 *Reserve Fund.* The Budget may provide for one or more reserve funds for the replacement of scheduled assets, for capital improvements and reasonable reserves for future activities, debt, establishment of a capital reserve. Any unencumbered funds remaining at the end of the fiscal year shall be converted to the Reserve Fund.

4.09 *Other Funds.* Other funds, such as unrestricted charitable donations, may be used by the Board in accordance with the approved budget or, if not anticipated in the Budget, as the Board directs, provided that the limitation set out in Section 4.04, above or a capital cost of \$100,000 is not exceeded.

4.10 *Appropriations and Grants.* The Corporation shall have the power to request and accept any appropriations, grant, contribution, donation, or other form of aid from the federal government, the State, any political subdivision, or municipality in the State, or from any other source.

4.11 *Sale or Transfer of Assets.* The Corporation may not sell, transfer or assign real property or permits of the Corporation, in whole or in part, without the approval of the Board. After approval by the Board, the proposed sale, transfer or assignment of the assets ("the Asset Transfer") must be submitted to the City for approval. The City will approve or disapprove the Asset Transfer in whole or in part. Notwithstanding the foregoing, the Board shall not be required to obtain the consent of the City to sell, convey, or transfer to a third-party personal property of the Corporation determined by the Board to be surplus and which has a depreciated unit value of less than \$1000.00 per unit.

## **ARTICLE V**

### **Indemnification of Directors and Officers**

5.01 *Right to Indemnification.* Subject to the limitations and conditions as provided in this Article V and the Certificate, each person who was or is made a party, is threatened to be made a party to, or is involved in any threatened, pending or completed action, suit or proceeding, whether civil, criminal, administrative, arbitrative or investigative (hereinafter a "proceeding"), or any appeal in such a proceeding or any inquiry or investigation that could lead to such a proceeding, by reason of the fact that he or she, or a person of whom he or she is the legal representative, is or was a Director or officer of the Corporation shall be indemnified by the Corporation to the fullest extent permitted by the Texas Nonprofit Corporation Law, as the same exists or may hereafter be amended (but, in the case of any such amendment, only to the extent that such amendment permits the Corporation to provide broader indemnification rights than said



law permitted the Corporation to provide prior to such amendment) against judgments, penalties (including excise and similar taxes and punitive damages), fines, settlement and reasonable expenses (including, without limitation, attorneys' fees) actually incurred by such person in connection with such proceeding, and indemnification under this Article V shall continue as to a person who has ceased to serve in the capacity which initially entitled such person to indemnify hereunder. The rights granted pursuant to this Article V shall be deemed contract rights, and no amendment, modification or repeal of this Article V shall have the effect of limiting or denying any such rights with respect to actions taken or proceedings arising prior to any such amendment, modification or repeal. It is expressly acknowledged that the indemnification provided in this Article V could involve indemnification for negligence or under theories of strict liability.

**5.02 *Advance Payment.*** The right to indemnification conferred in this Article V shall include the right to be paid in advance or reimbursed by the Corporation the reasonable expenses incurred by a person of the type entitled to be indemnified under Section 5.01 who was, is or is threatened to be made a named defendant or respondent in a proceeding in advance of the final disposition of the proceeding and without any determination as to the person's ultimate entitlement to indemnification; provided, however, that the payment of such expenses incurred by any such person in advance of the final disposition of a proceeding, shall be made only upon delivery to the Corporation of a written affirmation by such Director or officer of his or her good faith belief that he or she has met the standard of conduct necessary for indemnification under this Article V and a written undertaking, by or on behalf of such person, to repay all amounts so advanced if it shall ultimately be determined that such indemnified person is not entitled to be indemnified under this Article V or otherwise.

**5.03 *Indemnification of Employees and Agents.*** The Corporation, by adoption of a resolution of the Board, may indemnify and advance expenses to an employee or agent of the Corporation to the same extent and subject to the same conditions under which it may indemnify and advance expenses to Directors and officers under this Article V.

**5.04 *Appearance as a Witness.*** Notwithstanding any other provision of this Article V, the Corporation may pay or reimburse expenses incurred by a Director or officer in connection with his or her appearance as a witness or other participation in a proceeding involving the Corporation or its business at a time when he or she is not a named defendant or respondent in the proceeding.

**5.05 *Non-exclusivity of Rights.*** The right to indemnification and the advancement and payment of expenses conferred in this Article V shall not be exclusive of any other right which a Director or officer or other person indemnified pursuant to Section 5.03 of this Article V may have or hereafter acquire under any law (common or statutory), provision of the Certificate or these Bylaws, agreement or disinterested Directors or otherwise.

**5.06 *Insurance.*** The Corporation shall provide for the purchase and maintenance of insurance, at its expense, to protect itself and any person who is (or was) serving as a Director, officer, employee or agent of the Corporation or who is (or was) serving at the request of the Corporation as a Director, officer, partner, venturer, proprietor, trustee, employee, agent or similar functionary of another foreign or domestic corporation, partnership, joint venture,

proprietorship, employee benefit plan, trust or other enterprise against any expense, liability or loss, whether or not the Corporation would have the power to indemnify such person against such expense, liability or loss under this Article V.

5.07 *Notification.* Any indemnification of or advance of expenses to a Director or officer in accordance with this Article V shall be reported in writing to the members of the Board with or before the notice of the next regular meeting of the Board and, in any case, within the ninety (90) day period immediately following the date of the indemnification or advance notification.

5.08 *Savings Clause.* If this Article V or any portion hereof shall be invalidated on any ground by any court of competent jurisdiction, then the Corporation shall nevertheless indemnify and hold harmless each Director, officer or any other person indemnified pursuant to this Article V as to costs, charges and expenses (including attorneys' fees), judgments, fines and amounts paid in settlement with respect to any action, suit or proceeding, whether civil, criminal, administrative or investigative, to the full extent permitted by any applicable portion of this Article V that shall not have been invalidated and to the fullest extent permitted by applicable law.

## **ARTICLE VI**

### **Additional Duties and Authority of the President; Employees**

#### *6.01 Additional Powers and Duties of the President.*

(a) *Responsible for hiring and supervision of Employees.* The President shall be responsible for hiring and terminating the employees of the Corporation. Except to the extent provided (i) in a collective bargaining agreement to which the Corporation is a party or (ii) under applicable state or federal law or regulations, all employees hired by the President shall be terminable at-will and not be provided any term or promise of employment.

(c) *Spending Authority.* The President is authorized to approve expenditures, make purchases, and enter into contracts on behalf of the Corporation which require an expenditure not to exceed \$50,000 without Board approval as long as funds are budgeted and are available for the expenditure.

(d) *Annual Budget.* The President is responsible for the preparation of the Corporation's annual budget for consideration and approval by the Board.

6.02 *Contracting with the City.* The Corporation may contract with the City for utilization of employees of the City. The Corporation may, without compensation, use the services of employees the City with the prior written consent of the City's City Manager. The Board is authorized to employ or contract for project-specific personnel to manage or to operate a service provided by the Corporation.

## **ARTICLE VII**

### **Code of Ethics**

7.01 *Policy.* It is the policy of the Corporation that Directors and officers conduct themselves in a manner consistent with sound business and ethical practices; that the public interest always be considered in conducting corporate business; that the appearance of impropriety be avoided to ensure and maintain public confidence in the Corporation; and that the Board establish policies to control and manage the affairs of the Corporation fairly, impartially, and without discrimination.

7.02 *Purpose.* This Code of Ethics has been adopted as part of the Corporation's Bylaws for the following purposes: (i) to encourage high ethical standards in official conduct by Directors and corporate officers; and (ii) to establish guidelines for such ethical standards of conduct.

## **ARTICLE VIII**

### **Miscellaneous Provisions**

8.01 *Seal.* The seal of the Corporation shall be such as may be from time to time approved by the Board. The seal of the Corporation shall not be required to be placed on a document in order for the document to be considered a valid act or agreement of the Corporation.

8.02 *Notice and Waiver of Notice.* Whenever any notice, other than public notice of a meeting given to comply with the Open Meetings Act, is required to be given under the provisions of these Bylaws, such notice shall be deemed to be sufficient if given by depositing the same in a post office box in a sealed postpaid wrapper addressed to the person entitled thereto at his or her post office address, as it appears on the books of the Corporation, and such notice shall be deemed to have been given on the day of such mailing. If transmitted by facsimile or email, such notice shall be deemed to be delivered upon successful transmission of the facsimile or email. A Director may waive notice of any meeting. The attendance of a Director at any meeting shall constitute a waiver of notice of such meeting unless such attendance is for the purpose of objecting to the failure of notice. A waiver of notice, signed by the person or persons entitled to said notice, whether before or after the time stated therein, shall be deemed equivalent thereto.

8.03 *Gender.* References herein to the masculine gender shall also refer to the feminine in all appropriate cases and vice versa.

8.04 *Distribution of Net Income; Return of Funds.* Notwithstanding Section 431.107 of the Act entitling the City at all times to have the right to equally receive the income earned by the Corporation, any income earned by the Corporation after payment of reasonable expenses, reasonable reserves for future activities, debt, establishment of a capital reserve, and establishment of a reserve for satisfaction of other legal obligations of the Corporation shall be retained by the Corporation and applied as a credit to the charges to the City for operations of the Corporation and/or other services provided by the Corporation to the City.

8.05 *Authority Access to Records of Corporation.* Notwithstanding the provisions of the Public Information Act or any exceptions contained therein to disclosure and the rights or

limitations thereof regarding the review of records of Texas non-profit corporations, the City shall have a special right to review and obtain copies of the records of the Corporation, regardless of format, upon reasonable notice and during regular business hours of the Corporation; provided, however, such special right of access to the City shall not apply to records to which law or regulation expressly prohibit disclosure to third parties that would by definition include the City.

8.06 *Amendments.* A proposal to alter, amend or repeal these Bylaws shall be made by the affirmative vote of a majority of the entire Board at any regular meeting, or at any special meeting if notice of the proposed amendment be contained in the notice of said special meeting. However, any proposed change or amendment to these Bylaws must be approved by resolution of the City Council in order to be effective.

**Approved by the City Council of the City of Grand Prairie on March 17, 2020.**

**Approved by Board of Directors of Grand Prairie Economic Development Corporation on \_\_\_\_\_, 2020.**

**EXHIBIT A**  
**CERTIFICATE OF FORMATION**  
**OF**  
**GRAND PRAIRIE LOCAL GOVERNMENT CORPORATION**

We, the undersigned natural persons, each of whom is at least eighteen (18) years of age or more and a citizen of the State of Texas, acting as incorporators of a corporation under the provisions of Subchapter D of Chapter 431, Texas Transportation Code (the “Act”), and Chapter 394, Texas Local Government Code, do hereby adopt the following Certificate of Formation for such corporation:

**ARTICLE I**  
**Corporation Name**

The name of the corporation is **GRAND PRAIRIE LOCAL GOVERNMENT CORPORATION** (the “Corporation”).

**ARTICLE II**  
**Nature of Corporation**

The Corporation is a public non-profit corporation.

**ARTICLE III**  
**Duration of Corporation**

The period of duration of the Corporation shall be perpetual.

**ARTICLE IV**  
**Corporate Purpose and Authority**

4.01 The Corporation is organized for the purpose of aiding, assisting, and acting on behalf of the City of Grand Prairie, Texas (“the City”) in the performance of its governmental functions to promote the common good and general welfare of the City on behalf of the City, the promotion of economic development, the acquisition, development and redevelopment of real property within the City, the construction and/or operation of City facilities; and to perform such other governmental purposes of the City as may be determined from time to time by the city council of the City (the “City Council”).

4.02 The Corporation is formed pursuant to the provisions of the Act as it now or may hereafter be amended, and Chapter 394, Texas Local Government Code, which authorizes the Corporation to assist and act on behalf of the City and to engage in activities in the furtherance of the purposes for its creation.

4.03 The Corporation, with the prior written consent of the City Council or as may be provided by the Bylaws, shall have the following powers to carry out the purposes of the Corporation, by and through its Directors:

- A. employ and/or contract with persons or entities to carry out the purposes of the Corporation;
- B. issue debt or enter into and administer other contractual obligations to carry out the purposes of the Corporation;
- C. purchase, acquire, own, lease, develop, redevelop, construct, maintain and dispose of real and personal property; and
- D. contract with other political subdivisions and units of governments.

4.04 The Corporation shall have and exercise all of the rights, powers, privileges, and functions given by the general laws of Texas to non-profit corporations incorporated under the Act including, without limitation, the Texas Nonprofit Corporation Law (Tex. Bus. Org. Code, Chapters 20 and 22 and the provisions of Title I thereof to the extent applicable to non-profit corporations, as amended) or their successor.

4.05 The Corporation shall have all other powers of a like or different nature not prohibited by law which are available to non-profit corporations in Texas and which are necessary or useful to enable the Corporation to perform the purposes for which it is created, including the power to issue bonds, notes or other obligations, and otherwise exercise its borrowing power to accomplish the purposes for which it was created; provided, however, that the Corporation shall not issue any bond, certificate, note or other obligation evidenced by an instrument without the prior written consent of the City or as otherwise allowed by the Bylaws.

4.06 The Corporation is created as a local government corporation pursuant to the Act and shall be a governmental unit within the meaning of Subdivision (3), Section 101.001, Texas Civil Practice and Remedies Code. The operations of the Corporation are governmental and not proprietary functions for all purposes, including for purposes of the Texas Tort Claims Act, Section 101.001, et seq., Texas Civil Practice and Remedies Code. The Corporation shall have the power to acquire land in accordance with the Act as amended from time to time.

4.07 The Corporation is a constituted authority and a public or governmental instrumentality within the meaning of the regulations of the United States Treasury Department and the rulings of the Internal Revenue Service prescribed and promulgated pursuant to Section 103 of the Internal Revenue Code. Although the Corporation is authorized to act on behalf of one or more governmental entities as provided in this Certificate, the Corporation is not a political subdivision or political authority of the State of Texas within the meaning of the Constitution and laws of the State of Texas, including, without limitation, Article III, Section 52 of the Texas Constitution, and no agreement, bond, debt, or obligation of the Corporation shall be deemed to be the agreement, bond, debt, or obligation, or the lending of credit, or a grant of public money or thing of value, of or by the City or any other political subdivision or authority or agency of the

State of Texas, or a pledge of the faith and credit of any of them. No action of the Corporation shall be an action of the City or its agents or employees, and neither this Certificate nor any action by the Board or the City Council shall create a joint enterprise.

4.08 References herein to the consent or written consent of the City shall refer to an ordinance, resolution order, or motion approved by the City Council.

## **ARTICLE V**

### **No Members or Shareholders**

The Corporation shall have no members and shall have no stock.

## **ARTICLE VI**

### **Board of Directors**

6.01 All powers of the Corporation shall be vested in a Board of Directors consisting of four (4) members (the “Board”) appointed by the City Council subject to the oversight of the City and as otherwise provided in the Bylaws. The Board shall independently manage and operate the business of the Corporation in accordance with all applicable laws and documents, including this Certificate, the Bylaws, and such other documents agreed to by the City and as the same may be amended from time to time.

6.02 The initial directors of the Corporation (“Director” or “Directors”) shall be those persons named in Article VIII, below. With respect to the initial Board, the terms of the initial Directors shall commence on the date the Secretary of State has issued the certificate of incorporation for the Corporation. Subsequent Directors shall be appointed to the Board for a term of three (3) years as prescribed herein. Except as set forth in this Certificate or the Bylaws, any Director may be removed from office at any time, with or without cause, by the City Council.

6.03 The number of Directors shall be four (4), the majority of whom shall at all times during the term of office be residents of the City of Grand Prairie, Texas.

6.04 Except as set forth in Section 6.02 above, Directors shall serve a term of office of three (3) years, provided however no person shall serve more than two (2) consecutive three-year terms as a Director, nor more than six (6) consecutive years as a Director unless the City Council by a three-fourths vote of all councilmembers shall waive this limitation for a specific appointment.

6.05 Vacancies on the Board that occur before the end of a Director’s term shall be filled in the same manner as appointments made pursuant to this Article.

6.06 The Directors may be removed at any time, with or without cause, by the City Council.

6.07 All other matters pertaining to the internal affairs of the Corporation shall be governed by the Bylaws of the Corporation (“the Bylaws”) as adopted by the Board and ratified by the City Council, so long as such Bylaws are not inconsistent with this Certificate of Formation or the laws of the State of Texas.

**ARTICLE VII**  
**Registered Office and Agent**

The street address of the initial registered office of the Corporation is 300 W. Main Street, Grand Prairie, Texas 75050, and the name of its initial registered agent at such address is Megan Mahan.

**ARTICLE VIII**  
**Initial Directors**

The names, addresses, and terms of office of the four (4) initial Directors are:

<b>NAME</b>	<b>ADDRESS</b>	<b>TERM EXPIRES</b>
Terry Jones	3609 Pimlico Drive Arlington, Texas 76017	July 31, 2022
Steven Cherry	516 Cooper St. Grand Prairie, Texas 75052	July 31, 2022
Susan Sanders	6972 Sea Harbor Dr. Grand Prairie, TX 75054	July 31, 2022
Amy Sprinkles	4357 Carolina St Grand Prairie Texas 75052	July 31, 2022

**ARTICLE IX**  
**Incorporators**

The name and street addresses of the incorporators, each of whom resides within the City forming the Corporation are:

<b>NAME</b>	<b>ADDRESS</b>
Tom Hart	4245 Matthew Road, Grand Prairie 75052
Ron Jensen	4349 Matthew Road, Grand Prairie 75052
Steve Dye	2504 Lakewood, Grand Prairie 75054

**ARTICLE X**  
**Approval of Certificate of Formation by the Authority**

Resolution No. \_\_\_\_\_ approving the form and substance of this Certificate of Formation was adopted by the City Council of the City of Grand Prairie on March 17, 2020.



## **ARTICLE XI**

### **Director Liability**

No Director shall be liable to the Corporation for monetary damages for an act or omission in the Director's capacity as a Director, except for liability (i) for acts or omissions not in good faith or which involve intentional misconduct or a knowing violation of law, (ii) for any transaction from which the Director received an improper benefit, whether or not the benefit resulted from an act taken within the scope of the Director's office, or (iii) for acts or omissions for which the liability of a Director is expressly provided by statute. Any repeal or amendment of this Article by the Directors shall be prospective only and shall not adversely affect any limitation on the personal liability of a Director existing at the time of such repeal or amendment. In addition to the circumstances in which a Director is not personally liable as set forth in the preceding sentences, a Director shall not be liable to the fullest extent permitted by any amendment to the Texas statutes hereafter enacted that further limits the liability of a Director.

## **ARTICLE XII**

### **Limits on Use of Corporate Assets; Income of Corporation**

12.01 In accordance with the provisions of Section 501(c)(3) of the Internal Revenue Code (the "Code"), and regardless of any other provisions of this Certificate of Formation or the laws of the State of Texas, the Corporation shall not:

- A. permit any part of the net earnings of the Corporation to inure to the benefit of any private individual (except that reasonable compensation may be paid for personal services rendered to or for the Corporation in effecting one or more of its purposes);
- B. devote more than an insubstantial part of its activities to attempting to influence legislation by propaganda or otherwise;
- C. participate in, or intervene in (including the publication or distribution of statements), any political campaign on behalf of any candidate for public office; and
- D. attempt to influence the outcome of any election for public office or to carry on, directly or indirectly, any voter registration drives.

No part of the Corporation's income shall inure to the benefit of any private interests.

12.02 Notwithstanding Section 431.107 of the Act entitling the City to have the right to receive the income earned by the Corporation, any income earned by the Corporation after payment of reasonable expenses, reasonable reserves for future activities, debt, establishment of a capital reserve, and establishment of a reserve for other legal obligations of the Corporation, shall be retained by the Corporation and applied as a credit to the charges to the City or distributed to the City and in a manner to be determined by the Board in accordance with the provisions of the Bylaws of the Corporation.

### **ARTICLE XIII**

#### **Corporation as Private Foundation**

If the Corporation is a private foundation within the meaning of Section 509(a) of the Code, the Corporation: (a) shall distribute its income for each taxable year at such time and in such manner as not to become subject to the tax on undistributed income imposed by Section 4942 of the Code; (b) shall not engage in any act of self-dealing as defined in Section 4941(d) of the Code; (c) shall not retain any excess business holdings as defined in Section 4943(c) of the Code; (d) shall not make any investments in such manner as to subject it to tax under Section 4944 of the Code; and (e) shall not make any taxable expenditures as defined in Section 4945(d) of the Code.

### **ARTICLE XIV**

#### **Dissolution**

14.01 If the Board determines by resolution that the purposes for which the Corporation was formed have been substantially met and all bonds or notes issued by, and all obligations incurred by, the Corporation or on behalf of the Corporation have been fully paid, the Board shall execute a certificate of dissolution which states those facts and declares the Corporation dissolved in accordance with the requirements of Section 394.026 of Texas Local Government Code, or with applicable law then in existence.

14.02 Subject to any restrictions contained in applicable state law, if the City considers and approves a concurrent resolution directing the Board to proceed with the dissolution of the Corporation, the Board shall promptly proceed with the dissolution of the Corporation. The failure of the Board to promptly proceed with the dissolution of the Corporation in accordance with this Section 14.02 shall be deemed a cause for the removal from office of any or all of the Directors as permitted by Article VI of this Certificate of Formation.

14.03 Upon the dissolution of the Corporation the assets of the Corporation shall be distributed to the City.

### **ARTICLE XV**

#### **Indemnification of Directors and Officers**

15.01 *Right to Indemnification.* Subject to the limitations and conditions as provided in this Article XV and the Bylaws of the Corporation, each person who was or is made a party or is threatened to be made a party to or is involved in any threatened, pending or completed action, suit or proceeding, whether civil, criminal, administrative, arbitrative or investigative (hereinafter a “proceeding”), or any appeal in such a proceeding or any inquiry or investigation that could lead to such a proceeding, by reason of the fact that he or she, or a person for whom he or she is the legal representative, is or was a Director or officer of the Corporation shall be indemnified by the Corporation to the fullest extent permitted by the Texas Nonprofit Corporation Law, as the same exists or may hereafter be amended (but, in the case of any such amendment, only to the extent that such amendment permits the Corporation to provide broader indemnification rights than said law permitted the Corporation to provide prior to such amendment) against judgments,

penalties (including excise and similar taxes and punitive damages), fines, settlements and reasonable expenses (including, without limitation, attorneys' fees) actually incurred by such person in connection with such proceeding, and indemnification under this Article XV shall continue as to a person who has ceased to serve in the capacity which initially entitled such person to indemnity hereunder. The rights granted pursuant to this Article XV shall be deemed contract rights, and no amendment, modification or repeal of this Article XV shall have the effect of limiting or denying any such rights with respect to action taken or proceedings arising prior to any such amendment, modification or repeal. It is expressly acknowledged that the indemnification provided in this Article XV could involve indemnification for negligence or under theories of strict liability.

**15.02 *Advance Payment.*** The right to indemnification conferred in this Article XV shall include the right to be paid in advance or reimbursed by the Corporation the reasonable expenses incurred by a person of the type entitled to be indemnified under Section 15.01 who was, is or is threatened to be made a named defendant or respondent in a proceeding in advance of the final disposition of the proceeding and without any determination as to the person's ultimate entitlement to indemnification, provided; however, that the payment of such expenses incurred by any such person in advance of the final disposition of a proceeding, shall be made only upon delivery to the Corporation of a written affirmation by such Director or officer of his or her good faith belief that he or she has met the standard of conduct necessary for indemnification under this Article XV and a written undertaking, by or on behalf of such person, to repay all amounts so advanced if it shall ultimately be determined that such indemnified person is not entitled to be indemnified under this Article XV or otherwise.

**15.03 *Indemnification of Employees and Agents.*** The Corporation, by adoption of a resolution of the Board, may indemnify and advance expenses to an employee or agent of the Corporation to the same extent and subject to the same conditions under which it may indemnify and advance expenses to Directors and officers under this Article XV, and the Corporation may indemnify and advance expenses to persons who are not or were not Directors, officers, employees or agents of the Corporation against any liability asserted against him or her and incurred by him or her in such a capacity or arising out of his or her status of such a person to the same extent that it may indemnify and advance expenses to Directors under this Article XV.

**15.04 *Appearance as a Witness.*** Notwithstanding any other provision of this Article XV, the Corporation may pay or reimburse expenses incurred by a Director or officer in connection with his or her appearance as a witness or other participation in a proceeding involving the Corporation or its business at a time when he or she is not a named defendant or respondent in the proceeding.

**15.05 *Non-exclusivity of Rights.*** The right to indemnification and the advancement and payment of expenses conferred in this Article XV shall not be exclusive of any other right which a Director or officer or other person indemnified pursuant to Section 15.03, above, may have or hereafter acquire under any law (common or statutory), provision of this Certificate of Formation or the Bylaws of the Corporation, agreement, or vote of disinterested Directors or otherwise.

15.06 *Insurance.* The Corporation may purchase and maintain insurance, at its expense to protect itself and any person who is or was serving as a Director, officer, employee or agent of the Corporation or is or was serving at the request of the Corporation as a Director, officer, partner, venture, proprietor, trustee, employee, agent or similar functionary of another foreign or domestic corporation, partnership, joint venture, proprietorship, employee benefit plan, trust or other enterprise against any expense, liability or loss, whether the Corporation would have the power to indemnify such person against such expense, liability or loss under this Article XV.

15.07 *Notification.* Any indemnification of or advance of expenses to a Director or officer in accordance with this Article XV shall be reported in writing to the members of the Board with or before the notice of the next regular meeting of the Board and, in any case, within the 12-month period immediately following the date of the indemnification or advance.

15.08 *Savings Clause.* If this Article XV or any portion hereof shall be invalidated on any ground by any court of competent jurisdiction, then the Corporation shall nevertheless indemnify and hold harmless each Director, officer or any other person indemnified pursuant to this Article XV as to costs, charges and expenses (including attorneys' fees), judgments, fines and in amounts paid in settlement with respect to any action, suit or proceeding, whether civil, criminal, administrative or investigative, to the full extent permitted by any applicable portion of this Article XV that shall not have been invalidated and to the fullest extent permitted by applicable law.

## **ARTICLE XVI**

### **Amendments**

This Certificate of Formation may not be changed or amended unless approved in writing by the City Council.

**IN WITNESS WHEREOF**, we have hereunto set our hands on the dates indicated below.

*(Incorporator Signatures on Following Pages)*

*Signatures and Verification of Incorporators*

\_\_\_\_\_  
Tom Hart

\_\_\_\_\_  
Ron Jensen

\_\_\_\_\_  
Steve Dye

**STATE OF TEXAS**           §  
                                      §  
**COUNTY OF DALLAS**    §

Before me, a notary public, on this \_\_\_\_\_ day of \_\_\_\_\_, 2020, appeared Tom Hart, Ron Jensen and Steve Dye, known to me to be the persons whose names are subscribed to the foregoing document and, being by me first duly sworn, declared that the statements therein contained are true and correct.

\_\_\_\_\_  
Notary Public, State of Texas



## Legislation Details (With Text)

<b>File #:</b>	20-9846	<b>Version:</b>	1	<b>Name:</b>	S190602A – Site Plan Amendment-Raising Cane's at 3158 S Hwy 161
<b>Type:</b>	Agenda Item	<b>Status:</b>			Public Hearing Consent Agenda
<b>File created:</b>	2/28/2020	<b>In control:</b>			Planning and Zoning Commission
<b>On agenda:</b>	3/17/2020	<b>Final action:</b>			
<b>Title:</b>	S190602A - Site Plan Amendment - Raising Cane's at 3158 S Hwy 161 (Commissioner Hedin/City Council District 2). Site Plan Amendment for Raising Cane's at 3158 S Highway 161. Epic West Towne Crossing Phase II, Lot 1B, Block B, City of Grand Prairie, Dallas County, Texas, zoned PD-364, within the SH-161 Corridor Overlay District, and addressed as 3158 S Highway 161. (On March 9, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 7-0).				

### Sponsors:

### Indexes:

### Code sections:

**Attachments:** [Exhibit A - Location Map.pdf](#)  
[Exhibit B - Site Plan Comparison.pdf](#)  
[PZ Draft Minutes 03-09-2020.pdf](#)

Date	Ver.	Action By	Action	Result
3/9/2020	1	Planning and Zoning Commission		

### From

Chris Hartmann

### Title

S190602A - Site Plan Amendment - Raising Cane's at 3158 S Hwy 161 (Commissioner Hedin/City Council District 2). Site Plan Amendment for Raising Cane's at 3158 S Highway 161. Epic West Towne Crossing Phase II, Lot 1B, Block B, City of Grand Prairie, Dallas County, Texas, zoned PD-364, within the SH-161 Corridor Overlay District, and addressed as 3158 S Highway 161. (On March 9, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 7-0).

### Presenter

Savannah Ware, AICP, Senior Planner

### Recommended Action

Approve

### Analysis

### SUMMARY:

Site Plan Amendment for Raising Cane's at 3158 S Highway 161. Epic West Towne Crossing Phase II, Lot 1B, Block B, City of Grand Prairie, Dallas County, Texas, zoned PD-364, within the SH-161 Corridor Overlay District, and addressed as 3158 S Highway 161.

### PURPOSE OF REQUEST:

The purpose of the request is to amend an approved Site Plan and request a variance to the required 30 ft. landscape buffer along Mayfield Rd. City Council approved the Specific Use Permit/Site Plan on July 16, 2019. The building is constructed and will be completed in the next month.

Between the time of Site Plan approval and the beginning of construction, the survey benchmark was accidentally moved. As a result, the building is situated about five feet off of what City Council approved. The new location shifts the drive and parking spaces toward Mayfield Road which encroaches the required landscape buffer.

### **EXCEPTIONS OR APPEALS:**

1. 30 Ft. Landscape Buffer: A variance to the required landscape buffer along Mayfield Road to allow parking spaces to encroach the buffer.

### **RECOMMENDATION:**

On March 9, 2020 the Planning and Zoning Commission recommended approval of this request by a vote of 7-0.

Staff and the applicant considered decreasing the width of the drive and depth of parking spaces to avoid the variance request. While the drive and parking spaces would still meet City standards, the applicant is concerned that the decreased size would create circulation issues.

Staff does not believe that the decreased landscape buffer will be noticeable from Mayfield Road and does not object to this request.



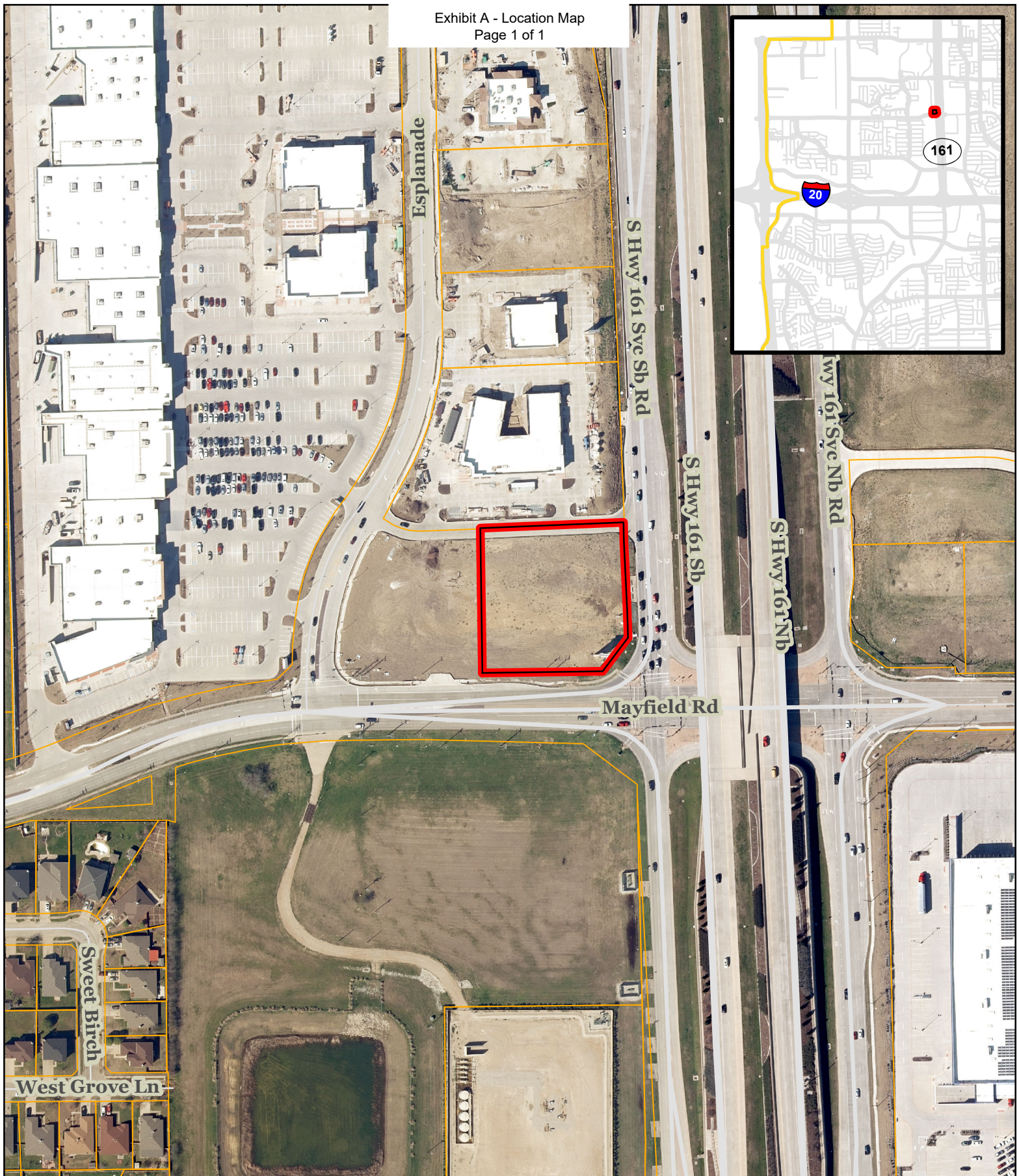
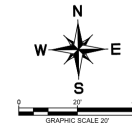
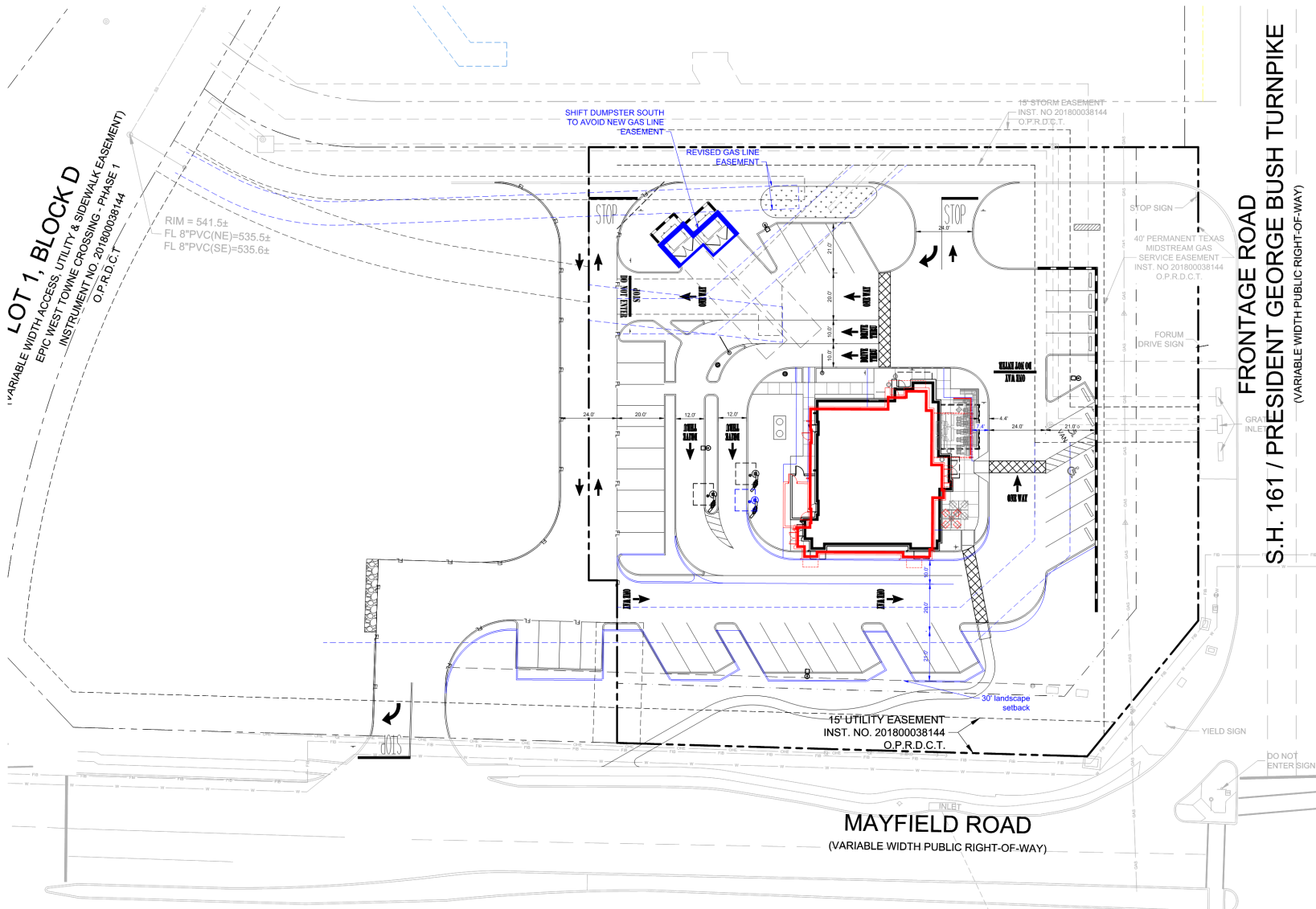




Exhibit B - Site Plan Comparison  
Page 1 of 1



RC 493 - SITE PLAN  
S.H. 161 & MAYFIELD  
GRAND PRAIRIE, TX  
DATE: 2/20/2020

**Kimley»Horn**  
13455 Noel Road  
Suite 700  
Dallas, Texas 75240  
972-770-1300  
State of Texas Registration No. F-928



**REGULAR PLANNING AND ZONING COMMISSION  
MEETING MINUTES  
MARCH 9, 2020**

COMMISSIONERS PRESENT: Chairperson Josh Spare, Vice-Chairperson Shawn Connor, Secretary Max Coleman, and Commissioners, Eric Hedin, Cheryl Smith, Warren Landrum, Julia Perez.

COMMISSIONERS ABSENT: Clayton Fisher and Bill Moser

CITY STAFF PRESENT: Deputy City Manager Bill Crolley, David Jones, Chief City Planner, Savannah Ware, Senior Planner, Nyliah Acosta, Planner, Jonathan Tooley, Planning Tech, Mark Dempsey, Deputy City Attorney, Brett Huntsman, Transportation Planner, and Chris Hartmann, Executive Assistant.

Chairperson Josh Spare called the meeting to order in the Council Chambers in the City Hall Building at 6:30 p.m. Commissioner Hedin gave the invocation, chairperson Spare 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 February 24, 2020.

PUBLIC HEARING CONSENT AGENDA: Item #2 – P200301 - Final Plat - Cedar Ridge Estates (Commissioner Spare/City Council District 6). Final Plat for Cedar Ridge Estates, a 52-lot single-family subdivision on 14.747 acres. Tracts 3B1A, 3B2, 3D, 3E, and 3F, Caroline M. Adams Survey, Abstract No. 38, City of Grand Prairie, Tarrant County, Texas, zoned PD-370, within the Lake Ridge Corridor Overlay District, generally located at the northwest corner of Day Miar Rd and E Seeton Rd, and addressed as 1221 N Day Miar Rd, 1227 N Day Miar Rd, and 1231 S Day Miar Rd. the consultant is Kylon Wilson, Stantec and the owner is John Arnold, Cedar Ridge SF, LTD.

Item #3-RP200302 - Replat - Epic West Towne Crossing Phase 1, Lots 7R1, 7R2, and 8R, Block B (Commissioner Hedin/City Council District 2). Replat of Lots 7 and 8, Block B of Epic West Towne Crossing Phase 1 to add a utility easement and create two lots out of Lot 7. Epic West Towne Crossing Phase 1, Lots 7 and 8, Block B, City of Grand Prairie, Dallas County, Texas, zoned PD-364, within the SH-161 Corridor Overlay District, and addressed as 3110 S HWY 161. The consultant is William Winkelmann, Winkelmann & Associates and the owner is Mark Davis, Epic West Towne Crossing LP.

Item #4-S190602A – Site Plan Amendment - Raising Cane's at 3158 S Hwy 161 (Commissioner Hedin/City Council District 2). Site Plan Amendment for Raising Cane's at 3158 S Highway 161. Epic West Towne Crossing Phase II, Lot 1B, Block B, City of Grand Prairie, Dallas County, Texas, zoned PD-364, within the SH-161 Corridor Overlay District, and addressed as 3158 S Highway 161.

Motion was made to approve the minutes of January 6, 2020, approve public hearing consent agenda items P200301, RP200302, and S190602A.

Motion: Connor

Second: Coleman

Ayes: Coleman, Connor, Hedin, Landrum, Perez, Smith, Spare

Nays: None

**Approved: 7-0**

Motion: **carried.**



## Legislation Details (With Text)

<b>File #:</b>	20-9849	<b>Version:</b>	1	<b>Name:</b>	S200302 - Site Plan - Prairie Gate Phase 2
<b>Type:</b>	Agenda Item	<b>Status:</b>		<b>Status:</b>	Public Hearing Consent Agenda
<b>File created:</b>	2/28/2020	<b>In control:</b>		<b>In control:</b>	Planning and Zoning Commission
<b>On agenda:</b>	3/17/2020	<b>Final action:</b>		<b>Final action:</b>	
<b>Title:</b>	S200302 - Site Plan - Prairie Gate Phase 2 and Aerofirma Office at I-20 and Westcliff Rd. (Commissioner Hedin/City Council District 2). Site Plan for Prairie Gate Phase 2, a three-story multi-family development and a 7,935 square foot office building. 10.45 acres out of the Thomas J Tone Survey, Abstract No. 1460, City of Grand Prairie, Dallas County, Texas, zoned PD-19, in the IH-20 Corridor Overlay, west of Westcliff Rd., north the IH-20 Service Road and south of Fish Creek Rd. The applicant is Chase Debaun, Aerofirma Corporation and the owner is Isibelle DeBaun, David Nicklas Foundation. (On March 9, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 7-0).				

### Sponsors:

### Indexes:

### Code sections:

**Attachments:** [Exhibit A - Location Map](#)  
[Exhibit B1 - Multi-Family Site Plan](#)  
[Exhibit B2 - Office Site Plan](#)  
[Exhibit C1 - Multi-Family Elevations](#)  
[Exhibit C2 - Office Elevations](#)  
[Exhibit D1 - Multi-Family Landscape Plan.pdf](#)  
[Exhibit D2 - Office Landscape Plan](#)  
[PZ Draft Minutes 03-09-2020.pdf](#)

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

### From

Chris Hartmann

### Title

S200302 - Site Plan - Prairie Gate Phase 2 and Aerofirma Office at I-20 and Westcliff Rd. (Commissioner Hedin/City Council District 2). Site Plan for Prairie Gate Phase 2, a three-story multi-family development and a 7,935 square foot office building. 10.45 acres out of the Thomas J Tone Survey, Abstract No. 1460, City of Grand Prairie, Dallas County, Texas, zoned PD-19, in the IH-20 Corridor Overlay, west of Westcliff Rd., north the IH-20 Service Road and south of Fish Creek Rd. The applicant is Chase Debaun, Aerofirma Corporation and the owner is Isibelle DeBaun, David Nicklas Foundation. (On March 9, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 7-0).

### Presenter

Savannah Ware, AICP, Senior Planner

### Recommended Action

Approve

## Analysis

### **SUMMARY:**

Site Plan for Prairie Gate Phase 2, a three-story multi-family development and a 7,935 square foot office building. 10.45 acres out of the Thomas J Tone Survey, Abstract No. 1460, City of Grand Prairie, Dallas County, Texas, zoned PD-19, in the IH-20 Corridor Overlay, west of Westcliff Rd., north the IH-20 Service Road and south of Fish Creek Rd.

### **PURPOSE OF REQUEST:**

The applicant intends to construct a three-story, 205-unit multi-family complex on approximately 8.5 acres and an 8,000 square foot office building with two metal storage buildings on approximately 2 acres. Any multi-family development as well as any 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 zoned PD-19 and is within the ID-20 Overlay District.

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

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-305	Single-Family Residential
South	PD-23	IH-20; Church
West	PD-20	Fish Creek Forest Preserve
East	PD-18	Former Fun City; Single-Family Reside

### **HISTORY:**

- S170606, 2017: City Council approved Prairie Gate Apartments, Phase 1 consisting of 264 units.

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

There are two proposed uses on the property, multi-family residential and general office with accessory indoor storage. The multi-family will have access from Fish Creek Road and also from Phase 1. The offices will have access from Westcliff Road. No access is allowed from the IH-20 Frontage Road. While the primary uses are allowed within PD-19, the applicant is requesting several variances from the requirements of the *Unified Development Code*.

### **ZONING REQUIREMENTS:**

#### *Density and Dimensional Requirements*

The property is subject to density and dimensional requirements in Article 6 of the Unified Development Code (UDC). The following table summarizes these requirements. The proposal meets the density and dimensional requirements.

**Table 2a: Site Data Summary (Multi-Family)**

Standard	Required MF-3	Provided	Meets
Min. Lot Area (Sq. Ft.)	12,000	387,390	Yes

Min. Lot Width (Ft.)	100	833	Yes
Min. Lot Depth (Ft.)	120	400	Yes
Front Setback (Ft.)	30	80	Yes
Rear Setback (Ft.)	45+1 over 30 in ht.	70	Yes
Max. Height (Ft.)	60	40	Yes
Parking (1.25 per 1 bed + 310 (150 + 160)		350	Yes
Garage Parking/Covered P93 (30%) / 62 (20%)		85 (27%) / 131 (42%)	No/Yes

**Table 2b: Site Data Summary (Office)**

Standard	Required GR	Provided	Meets
Min. Lot Area (Sq. Ft.)	5,000	52,000	Yes
Min. Lot Width (Ft.)	50	358	Yes
Min. Lot Depth (Ft.)	100	223	Yes
Front Setback (Ft.)	25	100	Yes
Rear Setback (Ft.)	20	20	Yes
Max. Height (Ft.)	25	20	Yes
Parking (Office 1 per 325 25		30	No

### *Landscape and Screening*

The property is subject to landscape and screening requirements in Article 8 and Appendix F of the UDC. The table below summarizes these requirements. The proposal meets or exceeds the landscape and screening requirements with the exception of parking lot trees.

**Table 3a: Landscape & Screening Requirements (Multi-Family)**

Standard	Required	Provided	Meets
Landscape Area (Sq. Ft.)	58,190	99,086	Yes
Site Trees	117	117	Yes
Street Trees	41	41	Yes
Parking Lot Trees	14	14	Yes
Shrubs	1,164	1,164	Yes
Dumpster Enclosure	Masonry Enclosure	Masonry Enclosure	Yes

**Table 3b: Landscape & Screening Requirements (Office)**

Standard	Required	Provided	Meets
Landscape Area (Sq. Ft.)	10,872	26,459	Yes
Site Trees	21	39	Yes
Street Trees	16	16	Yes
Parking Lot Trees	3	3	Yes
Shrubs	218	218	Yes
Dumpster Enclosure	Masonry Enclosure	Masonry Enclosure	Yes

### *Building Design*

The building is primarily clad in cement fiber and stucco siding with stone and metal panel accents. The following tables address Appendix F building requirements:

**Table 4a: Material Percentages (Multi-Family)**

Facade	Percentage
--------	------------

North  
South  
West  
East

---

**Table 4b: Amenities (Multi-Family)**

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**Environmentally-Friendly (Tier 1)**

High-Efficiency Windows  
Native Drought-Resistant Plants  
Smart Technology

**Environmentally-Friendly (Tier 2)**

Walking Trail

**Environmentally-Friendly (Tier 3)**

LED Lighting  
Outdoor Recreation Features  
Dog Park

**High-Quality Features (Tier 1)**

Granite Countertops  
Upgraded Flooring  
Upgraded Cabinetry

**High-Quality Features (Tier 2)**

Upgraded Light Fixtures  
Full-Size Appliances  
Walk-in Closets

**Technology**

USB ports in all units  
App-Enabled Functionality  
App-Enabled Communication  
WiFi in Common Areas

---

**Table 5a: Windows Percentages (min. 50% length)**

---

Facade	Windows
North	162/686 (24%)
South	90/686 (13%)
West	114/690 (17%)
East (Primary)	121/838 (14%)
Total	487/2,900 (17%)

---

**Table 5b: Covered Walkways (min. 25%)**

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Facade	Covered Walkways
North	0
South	0
West	0
East	0

---

**Table 6a: Site Design Menu Items (min. 2 required)**

---

None provided

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**Table 6b: Building Menu Items (min. 6 required)**

---

Stone Accent (17%)  
Color Contrast  
Articulated Public Entrance  
Articulation Elements  
Enhanced Windows

---

**Table 6c: Sustainability Menu Items (min. 2 required)**

---

Native and Drought-Tolerant Species  
Wi-Fi (.5)  
Pollinator Friendly Flowers (.5)

**VARIANCES:**

1. Metal Buildings: The applicant proposes to construct two 16 foot tall metal storage buildings measuring approximately 2,400 square feet and 900 square feet.
2. Gravel Surface: All surfaces on which vehicles are to be driven are required to have concrete paving. The applicant requests a gravel surface for the yard in front of the storage buildings.
3. Windows Percentages: Appendix F requires windows along 50% of the total building length. Windows are shown along 17% of the length of the building. Windows are required equaling 30% of street facing façades. Only the east facade is street facing and shows windows on 14% of the overall square footage.
4. Covered Walkways: The applicant is not providing covered walkways along the sides of the office building.
5. Excess Parking Spaces: The applicant requests to exceed the required parking by 5 spaces for the office building.

**RECOMMENDATION:**

On March 9, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 7-0.

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

- Pave all access drives per city specifications;
- Provide masonry on all building facades that are visible from IH-20 mainlanes or frontage road or screen with vegetation that metal facades are not visible.



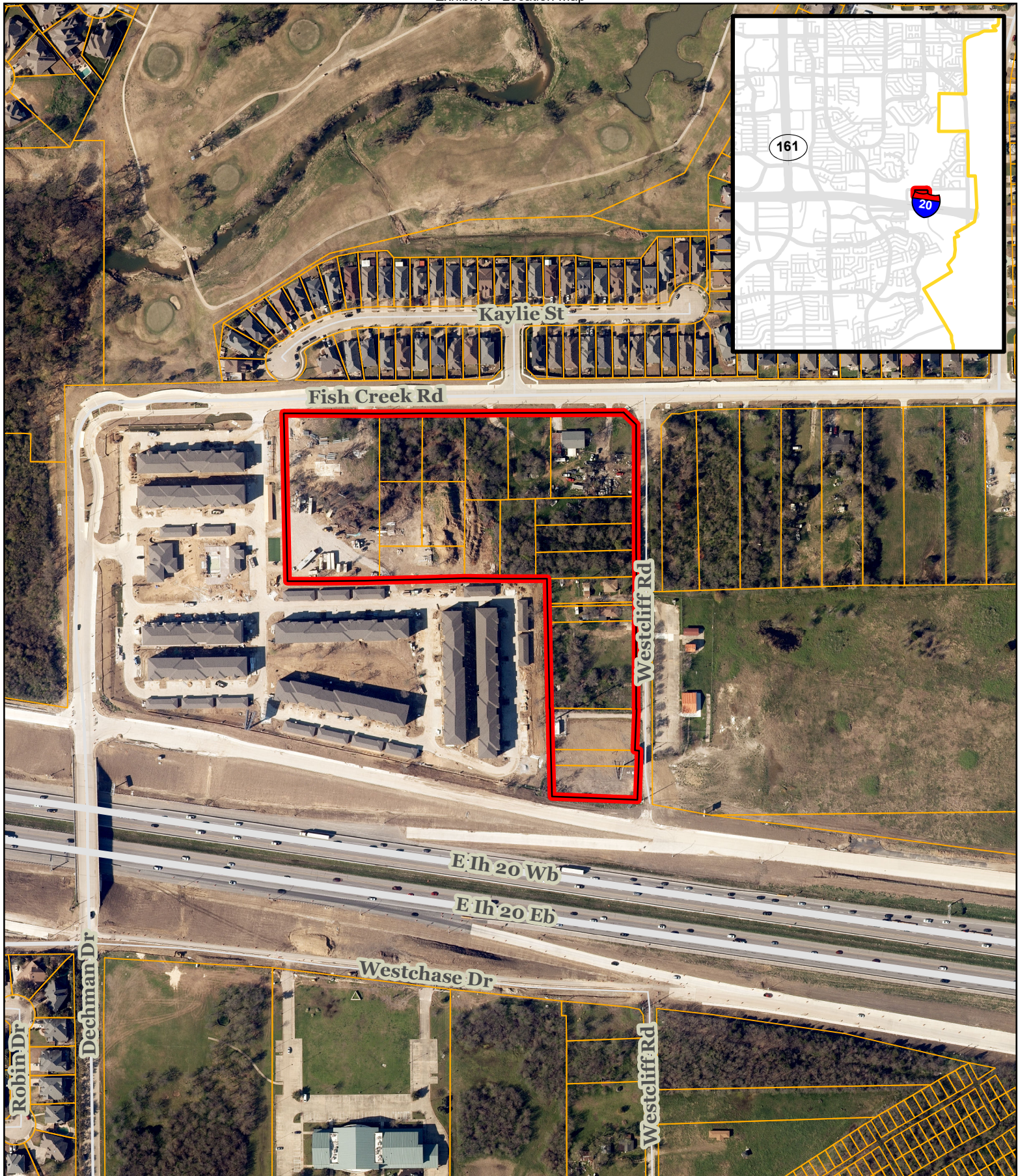
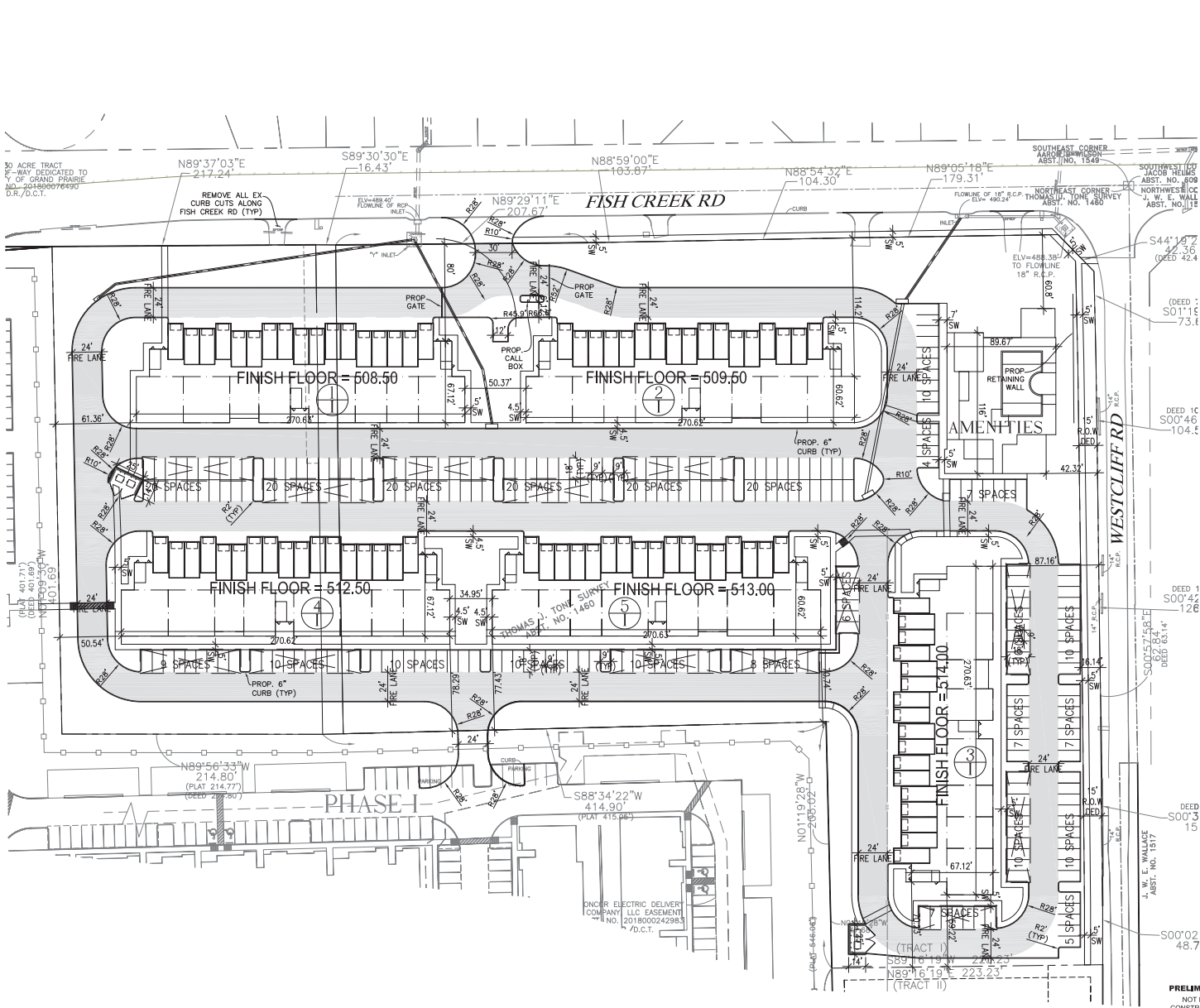




Exhibit B1 - Multi-Family Site Plan



**LEGEND**

- FIRELANE
- EXPANSION JOINT

**BENCHMARKS:**  
18. CITY OF GRAND PRAIRIE GPS MONUMENT #18 AT THE SOUTHEAST CORNER OF THE INTERSECTION OF VINEYARD ROAD AND THE EASTBOUND FRONTAGE ROAD OF I.H. 20.  
N = 6,931,829.79, E = 2,423,791.52 (GRID).  
ELEVATION = 520.49'.

19. CITY OF GRAND PRAIRIE GPS MONUMENT #19 FROM THE INTERSECTION OF F.M. 1382 AND THE SOUTH CONNECTOR ROAD OF I.H. 20. GO WEST ALONG THE SOUTH R.O.W. LINE FOR I.H. 20 0.3 MILES TO THE STATION.  
N = 6,930,915.41, E = 2,433,070.21 (GRID).  
ELEVATION = 508.63'.

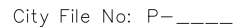
**SITE PLAN /  
DIMENSION CONTROL  
PLAN**  
**PRAIRIE GATE  
COMMUNITY PHASE II**  
**CASE NO. S200302**  
**LOT 1, BLOCK A**  
**GRAND PRAIRIE, DALLAS COUNTY,  
TEXAS**

**CIVIL POINT  
ENGINEERS**  
9101 LBJ FREEWAY, STE 300  
DALLAS, TX 75243  
972-354-1100 (KRM/cj)  
1-866-682-8129 (Toll Free)  
TYPE Form #: 9723

DESIGN	DRAWN	DATE	SCALE	FILE	NO.
JHB	KMK	2-21-20	1" = 40'	CIVIL	<b>5</b>

**PRELIMINARY  
NOT FOR  
CONSTRUCTION**  
**JOHN H BEZNER**  
PE # 98489

## City File No: P- \_\_\_\_\_



B&B Products, International Sales				
All sales are in U.S. dollars. All quantities are in thousands.				
All quantities are in thousands of units.				
	Imports	Export	Domestic	U.S.
	Quantity	Quantity	Quantity	Price
1. Total Sales	1000	1000	1000	1000
2. Domestic Sales	1000	1000	1000	1000
3. Export Sales	1000	1000	1000	1000
4. Imports	1000	1000	1000	1000
5. Total Sales	1000	1000	1000	1000
6. Domestic Sales	1000	1000	1000	1000
7. Export Sales	1000	1000	1000	1000
8. Imports	1000	1000	1000	1000
9. Total Sales	1000	1000	1000	1000
10. Domestic Sales	1000	1000	1000	1000
11. Export Sales	1000	1000	1000	1000
12. Imports	1000	1000	1000	1000
13. Total Sales	1000	1000	1000	1000
14. Domestic Sales	1000	1000	1000	1000
15. Export Sales	1000	1000	1000	1000
16. Imports	1000	1000	1000	1000
17. Total Sales	1000	1000	1000	1000
18. Domestic Sales	1000	1000	1000	1000
19. Export Sales	1000	1000	1000	1000
20. Imports	1000	1000	1000	1000
21. Total Sales	1000	1000	1000	1000
22. Domestic Sales	1000	1000	1000	1000
23. Export Sales	1000	1000	1000	1000
24. Imports	1000	1000	1000	1000
25. Total Sales	1000	1000	1000	1000
26. Domestic Sales	1000	1000	1000	1000
27. Export Sales	1000	1000	1000	1000
28. Imports	1000	1000	1000	1000
29. Total Sales	1000	1000	1000	1000
30. Domestic Sales	1000	1000	1000	1000
31. Export Sales	1000	1000	1000	1000
32. Imports	1000	1000	1000	1000
33. Total Sales	1000	1000	1000	1000
34. Domestic Sales	1000	1000	1000	1000
35. Export Sales	1000	1000	1000	1000
36. Imports	1000	1000	1000	1000
37. Total Sales	1000	1000	1000	1000
38. Domestic Sales	1000	1000	1000	1000
39. Export Sales	1000	1000	1000	1000
40. Imports	1000	1000	1000	1000
41. Total Sales	1000	1000	1000	1000
42. Domestic Sales	1000	1000	1000	1000
43. Export Sales	1000	1000	1000	1000
44. Imports	1000	1000	1000	1000
45. Total Sales	1000	1000	1000	1000
46. Domestic Sales	1000	1000	1000	1000
47. Export Sales	1000	1000	1000	1000
48. Imports	1000	1000	1000	1000
49. Total Sales	1000	1000	1000	1000
50. Domestic Sales	1000	1000	1000	1000
51. Export Sales	1000	1000	1000	1000
52. Imports	1000	1000	1000	1000
53. Total Sales	1000	1000	1000	1000
54. Domestic Sales	1000	1000	1000	1000
55. Export Sales	1000	1000	1000	1000
56. Imports	1000	1000	1000	1000
57. Total Sales	1000	1000	1000	1000
58. Domestic Sales	1000	1000	1000	1000
59. Export Sales	1000	1000	1000	1000
60. Imports	1000	1000	1000	1000
61. Total Sales	1000	1000	1000	1000
62. Domestic Sales	1000	1000	1000	1000
63. Export Sales	1000	1000	1000	1000
64. Imports	1000	1000	1000	1000
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66. Domestic Sales	1000	1000	1000	1000
67. Export Sales	1000	1000	1000	1000
68. Imports	1000	1000	1000	1000

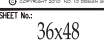


Exhibit C2- Office Elevations  
Page 1 of 2

STONE CALCULATION					TOTAL STONE PERCENTAGE
All measurements that are from foundation to top plates at gables.					
All measurements that are from foundation to first course or higher.					
	NORTH ELEVATION	SOUTH ELEVATION	EAST ELEVATION	WEST ELEVATION	
1. Gross Area	6.56	6.68	2.20	2.47	
2. Gross Area of Stone	0.31	1.03	2.04	0	
3. Area of Stone Openings	0	0	0	0	
4. Net Stone Area	0.11	1.03	2.04	0	
5. Gross Area of Grout	0.48	0.16	0.54	0.47	
6. Area of Grout Openings	0.62	0	0	0	
7. Net Grout Area	0.07	0.20	0.43	0.47	
8. Total Net Area	0.24	0.56	1.11	0.16	
9. Stone %	17%	12%	40%	0%	17%



193875

AEROFIRMA  
OFFICE

WESTCLIFF ROAD  
GRAND PRAIRIE, TEXAS  
LOT 1 BLOCK A  
THOMAS J TONE SURVEY  
DALLAS COUNTY

DATE: 12-17-14 PD1  
01-6-20 PD2  
1-22-20 F/R

ET Title:

EXTERIOR  
ELEVATIONS  
SCALE: 1/4" = 1'0"



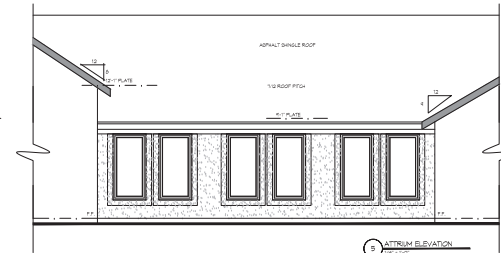
1 PALMIST CREEK DR. HANNSFIELD TEXAS 75045  
PH 9324 METRO 011 471 0050 FAX  
**RCHITECTS**

SEE ALL

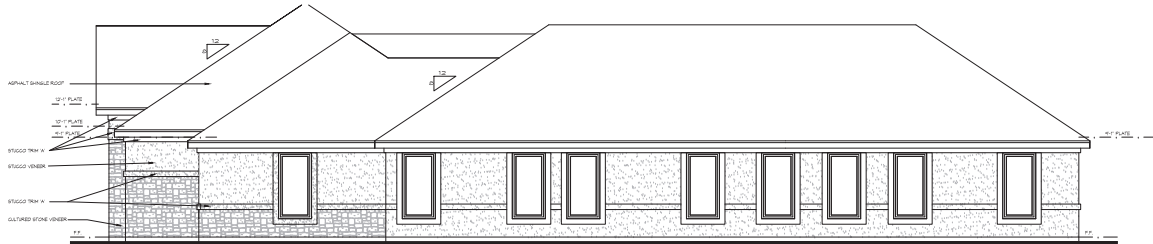
ET No: A2-1



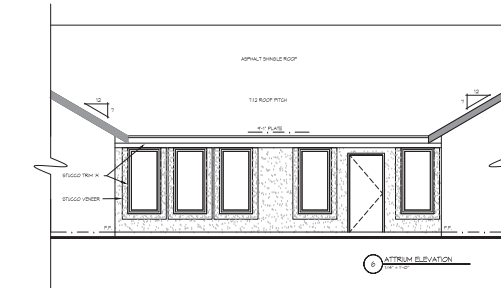
1 EAST ELEVATION  
1/4" = 1'-0"



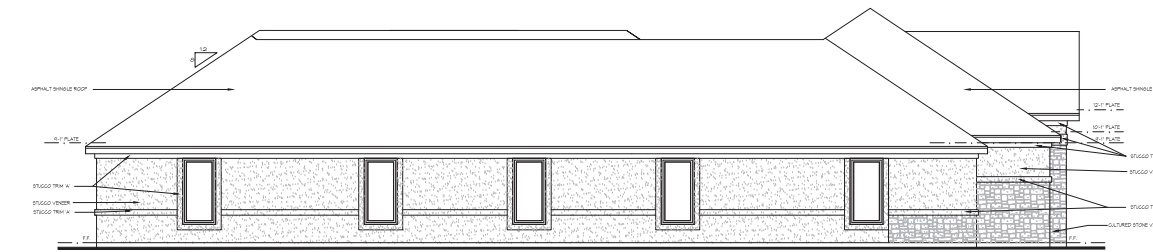
5. **ATTRIUM ELEVATION**  
1/8" = 1'-0"



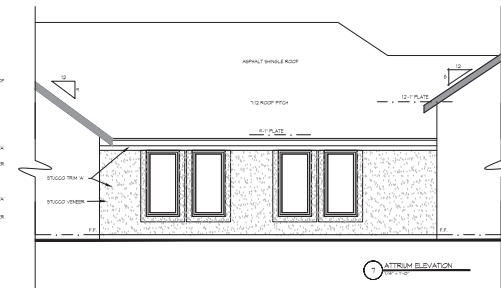
2 NORTH ELEVATION  
1/4" = 1'-0"



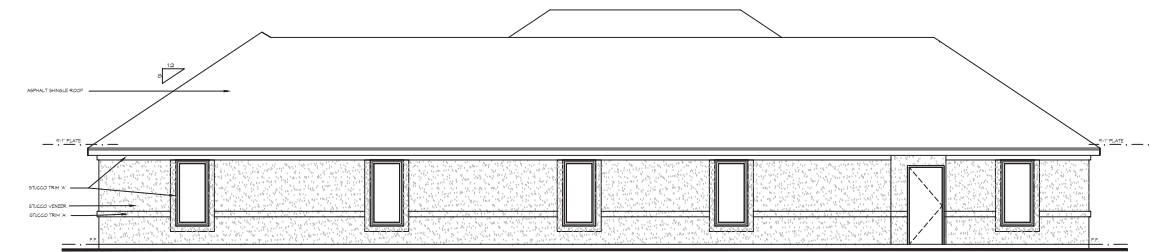
6. **ATTRIUM ELEVATION**  
1/8" = 1'-0"



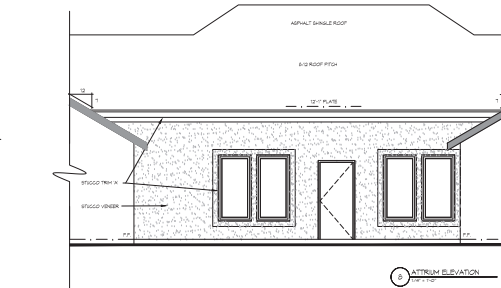
3 SOUTH ELEVATION

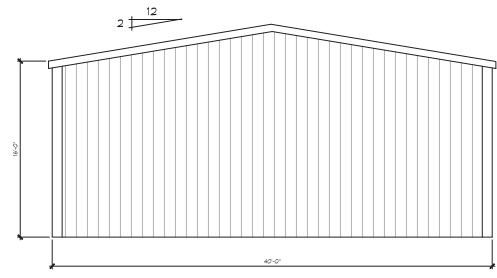


7. **ATTRUM ELEVATION**  
1/4" x 1-3/4"

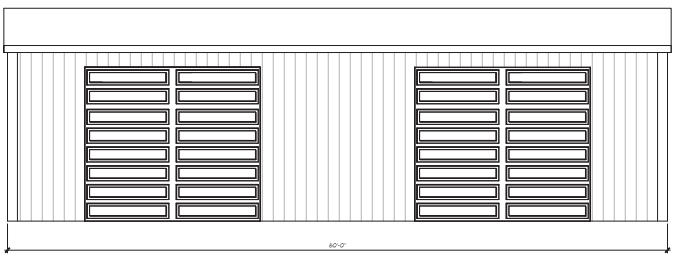


4. **WEST ELEVATION**  
1/4" = 1'-0"

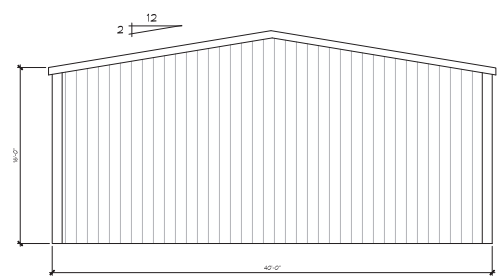




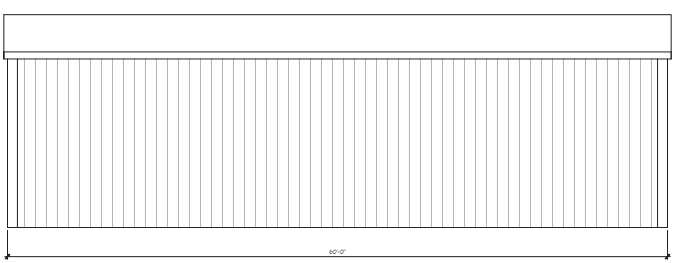
FRONT ELEVATION  
1/4" = 1'-0" (22x34 PRINT SIZE)  
1/8" = 1'-0" (11x17 PRINT SIZE)



LEFT ELEVATION  
1/2" = 1'-0" (22x34 PRINT SIZE)  
1/8" = 1'-0" (11x17 PRINT SIZE)




REAR ELEVATION  
1/2" = 1'-0" (22x34 PRINT SIZE)  
1/8" = 1'-0" (11x17 PRINT SIZE)



RIGHT ELEVATION  
1/2" = 1'-0" (22x34 PRINT SIZE)  
1/8" = 1'-0" (11x17 PRINT SIZE)

NOTE:  
100% METAL SIDING



1493875


METAL BUILDINGS

WESTCLIFF ROAD  
GRAND PRAIRIE, TEXAS  
LOT 1 BLOCK A  
THOMAS J TONE SURVEY  
DALLAS COUNTY

DATE: 12-15-14 PD1  
01-8-20 PD2  
1-22-20 P/R  
.....

SHEET Title

METAL BUILDING ELEVATIONS



1010 DESIGN GROUP ARCHITECTS

2014 AIA AIAA 2014 PD1 1010 DESIGN GROUP ARCHITECTS  
2014 AIA AIAA 2014 PD1 1010 DESIGN GROUP ARCHITECTS

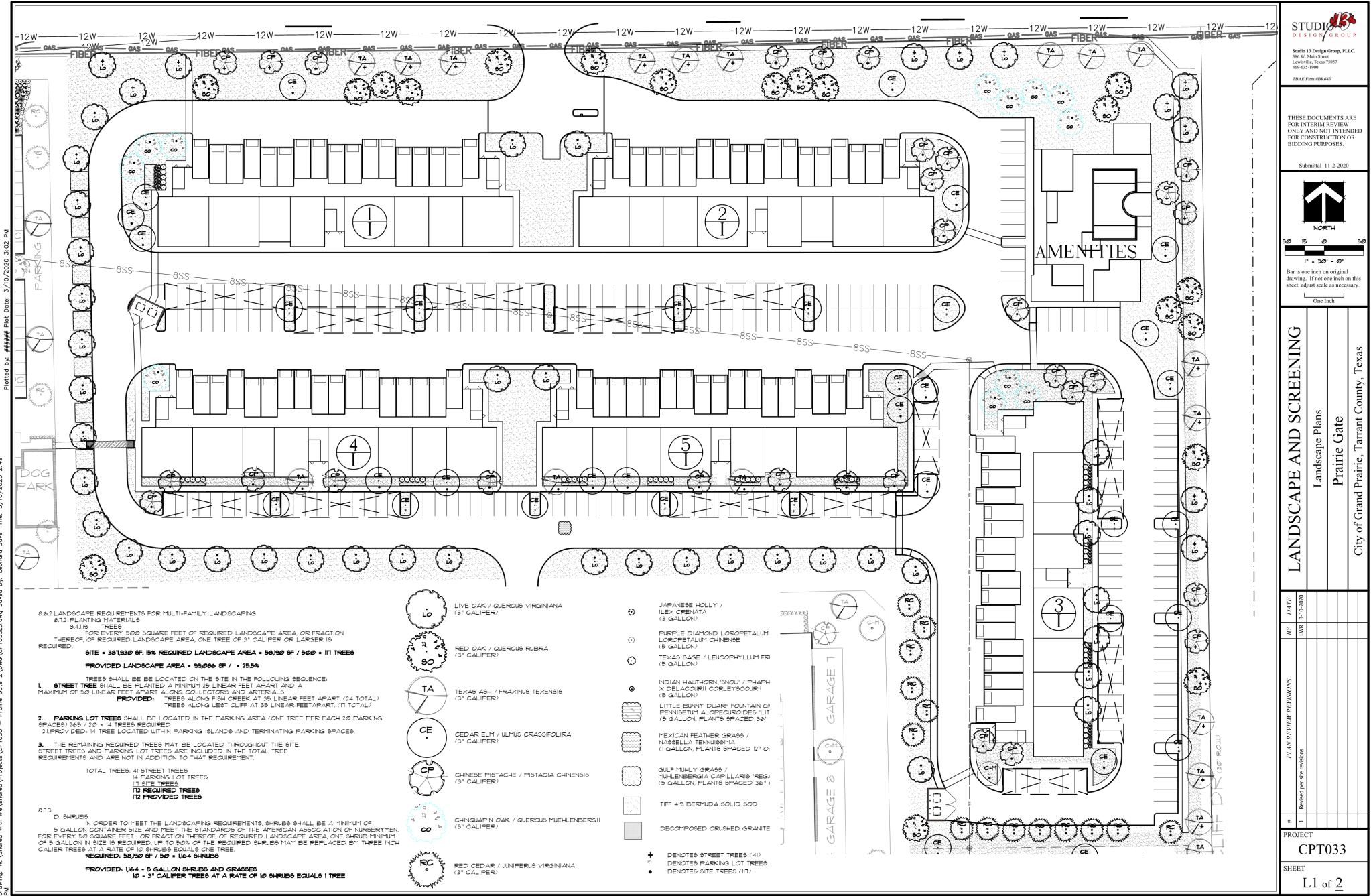
SHEET No: A2.2



Exhibit D1 - Multi-Family Landscape Plan  
Page 1 of 2

Printed by: ##### Plot Date: 3/10/2020 3:02 PM

Drawing: W:\Shared With Me\Users\Projects\PT033 - Prairie Gate 2\DWG\PT033.dwg Saved By: Leonard Save Time: 3/10/2020 2:49



1. A TREE PERMIT IS REQUIRED FOR ALL REMOVAL OF ALL TREES, PROTECTED AND UNPROTECTED.
2. ALL TREES SHALL BE MEASURED AND SIZED ACCORDING TO THE LATEST EDITION OF THE TEXAS NURSERY & LANDSCAPE ASSOCIATION (TNLA) REGULATIONS.
3. ALL PLANT SUBSTITUTIONS ARE SUBJECT TO CITY OF CELINA APPROVAL AND MUST BE SPECIFIED ON THE APPROVED LANDSCAPE PLAN.
4. ALL TREES UNDER PERMIT SHALL BE PROVIDED WITH A MINIMUM COMPLETE COVERAGE WITHIN ONE (1) YEAR OF PLANTING AND MAINTAIN ADEQUATE COVERAGE AS APPROVED BY THE CITY OF CELINA.
5. ALL TREES SHALL BE PLANTED AT AN ANGLE OF 45 DEGREES FROM CURBS, SIDEWALKS, UTILITY LINES, SCREENING WALLS AND OTHER STRUCTURES. THE PLANTING AREA SHALL BE 10 FEET WIDER THAN THE TREE.
6. TWO FEET SHALL HAVE ROUGHENED SIDES AND BE TWO TO THREE FEET UNDER THE ROOT BALL OF THE TREE IN ORDER TO FACILITATE HEALTHY ROOT GROWTH.
7. TREES SHALL NOT BE PLANTED DEEPER THAN THE BASE OF THE TRUNK.
8. THE TREE PIT SHALL BE BACKFILLED WITH NATIVE TOPSOIL FREE OF ROCK AND OTHER DEBRIS.
9. ALL TREE WIRE BASKETS SHALL BE LOOSENED AND PULLED BACK FROM THE TRUNK OF TREE AS MUCH AS POSSIBLE.
10. TREES SHALL NOT BE WATERED TO EXCESS THAT RESULTS IN SOIL SURFACING. IF SOIL SURFACING OCCURS, ADDITIONAL WATERING SCHEDULE SHALL BE ADJUSTED TO ALLOW FOR DRAINAGE AND ABSORPTION OF THE EXCESS.
11. A. 3" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH SHALL BE PULLED BACK 4" FROM THE TRUNK OF THE TREE.
12. NO PERSON(S) OR ENTITY MAY USE IMPROPER OR MALICIOUS MAINTENANCE OR REMOVAL TECHNIQUES TO REMOVE TREES. SUCH TECHNIQUES INCLUDE, BUT ARE NOT LIMITED TO, TOPPING OR OTHER UNUSUAL TRIMMING OF TREES, TRIPPING TREES, OR ANY OTHER ONE-TIME OR RECURRING ACTION TO CAUSE THE DEATH OF A TREE.
13. ALL BEDS TO HAVE 3" OF COMPOSTED SOIL, LIVING EARTH TECHNOLOGY, OR APPROVED EQUIV. TO 4" OF COMPOSTED SOIL.
14. ALL PLANT BEDS SHALL BE TOP-DRESSED WITH A MINIMUM OF 3 INCHES OF MULCH.
15. TREES OVERHANGING WALKS AND PARKING SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 1 FEET. TREES OVERHANGING PUBLIC STREET PAVEMENT SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 12 FEET.
16. A VISIBILITY TRIANGLE MUST BE PROVIDED AT ALL INTERSECTIONS. SHRUBS SHALL NOT EXCEED 30 INCHES IN HEIGHT. TREES SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 7 FEET AT THE POINT OF PLANTING.
17. TREES PLANTED ON A SLOPE SHALL HAVE THE STAIN AT THE AVERAGE GRADE OF SLOPE.
18. NO SHRUBS SHALL BE PERMITTED WITHIN AREAS LESS THAN 3 FEET IN WIDTH. ALL SHRUBS SHALL BE PLANTED AT AN ANGLE OF 45 DEGREES TO THE SLOPE OR SOME TYPE OF FIXED PAVING.
19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THEIR AGENTS IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE, ESTABLISHMENT, AND PERMANENCE OF PLANT MATERIAL. ALL LANDSCAPING SHALL BE MAINTAINED THROUGHOUT THE ORDERED PERIOD OF THE PERMIT. THE CONTRACTOR SHALL NOT BE LIMITED TO MOULDS, EDGING, PRUNING, FERTILIZING, WATERING, AND OTHER ACTIVITIES NECESSARY FOR THE MAINTENANCE OF LANDSCAPED AREAS.
20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PLANTING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIAL THAT IS DRY OR DAMAGED SHALL BE REPLACED WITHIN 30 DAYS OF THE DATE OF THE PERMIT. PLANTING SHALL BE REPLACED WITH PLANT MATERIAL OF SIMILAR SIZE AND VARIETY WITHIN 30 DAYS UNLESS OTHERWISE APPROVED IN WRITING BY THE CITY OF CELINA.
21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PLANTING BEDS.
22. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED TO IRRIGATE ALL LANDSCAPE AREAS. OVERSPRAY ON STREETS AND WALKS IS PROHIBITED. A PERMIT FROM THE BUILDING INSPECTION DEPARTMENT IS REQUIRED FOR EACH IRRIGATION SYSTEM.
23. NO PLANT MATERIAL SHALL BE ALLOWED TO ENCROUGH ON RIGHT-OF-WAY, SIDEWALKS OR EASEMENTS TO THE EXTENT THAT THE VISION OR ROUTE OF TRAVEL OF ANY VEHICLE OR PEDESTRIAN IS IMPAIRED.
24. NO PLANTING AREA SHALL EXCEED 3:1 SLOPE, 3" HORIZONTAL TO 1" VERTICAL.
25. EARTHEN BERRIS SHALL NOT INCLUDE CONSTRUCTION DEBRIS. CONTRACTOR MUST CORRECT BLINDSPOTS OR DAMAGE TO THE SMOOTH FINISH GRADE OF THE DRIVEWAY TO ACCESS TO THE DRIVEWAY.
26. ALL WALKWAYS SHALL MEET ADA AND TABS REQUIREMENTS.
27. CONTACT CITY OF CELINA'S PLANNING DEPARTMENT AT 707 W. LANDSCAPE AVE. FOR A NOTE REGARDING THE CITY OF CELINA'S PLANNING DEPARTMENT'S APPROVED LANDSCAPE PLANS FINANCIAL PREFERENCE BY THE CITY OF CELINA.
28. PRIOR TO OBTAINING OR PERMIT, THE CONTRACTOR SHALL OBTAIN APPROVAL AND INSPECTION AND APPROVAL OF SCREENING WALLS, IRRIGATION AND LANDSCAPE IS SUBJECT TO ALL PUBLIC UTILITIES, INCLUDING BUT NOT LIMITED TO POWER, GAS, WATER, AND TELEPHONE LINES. ALL UTILITIES SHALL BE MARKED BY APPEARANCES TO BE ACCESSIBLE, ADJUSTED TO GRADE AND TO THE CITY OF CELINA'S PUBLIC UTILITIES DEPARTMENT.
29. PRIOR TO CALLING FOR A LANDSCAPE INSPECTION, CONTRACTOR IS RESPONSIBLE FOR MARKING ALL MANHOLES, VALVES, WATER METERS, AND OTHER UTILITIES. THE CONTRACTOR SHALL FLAGGING FOR FIELD VERIFICATION BY THE PUBLIC WORKS DEPARTMENT.

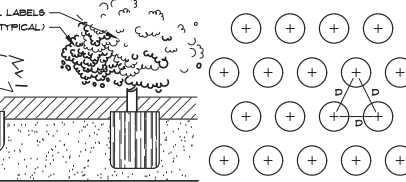
SYMBOL	COMMON/BOTANICAL NAME	SIZE	SPACING	QUANTITY	REMARKS
LO	LIVE OAK / QUERCUS VIRGINIANA	8" CALIFER	A8 SHOWN	X	6" MINIMUM SPREAD; MINIMUM 12' HEIGHT; FULL ROUNDED HEAD 6" MINIMUM BRANCHING HEIGHT; NURSERY GROWN.
LO	LIVE OAK / QUERCUS VIRGINIANA	4" CALIFER	A8 SHOWN	X	6" MINIMUM SPREAD; MINIMUM 12' HEIGHT; FULL ROUNDED HEAD 6" MINIMUM BRANCHING HEIGHT; NURSERY GROWN.
BO	SHUMARD OAK / QUERCUS SHUMARDII	4" CALIFER	A8 SHOWN	X	6" MINIMUM SPREAD; MINIMUM 12' HEIGHT; FULL ROUNDED HEAD 6" MINIMUM BRANCHING HEIGHT; NURSERY GROWN.
LE	LACEBARK ELM / ULMUS PARVIFOLIA	4" CALIFER	A8 SHOWN	X	6" MINIMUM SPREAD; MINIMUM 12' HEIGHT; FULL ROUNDED HEAD 6" MINIMUM BRANCHING HEIGHT; NURSERY GROWN.
CE	CEDAR ELM / ULMUS CRASSIFOLIA	8" CALIFER	A8 SHOWN	X	6" MINIMUM SPREAD; MINIMUM 12' HEIGHT; FULL ROUNDED HEAD 6" MINIMUM BRANCHING HEIGHT; NURSERY GROWN.
CP	CHINESE PISTACHE / PISTACIA CHINENSIS	4" CALIFER	A8 SHOWN	X	6" MINIMUM SPREAD; MINIMUM 12' HEIGHT; FULL ROUNDED HEAD 6" MINIMUM BRANCHING HEIGHT; NURSERY GROWN.
RS	FOREST PANSY REDBUD / CERCIS CANADENSIS 'FOREST PANSY'	2" CALIFER	A8 SHOWN	X	5" MINIMUM SPREAD; MINIMUM 8' HEIGHT; 2" MIN. CAL. FULL HEAD NURSERY GROWN.
PH	POSSUMHAW HOLLY / ILEX DECIDUA	2" CALIFER	A8 SHOWN	X	5" MINIMUM SPREAD; MINIMUM 8' HEIGHT; 2" MIN. CAL. FULL HEAD NURSERY GROWN.
PH	FOSTER'S HOLLY / ILEX X ATTENUATA 'FOSTER'	9-10' HT.	A8 SHOWN	X	5" MINIMUM SPREAD; MINIMUM 9-10' HEIGHT; TREE FORM; FULL HEAD NURSERY GROWN.
LC	LEYLAND CYPRRESS / CYPRIPSOCTYPERUS LELANDI	2" CALIFER	A8 SHOWN	X	4" MINIMUM SPREAD; MINIMUM 12' HEIGHT; FULL ROUNDED HEAD 4" MINIMUM BRANCHING HEIGHT; NURSERY GROWN. FULL PLANTS
	'PURPLE DIAMOND' LOROPETALUM / LOROPETALUM CHINENSE 'PURPLE DIAMOND'	7 GALLON	A8 SHOWN	X	
	COLOR GUARD YUCCA / YUCCA FILAMENTOSA 'COLOR GUARD'	7 GALLON	A8 SHOWN	X	FULL PLANTS
	KNOCKOUT ROSE / ROSA spp.	3 GALLON	A8 SHOWN	X	FULL PLANTS
	BLACK KNIGHT BUTTERFLY BUSH / BUDDLEIA DAVIDII 'BLACK KNIGHT'	3 GALLON	A8 SHOWN	X	FULL PLANTS
	LITTLE PRINCESS SPIREEA / SPIREEA JAPONICA 'LITTLE PRINCESS'	3 GALLON	A8 SHOWN	X	FULL PLANTS
	GOLDMOUND SPIREEA / SPIREEA JAPONICA 'GOLDMOUND'	3 GALLON	A8 SHOWN	X	FULL PLANTS
	MORNING LIGHT MISCANTHUS / MISCANTHUS SINENSIS 'MORNING LIGHT'	3 GALLON	A8 SHOWN	X	FULL PLANTS
	INDIAN HAUHORNI / RHAPHIOLEPIIS INDICA	3 GALLON	A8 SHOWN	X	FULL PLANTS
	DWARF JAPANESE BOXWOOD / BUXUS MICROPHYLLEA JAPONICA	1 GALLON	A8 SHOWN	X	FULL PLANTS
	DWARF MAIDEN GRASS / MISCANTHUS SINENSIS 'ADAGIO'	3 GALLON	A8 SHOWN	X	FULL PLANTS
	MEXICAN FEATHER GRASS / STIPA TENNISSEMI	1 GALLON	12" O.C.	X	FULL PLANTS
	LITTLE BLUESTEM GRASS / SCHIZACHYRIUM SCOPARIUM	1 GALLON	12" O.C.	X	FULL PLANTS
	WEeping LOVE GRASS / ERAGROSTIS CURVULA	1 GALLON	24" O.C.	X	FULL PLANTS
	BAR HARBOR JUNIPER / JUNIPERUS HORIZONTALIS 'BAR HARBOR'	1 GALLON	36" O.C.	X	FULL PLANTS
	TFF 418 BERRUDA SOLID BOD	SOLID BOD	SQUARE FEET	X	MINIMUM 100% COVERAGE
	BEND&BOARD EDGING	4" HEIGHT	LINEAR FEET	X	REFER TO DETAIL 3/L6

Diagram illustrating the cross-section of a planting bed structure. The layers from top to bottom are:

- FINISH GRADE
- TAPER PLANTING BED DOWN TO TOP OF EDGING
- MULCH LAYER AS SPECIFIED
- PLANTING MIX AS SPECIFIED

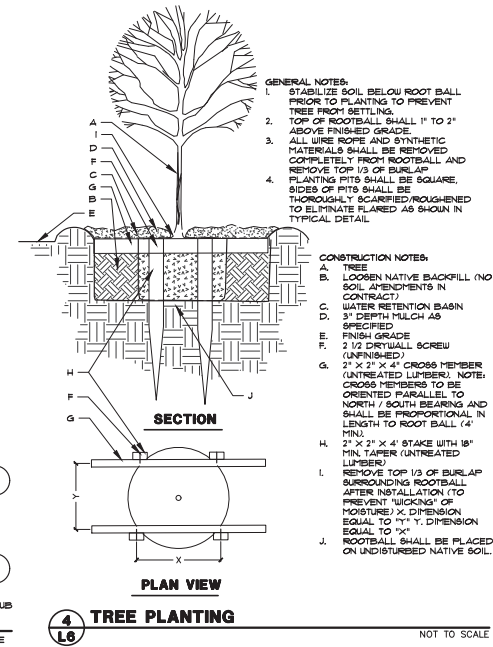
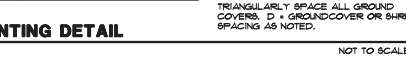
The edging structure consists of a BENDA BOARD EDGING AS SPECIFIED, which is supported by PLASTIC EDGING STAKES #3-0" O.C. MAX. WITH PLATED DISK BOWTIE KNOT ATTACHMENT, LOCATE ON PLANTING SIDE OF EDGE. The maximum depth of the edging is indicated as MAX. 1" DOWN.

**L6** NOT TO SCALE



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L2 of 2



6.6.2 LANDSCAPE REQUIREMENTS FOR MULTI-FAMILY LANDSCAPING

6.7.2 PLANTING MATERIALS

6.4.1.9 TREES

FOR EVERY 5000 SQUARE FEET OF REQUIRED LANDSCAPE AREA, OR FRACTION THEREOF, OF REQUIRED LANDSCAPE AREA, ONE TREE OF 3" CALIPER OR LARGER IS REQUIRED.

SITE = 12,486 SF, 15% REQUIRED LANDSCAPE AREA = 10,872 SF / 5000 = 21 TREES  
PROVIDED LANDSCAPE AREA = 26,459 SF / = 36.5%

TREES SHALL BE LOCATED ON THE SITE IN THE FOLLOWING SEQUENCE:

1. STREET TREE SHALL BE PLANTED AT A MINIMUM 25 LINEAR FEET APART AND A MAXIMUM OF 50 LINEAR FEET APART ALONG COLLECTORS AND ARTERIALS  
PROVIDED: TREES ALONG WESTCLIFF ROAD AT 35 LINEAR FEET APART, (10 TOTAL)  
TREES ALONG I-20 AT 35 LINEAR FEET APART, (6 TOTAL)

2. PARKING LOT TREES SHALL BE LOCATED IN THE PARKING AREA (ONE TREE PER EACH 20 PARKING SPACES) 20' / 20' = 2 TREES REQUIRED  
2.1. PROVIDED: 2 TREE LOCATED WITHIN PARKING ISLANDS AND TERMINATING PARKING SPACES.

3. THE REMAINING REQUIRED TREES MAY BE LOCATED THROUGHOUT THE SITE.  
STREET TREES AND PARKING LOT TREES ARE INCLUDED IN THE TOTAL TREE REQUIREMENTS AND ARE NOT IN ADDITION TO THAT REQUIREMENT.

TOTAL TREES: 10 STREET TREES  
2 PARKING LOT TREES  
2 SITE TREES  
38 REQUIRED TREES  
39 PROVIDED TREES

6.7.3

D. SHRUBS

IN ORDER TO MEET THE LANDSCAPING REQUIREMENTS, SHRUBS SHALL BE A MINIMUM OF 5 GALLON CONTAINER SIZE AND MEET THE STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERMEN. FOR EVERY 500 SQUARE FEET, OR FRACTION THEREOF, OF REQUIRED LANDSCAPE AREA, ONE SHRUB MINIMUM OF 5 GALLON IN SIZE IS REQUIRED. UP TO 50% OF THE REQUIRED SHRUBS MAY BE REPLACED BY THREE INCH CALIPER TREES AT A RATE OF 10 SHRUBS EQUALS ONE TREE.  
REQUIRED: 10,872 SF / 500 = 218 SHRUBS

PROVIDED: 218 - 5 GALLON SHRUBS AND GRASSES



LIVE OAK / QUERCUS VIRGINIANA  
(3" CALIPER)



RED OAK / QUERCUS RUBRA  
(3" CALIPER)



TEXAS ASH / FRAXINUS TEXENSIS  
(3" CALIPER)



CEDAR ELM / ULMUS CRABIFOLIA  
(3" CALIPER)



CHINESE PISTACHE / PISTACIA CHINENSIS  
(3" CALIPER)



CHINQUAPIN OAK / QUERCUS MUEHLBERGII  
(3" CALIPER)



RED CEDAR / JUNIPERUS VIRGINIANA  
(3" CALIPER)



JAPANESE HOLLY /  
ILEX CRENATA  
(5 GALLON)



PURPLE DIAMOND LOROPETALUM  
LOROPETALUM CHINENSE  
(5 GALLON)



TEXAS SAGE / LEUCOPHYLLUM FR  
(5 GALLON)



INDIAN HAWTHORN 'SNOW' / FIAPPA  
X DELACOURII CORLEYSCOURII  
(5 GALLON)



LITTLE BUNNY DWARF FOUNTAIN OF  
PENINSULA ALOPECUROIDES LIT  
(5 GALLON, PLANTS SPACED 36")



MEXICAN FEATHER GRASS /  
NASSELLA TENNISPODIA  
(1 GALLON, PLANTS SPACED 12" O.)



GULF MUHLY GRASS /  
MUEHLBERGIA CAPILLARIS REGA  
(5 GALLON, PLANTS SPACED 36")



TIFF 419 BERMUDA SOLID SOD



DECOMPOSED CRUSHED GRANITE



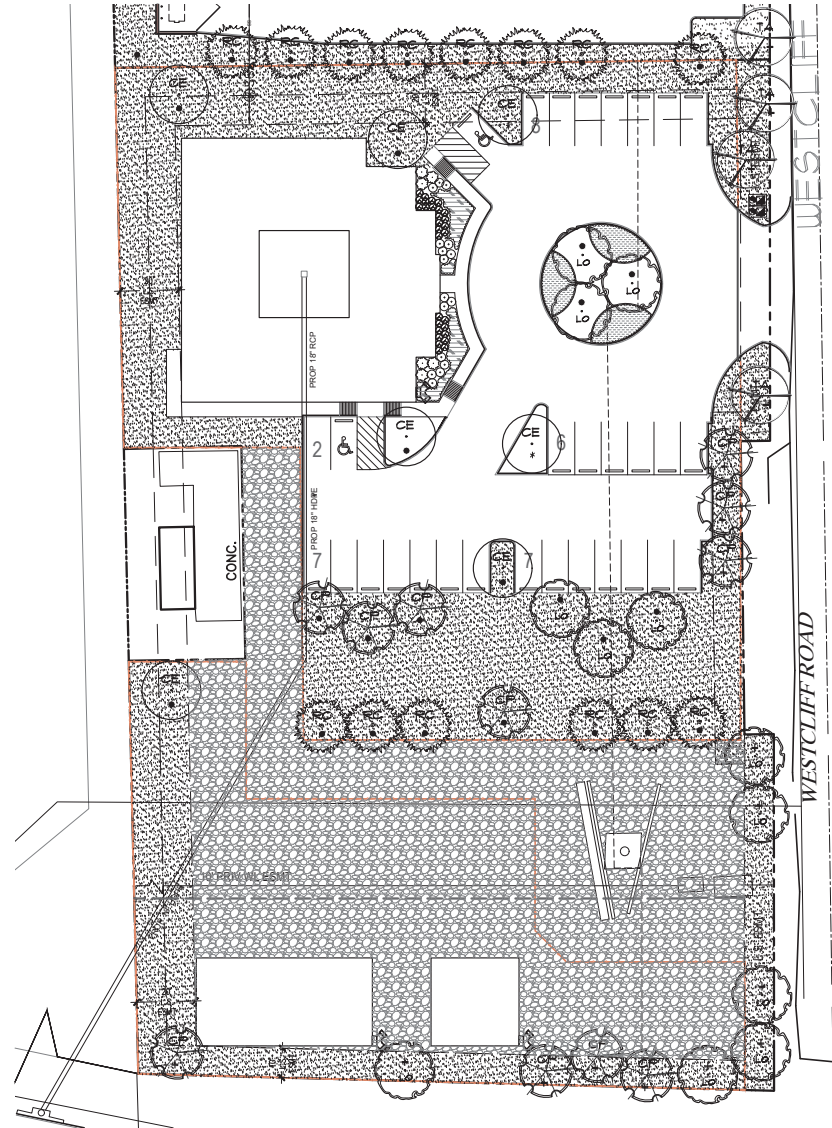
DENOTES STREET TREES (41)



DENOTES PARKING LOT TREES



DENOTES SITE TREES (17)



STUDIO  
DESIGN GROUP

Studio 13 Design Group, PLLC  
386 W. Main Street  
Lewisville, Texas 75057  
469-653-1900

TBAE Firm (08064)

THESE DOCUMENTS ARE  
FOR INTERIM REVIEW  
ONLY AND NOT INTENDED  
FOR CONSTRUCTION OR  
BIDDING PURPOSES.

Submittal 11-2-2020



30 15 0 15 30  
1" = 30' - 0"

Bar is one inch on original  
drawing. If not one inch on this  
sheet, adjust scale as necessary.

One Inch

LANDSCAPE AND SCREENING

Landscape Plans  
Prairie Gate

City of Grand Prairie, Tarrant County, Texas

PLAN REVIEW REVISIONS	BY	DATE

PROJECT

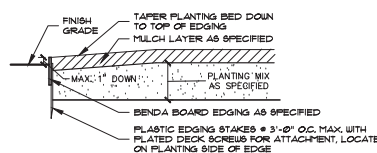
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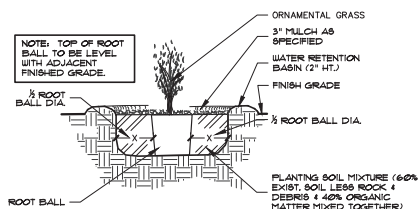
L1A of 2

## PLANT LIST

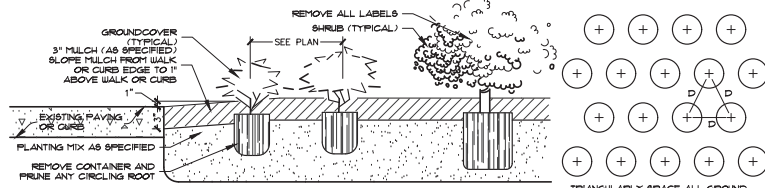
- | SYMBOL | COMMON/BOTANICAL NAME  | SIZE       | SPACING        | QUANTITY | REMARKS  |
|--------|--|------------|----------------|----------|--|
| LO     | LIVE OAK / QUERCUS VIRGINIANA  | 8" CALIFER | A5 SHOWN       | X        | 6" MINIMUM SPREAD; MINIMUM 12' HEIGHT; FULL<br>ROUNDED HEAD 6" MINIMUM BRANCHING HEIGHT;<br>NURSERY GROUN.             |
| LO     | LIVE OAK / QUERCUS VIRGINIANA  | 4" CALIFER | A5 SHOWN       | X        | 6" MINIMUM SPREAD; MINIMUM 12' HEIGHT; FULL<br>ROUNDED HEAD 6" MINIMUM BRANCHING HEIGHT;<br>NURSERY GROUN.             |
| SO     | SHUMARD OAK / QUERCUS SHUMARDII  | 4" CALIFER | A5 SHOWN       | X        | 6" MINIMUM SPREAD; MINIMUM 12' HEIGHT; FULL<br>ROUNDED HEAD 6" MINIMUM BRANCHING HEIGHT;<br>NURSERY GROUN.             |
| LE     | LACEBARK ELM / ULMUS PARVIFOLIA  | 4" CALIFER | A5 SHOWN       | X        | 6" MINIMUM SPREAD; MINIMUM 12' HEIGHT; FULL<br>ROUNDED HEAD 6" MINIMUM BRANCHING HEIGHT;<br>NURSERY GROUN.             |
| CE     | CEDAR ELM / ULMUS CRASSIFOLIA  | 8" CALIFER | A5 SHOWN       | X        | 6" MINIMUM SPREAD; MINIMUM 12' HEIGHT; FULL<br>ROUNDED HEAD 6" MINIMUM BRANCHING HEIGHT;<br>NURSERY GROUN.             |
| CP     | CHINESE PISTACHE / PISTACIA CHINENSIS                                  | 4" CALIFER | A5 SHOWN       | X        | 6" MINIMUM SPREAD; MINIMUM 12' HEIGHT; FULL<br>ROUNDED HEAD 6" MINIMUM BRANCHING HEIGHT;<br>NURSERY GROUN.             |
| RB     | FOREST PANSY REDBUD /<br>CERCIS CANADENSIS 'FOREST PANSY'              | 2" CALIFER | A5 SHOWN       | X        | 5' MINIMUM SPREAD; MINIMUM 8' HEIGHT; 2" MIN. CALI.<br>FULL HEAD NURSERY GROUN.  |
| PH     | POSSUMHAW HOLLY / ILEX DECIDUA   | 2" CALIFER | A5 SHOWN       | X        | 5' MINIMUM SPREAD; MINIMUM 8' HEIGHT; 2" MIN. CALI.<br>FULL HEAD NURSERY GROUN.  |
| PH     | FOSTER'S HOLLY / ILEX X ATTENUATA 'FOSTER'                             | 9-10" HT.  | A5 SHOWN       | X        | 5' MINIMUM SPREAD; MINIMUM 9-10' HEIGHT; TREE<br>FORTH; FULL HEAD NURSERY GROUN.                                       |
| LC     | LETLAND CYPRRESS / CYPRIPRESSOCYPERUS LELANDI                          | 2" CALIFER | A5 SHOWN       | X        | 4" MINIMUM SPREAD; MINIMUM 12' HEIGHT; FULL<br>ROUNDED HEAD 4" MINIMUM BRANCHING HEIGHT;<br>NURSERY GROUN. FULL PLANTS |
|        | 'PURPLE DIAMOND' LOROPETALUM /<br>LOROPETALUM 'CHINESE PURPLE DIAMOND' | 1 GALLON   | A5 SHOWN       | X        | 4" MINIMUM SPREAD; MINIMUM 12' HEIGHT; FULL<br>ROUNDED HEAD 4" MINIMUM BRANCHING HEIGHT;<br>NURSERY GROUN. FULL PLANTS |
|        | COLOR GUARD 'YUCCA' /<br>'YUCCA FILAMENTOSA' 'COLOR GUARD'             | 1 GALLON   | A5 SHOWN       | X        | FULL PLANTS  |
|        | KNOCKOUT ROSE / ROSA SPF.  | 3 GALLON   | A5 SHOWN       | X        | FULL PLANTS  |
|        | BLACK KNIGHT BUTTERFLY BUSH /<br>BUDDLEIA DAVIDII 'BLACK KNIGHT'       | 3 GALLON   | A5 SHOWN       | X        | FULL PLANTS  |
|        | LITTLE PRINCESS SPIREEA /<br>SPIREEA JAPONICA 'LITTLE PRINCESS'        | 3 GALLON   | A5 SHOWN       | X        | FULL PLANTS  |
|        | GOLDMOUND SPIREEA /<br>SPIREEA JAPONICA 'GOLDMOUND'                    | 3 GALLON   | A5 SHOWN       | X        | FULL PLANTS  |
|        | MORNING LIGHT MISCANTHUS /<br>MISCANTHUS SINENSIS 'MORNING LIGHT'      | 3 GALLON   | A5 SHOWN       | X        | FULL PLANTS  |
|        | INDIAN HAWTHORN / RHAPHIOLEPIIS INDICA                                 | 3 GALLON   | A5 SHOWN       | X        | FULL PLANTS  |
|        | DIWAR JAPANESE BOXWOOD /<br>BUXUS MICROPHYLLA JAPONICA                 | 1 GALLON   | A5 SHOWN       | X        | FULL PLANTS  |
|        | DIWAR MAIDEN GRASS /<br>MISCANTHUS SINENSIS 'ADAGIO'                   | 3 GALLON   | A5 SHOWN       | X        | FULL PLANTS  |
|        | MEXICAN FEATHER GRASS / STIPA TENNISSEMA                               | 1 GALLON   | 12" OC.        | X        | FULL PLANTS  |
|        | LITTLE BLUESTEM GRASS /<br>SCIRPUS SETACEUS 'SCOPARIUM'                | 1 GALLON   | 12" OC.        | X        | FULL PLANTS  |
|        | WEeping LOVE GRASS / ERAGROSTIS CURVULA                                | 1 GALLON   | 24" OC.        | X        | FULL PLANTS  |
|        | BAR HARBOR JUNIPER /<br>JUNIPERUS HORIZONTALIS 'BAR HARBOR'            | 1 GALLON   | 36" OC.        | X        | FULL PLANTS  |
|        | TIF 419 BERMUDA SOLID BOD  | SOLID BOD  | SQUARE<br>FEET | X        | MINIMUM 100% COVERAGE  |
|        | BENDBOARD EDGING   | 4" HEIGHT  | LINEAR<br>FEET | X        | REFER TO DETAIL 3A.6   |



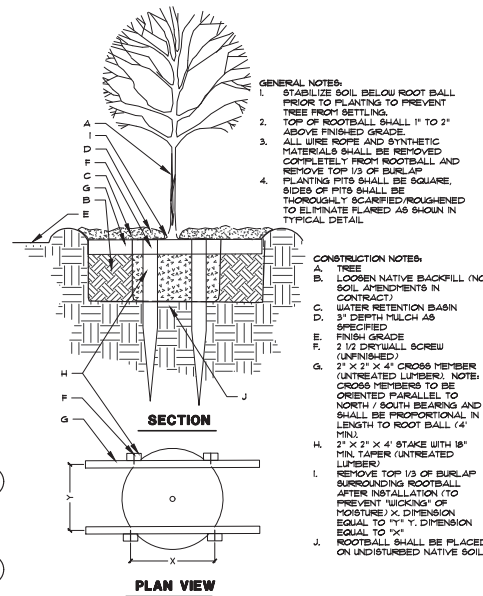
**3 TYPICAL BED EDGING DETAIL**



**1 POCKET PLANTING ORNAMENTAL GRASS DETAIL**  
L6 NOT TO SCALE



2 **SHRUB AND GROUND COVER PLANTING DETAIL** COVERS: 1" = GROUND COVER OR SHRUB  
SPACING AS NOTED.



**4 TREE PLANTING** NOT TO SCALE

SHEET

L2A of 2



**REGULAR PLANNING AND ZONING COMMISSION  
MEETING MINUTES  
MARCH 9, 2020**

COMMISSIONERS PRESENT: Chairperson Josh Spare, Vice-Chairperson Shawn Connor, Secretary Max Coleman, and Commissioners, Eric Hedin, Cheryl Smith, Warren Landrum, Julia Perez.

COMMISSIONERS ABSENT: Clayton Fisher and Bill Moser

CITY STAFF PRESENT: Deputy City Manager Bill Crolley, David Jones, Chief City Planner, Savannah Ware, Senior Planner, Nyliah Acosta, Planner, Jonathan Tooley, Planning Tech, Mark Dempsey, Deputy City Attorney, Brett Huntsman, Transportation Planner, and Chris Hartmann, Executive Assistant.

Chairperson Josh Spare called the meeting to order in the Council Chambers in the City Hall Building at 6:30 p.m. Commissioner Hedin gave the invocation, chairperson Spare led the pledge of allegiance to the US Flag, and the Texas Flag.

ITEM FOR INDIVIDUAL CONSIDERATION: Item #5- S200302 - Site Plan - Prairie Gate Phase 2 and Aerofirma Office at I-20 and Westcliff Rd. (Commissioner Hedin/City Council District 2). Chief City Planner David Jones presented the case report and gave a Power Point presentation for a Site Plan for Prairie Gate Phase 2, a three-story multi-family development and a 7,935 square foot office building. 10.45 acres out of the Thomas J Tone Survey, Abstract No. 1460, City of Grand Prairie, Dallas County, Texas, zoned PD-19, in the IH-20 Corridor Overlay, west of Westcliff Rd., north the IH-20 Service Road and south of Fish Creek Rd. The applicant is Chase Debaun, Aerofirma Corporation and the owner is Isibelle DeBaun, David Nicklas Foundation.

Mr. Jones stated the applicant intends to construct a three-story, 205-unit multi-family complex on approximately 8.5 acres and an 8,000 square foot office building with two metal storage buildings on approximately 2 acres. Any multi-family development as well as any 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 zoned PD-19 and is within the ID-20 Overlay District. There are two proposed uses on the property, multi-family residential and general office with accessory indoor storage. The multi-family will have access from Fish Creek Road and also from Phase 1. The offices will have access from Westcliff Road. No access is allowed from the IH-20 Frontage Road. While the primary uses are allowed within PD-19, the applicant is requesting several variances from the requirements of the Unified Development Code. The property is subject to density and dimensional requirements in Article 6 of the Unified Development Code. The property is subject to landscape and screening requirements in

Article 8 and Appendix F of the UDC. The proposal meets or exceeds the landscape and screening requirements with the exception of parking lot trees. The building is primarily clad in cement fiber and stucco siding with stone and metal panel accents. The applicant proposes to construct two 16-foot tall metal storage buildings measuring approximately 2,400 square feet and 900 square feet. All surfaces on which vehicles are to be driven are required to have concrete paving. The applicant requests a gravel surface for the yard in front of the storage buildings. Appendix F requires windows along 50% of the total building length. Windows are shown along 17% of the length of the building. Windows are required equaling 30% of street facing façades. Only the east facade is street facing and shows windows on 14% of the overall square footage. The applicant is not providing covered walkways along the sides of the office building. The applicant requests to exceed the required parking by 5 spaces for the office building.

Mr. Jones started the Development Review Committee recommends approval with the following conditions:

- ☐ Pave all access drives per city specifications;
- ☐ Provide masonry on all building facades that are visible from IH-20 main-lanes or frontage road or screen with vegetation that metal facades are not visible.

Commissioner Connor asked about the covered walkways. Ms. Ware stated the covered walkways are a requirement.

Chairperson Spare stated there were no more questions for staff, opened the public hearing, and called for individuals wishing to speak on this item.

Rodney Debaun, 2935 S. Belt Line Road, Grand Prairie, TX stepped forward representing the case. Mr. Debaun stated this would be their new office they are proposing to use a flat road base, not gravel, where the two storage metal buildings are located concrete at this location would not be feasible.

Chairperson Spare asked if they would be providing screening at this location. Mr. Debaun replied yes, they would be using landscaping as screening, they are improving the area to what used to be there they are proposing a very nice looking building. Mr. Spare asked Mr. Debaun to address the window percentages. Mr. Debaun stated he has spoken to the Mayor and other staff members regarding the window requirements, you cannot add a lot of windows to a small building. Mr. Spare asked what about the covered walkways. Mr. Debaun stated they would be constructing a covered porch and asked if this could account for a covered walkway.

Dwight C. Germer, 1040 Kaylie Street, Grand Prairie, TX stepped forward in support of this request with modifications. He would like to see more entrances and exits off Westcliff Road and for the property not be elevated/raised, because he does not want people looking into their yards, he would also like to see proper landscaping, all he is asking for are some major improvements to the area.

Commissioner Smith asked if he has had any discussion with the builder on the entrances and exits. Mr. Germer stated he has spoken to staff about his concerns.

Transportation Planner Brett Huntsman stated the entrances and exits do meet the city's spacing requirements, Westcliff at the moment is to be utilized as a two-lane road.

There being no further discussion on the case commissioner Hedin moved to close the public hearing and approve case S200302 as presented, allowing a base press paving where the metal storage buildings are located and landscaping be allowed as screening. The action and vote being recorded as follows:

Motion: Hedin

Second: Coleman

Ayes: Coleman, Connor, Hedin, Landrum, Perez, Smith, Spare

Nays: None

**Approved: 7-0**

Motion: **carried.**



## Legislation Details (With Text)

<b>File #:</b>	20-9851	<b>Version:</b>	1	<b>Name:</b>	SU200301 - Specific Use Permit - 2045 N HWY 360 STE 250A
<b>Type:</b>	Ordinance	<b>Status:</b>			Public Hearing on Zoning Applications
<b>File created:</b>	2/28/2020	<b>In control:</b>			Planning and Zoning Commission
<b>On agenda:</b>	3/17/2020	<b>Final action:</b>			
<b>Title:</b>	SU200301 - Specific Use Permit - 2045 N Hwy 360, Ste. 250A, Victoria Grace Events (Commissioner Fisher/City Council District 1). A request for a Specific Use Permit to allow for an Event Center. Located at 2045 N Highway 360, Suite 250A, legally described as Lot 2, Block 6, Heather Ridge Addition, City of Grand Prairie, Tarrant County, zoned LI, Light Industrial. The applicant is Amadyn Nwabuisi, Victoria Grace Events. (On March 9, 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](#)  
[Exhibit B- Floor Plan](#)  
[Exhibit C- Operational Plan](#)  
[Exhibit D- Parking Analysis.pdf](#)  
[PZ Draft Minutes 03-09-2020.pdf](#)

Date	Ver.	Action By	Action	Result
3/9/2020	1	Planning and Zoning Commission		

### From

Chris Hartmann

### Title

SU200301 - Specific Use Permit - 2045 N Hwy 360, Ste. 250A, Victoria Grace Events (Commissioner Fisher/City Council District 1). A request for a Specific Use Permit to allow for an Event Center. Located at 2045 N Highway 360, Suite 250A, legally described as Lot 2, Block 6, Heather Ridge Addition, City of Grand Prairie, Tarrant County, zoned LI, Light Industrial. The applicant is Amadyn Nwabuisi, Victoria Grace Events. (On March 9, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 8 -0).

### Presenter

Savannah Ware, AICP, Senior Planner

### Recommended Action

Approve

### Analysis

#### SUMMARY:

Specific Use Permit to operate an Event Center. Located at 2045 N Highway 360, Suite 250A, legally described as Lot 2, Block 6, Heather Ridge Addition, City of Grand Prairie, Tarrant County, zoned LI, Light



Industrial.

**PURPOSE OF REQUEST:**

The applicant intends to use a vacant tenant space on the second floor of an existing strip mall, and in the IH-360 Corridor. Event Centers require Specific Use Permit (SUP) oversight in allowing City Council's determination as to the appropriateness of its setting in conjunction with neighboring properties and surrounding land uses.

**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	Gas Station, Quick Serv
South	PD-27, MF-2	Apartments
East	LI	Office, Restaurant, Hotel
West	MF-3	Apartments

**HISTORY:**

- March 8, 1987: City Council approved a site plan for the shopping center.

**CONFORMANCE WITH COMPREHENSIVE PLAN:**

The subject property is designated as Commercial, Retail, Office on the Future Land Use Map (FLUM). An Event Center use is consistent with the FLUM.

**PROPOSED USE CHARACTERISTICS AND FUNCTION:**

Building & Site: The tenant space is 6,874 sqft located on the second floor of the shopping center on 4.01 acres, and zoned LI Light Industrial.

The building and property complies with Unified Development Code (UDC) standards with respect to exterior materials, building setbacks and other development standards. The site has direct access via three existing ingress/egress drives from the access road of Hwy 360, a shared access drive via neighboring property to the east, and two additional direct access drives from Heather Ridge Lane.

Use:

In accordance with the operational plan, the business will host weddings and birthday parties. The Victoria Grace Event Center will operate with the following hours of operation:

- (Office Hours) Tuesday- Friday 11 AM to 5 PM
- (Event Hours) Saturday- Sunday 5 PM to 1 AM
- (Event Hours) Sunday 3 PM to 9 PM

Food & Beverage:

The event center will allow food warming, and licensed caterers to serve events. The center may have BYOB,

so long as they are in compliance with TABC licenses and regulations.

Parking:

<b>Table 2: Parking Calculation</b>		
	<b>Shopping Center</b>	<b>Victoria Grace Events</b>
Required Spaces	274	88
Total Provided	227	69
<b>Shortage</b>	<b>47</b>	<b>19</b>

The shopping center has 227 parking spaces for 13 tenants. The event center will require 1 space per 4 seats, requiring 88 spaces, however, 69 are being provided. It should be noted, that the shopping center is already short parking, and the event center will be short 19 spaces.

**EXCEPTIONS OR APPEALS:**

The applicant is requesting a parking variance to reduce the minimum parking requirement of 88 to 69, and a variance to hold events until 1 am.

**RECOMMENDATION:**

The Development Review Committee recommends approval with the following conditions:

1. Hours of Operation limited to 12:00 AM.
2. For any event at which alcohol is present, at least one (1) uniformed, state-licensed security guard qualified under Chapter 1702 of the Texas Occupations Code shall be physically present for the duration of the event, and during the disbursement of guests following the event, to ensure the orderly departure of guests after the event is over. For any event at which more than 150 persons are to attend, at least two (2) uniformed, state-licensed security guard qualified under Chapter 1702 of the Texas Occupations Code shall be present for the duration of the event, and during the disbursement of guests following the event, to ensure the orderly departure of guests after the event is over. It shall be the responsibility of the permit holder to provide state-licensed security guard when required.

On March 9, 2020, the Planning and Zoning Commission recommended approval of this request by a 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 GRANT A SPECIFIC USE PERMIT FOR AN EVENT CENTER WITHIN THE LIGHT INDUSTRIAL DISTRICT, TO WIT: BEING, 4.10 LOT OF LAND PLATTED AS LOT 2, BLOCK 6, HEATHER RIDGE ADDITION, TARRANT COUNTY, GRAND PRAIRIE, TEXAS; SAID ZONING ORDINANCE AND MAP BEING NUMBERED ORDINANCE NUMBER 4779 AND PASSED ON NOVEMBER 20, 1990; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith; PROVIDING A PENALTY UNDER THE PROVISIONS OF SECTION 1-8 OF THE CODE OF ORDINANCES OF THE CITY OF GRAND PRAIRIE; PROVIDING A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**



**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 include a **Specific Use Permit for an Event Center in the Light Industrial (LI) District**; and;

**WHEREAS**, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on March 9, 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 creation of a **Specific Use Permit for an Event Center in the Light Industrial (LI) 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 to the City Council of Grand Prairie, Texas, that said Zoning Ordinance and Map be amended to allow a **Specific Use Permit for an Event Center in the Light Industrial (LI) 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 P.M. on March 17, 2020 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:**

#### **SECTION 1.**

That 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 establish a Specific Use Permit numbered for the property located as shown in attached **Exhibit A - Location Map** and legally described as follows:

BEING LOT 2, BLOCK 6, HEATHER RIDGE ADDITION, TARRANT COUNTY, GRAND PRAIRIE, TEXAS.

## SECTION 2. SPECIFIC USE PERMIT

For operations of a **Specific Use Permit for an Event Center in the Light Industrial (LI) District**, the following standards and conditions are hereby established as part of this ordinance:

1. All operations must conform to **Exhibit B - Floor Plan, Exhibit C - Operational Plan** as approved by City Council under case number SU200301.
2. Any zoning, land use requirements and restrictions not contained within this specific use permit ordinance shall conform to those requirements specified within the Light Industrial (LI) District as adopted and amended in the Unified Development Code (UDC). Where there is a conflict between the UDC and this ordinance, unless explicitly contained in this ordinance, the more restrictive shall prevail.
3. The operator must maintain compliance with State regulations and local ordinances for food service operations.
4. No on-site food preparation is allowed. Kitchen is to be utilized for pre-cooked and catering services only.
5. For the purpose of this Specific Use Permit the definition of an Event Center can be understood as *(but not limited to)*: An indoor establishment that is regularly rented out, for a limited time period, for special events such as business meetings, seminars, birthday parties, weddings, family events, and small banquet events.
6. The Event Center may include only indoor areas for operational use. No functions are to be held outside other than on-site parking and loading/unloading of goods used in conjunction with authorized events.
7. The Event Center may not function as a restaurant, bar, nightclub, or other establishment allowing admittance to the general public other than customer visits by appointment that are directly related to events authorized under Section 2.5.
8. The applicant may allow the person(s) renting the room to have alcohol on a BYOB basis in accordance with TABC provisions, as defined in the Alcoholic Beverage Code of the State of Texas.
9. All events with up to 150 patrons attending, a licensed security guard must be present for the duration of the event and to ensure the orderly departure of guests after the event is over. For events exceeding 150 patrons, two (2) licensed security guards will need to be present for the duration of the event and until 1

am to ensure the orderly departure of guests after the event is over.

10. The Event Center must meet all relevant safety requirements prescribed by the City of Grand Prairie and the State of Texas.
11. The hours of operation for the Event Center will be Tuesday through Friday, 11:00 am to 5:00 pm, Saturday through Sunday 5 pm to 12 am, and Sunday 3 pm to 9 pm.
12. The Event Center shall be used for organized group assemblies only, and shall not be used for single admission type events involving a cover charge entrance fee for individuals not associated with the organized group assembly.
13. The Event Center must meet all relevant Building and Fire Code requirements.

### **SECTION 3. COMPLIANCE**

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 building permit 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. Furthermore, by this Ordinance, the City Council shall conduct a public hearing six (6) months after City Council approval of this Specific Use Permit to confirm compliance with all applicable codes which shall include, but not be limited to, the requirements of this 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. Two or more violations of this ordinance during any six (6) month period shall be grounds for revocation of Certificate of Occupancy and SUP for Event Center uses.
3. It shall be unlawful for the owner, manager, or any person in charge of a business which is the subject matter of this Ordinance to violate the conditions of the Specific Use Permit imposed by the City Council.
4. 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.
5. The Certificate of Occupancy shall note the existence of this Specific Use Permit by its number and title.
6. 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.
7. Any unsafe or unauthorized operations or activities may be determined as grounds for revocation of the Specific Use Permit by the City Council.

### **SECTION 4.**

That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

**SECTION 5.**

That a violation of this Ordinance shall be a misdemeanor punishable in accordance with Section 1-4 of the Code of Ordinances of the City of Grand Prairie, Texas.

**SECTION 6.**

That 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 7**

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

**SECTION 8**

That this Ordinance shall be and become effective immediately upon and after its passage and approval.

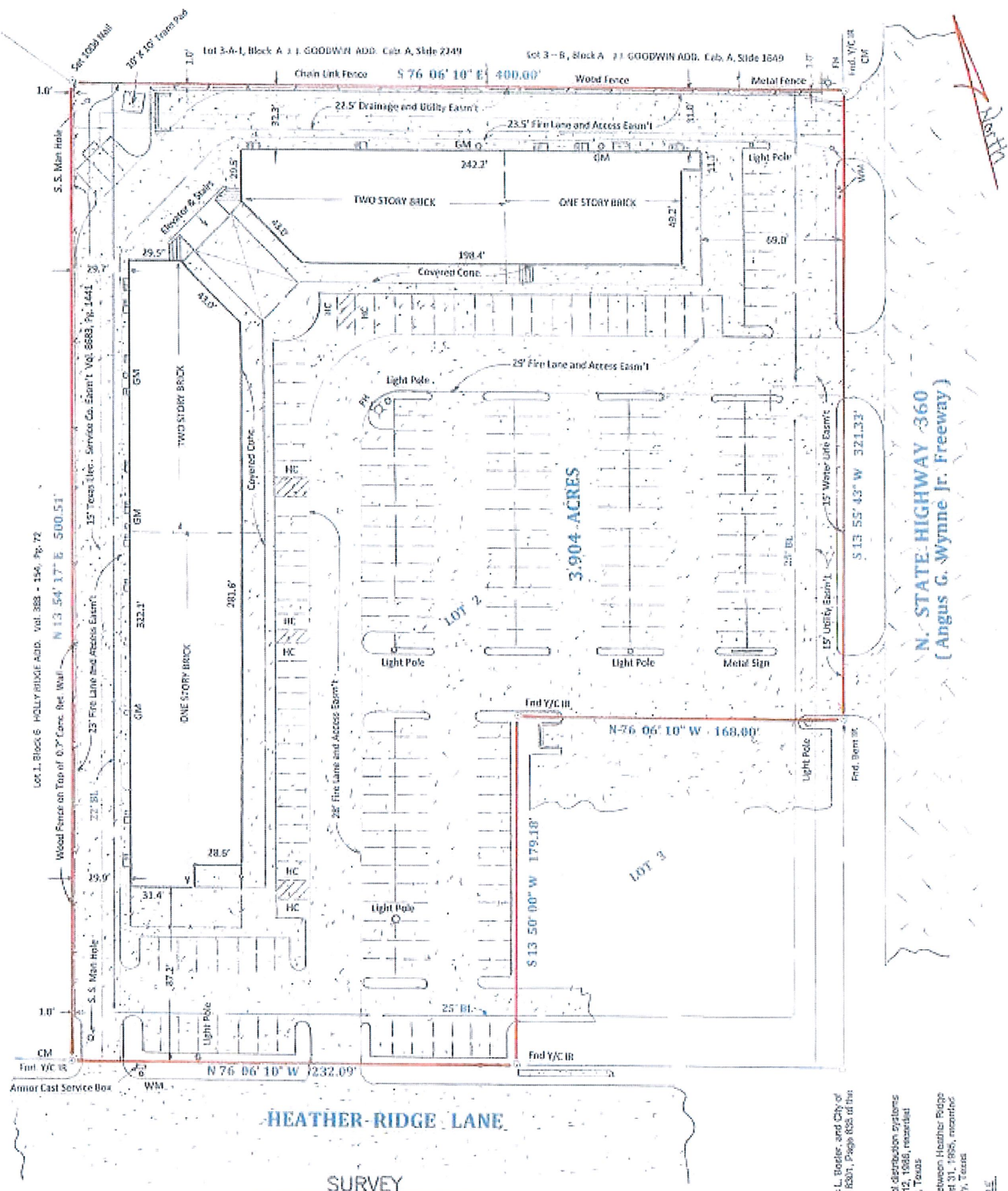
**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS,  
THIS THE 17<sup>TH</sup> OF MARCH, 2020.**

**ORDINANCE NO.  
CASE NO. SU200301**









## SURVEY

BARRY S. RHODES Registered Professional Land Surveyor (972) 475-8940

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 2045 N. STATE HIGHWAY 360 in the city of GRAND PRAIRIE, Texas.

Tract 1:

Lot 2, Block 6, Heather Ridge, an Addition to the City of Grand Prairie, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-187, Page 107, of the Plat Records of Tarrant County, Texas.

Tract 2: (EASEMENT)

An easement appurtenant to and for the benefit of Tract 1 for traffic and for ingress and egress, created by that certain Declaration of Access and Maintenance Easement Agreement by and between Heather Ridge Village Shopping Center, Ltd. and David R. Brown and Linda S. Brown, dated August 31, 1995, filed August 31, 1995, and recorded in Volume 12085, Page 1357 of the Real Property Records of TARRANT County, Texas, over Lot 3, Block 6 of Heather Ridge Addition, an addition to the City of Grand Prairie, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-187, Page 107, Plat Records of Tarrant County, Texas.

The plat herein is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat; the size, shape and type of building and improvements are shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated.

THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN. THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR

Scale: 1" = 50'  
Date: 07/25/2015  
G. F. No.: 4407001218  
Job no.: 934768  
Drawn by: BR

TEXAS HOLDINGS MANAGEMENT LLC AND ITS SUCCESSOR  
AND ASSIGNS, AND HERBY NATIONAL TITLE CO.  
USE OF THIS SURVEY FOR ANY OTHER PURPOSE  
OR OTHER PARTIES SHALL BE AT THEIR RISK AND  
UNDERSTOOD IS NOT RESPONSIBLE TO OTHERS  
FOR ANY LOSS RESULTING THEREFROM.



232 TOTAL PARKING SPACES - 7 HANDICAP - 4 LOADING

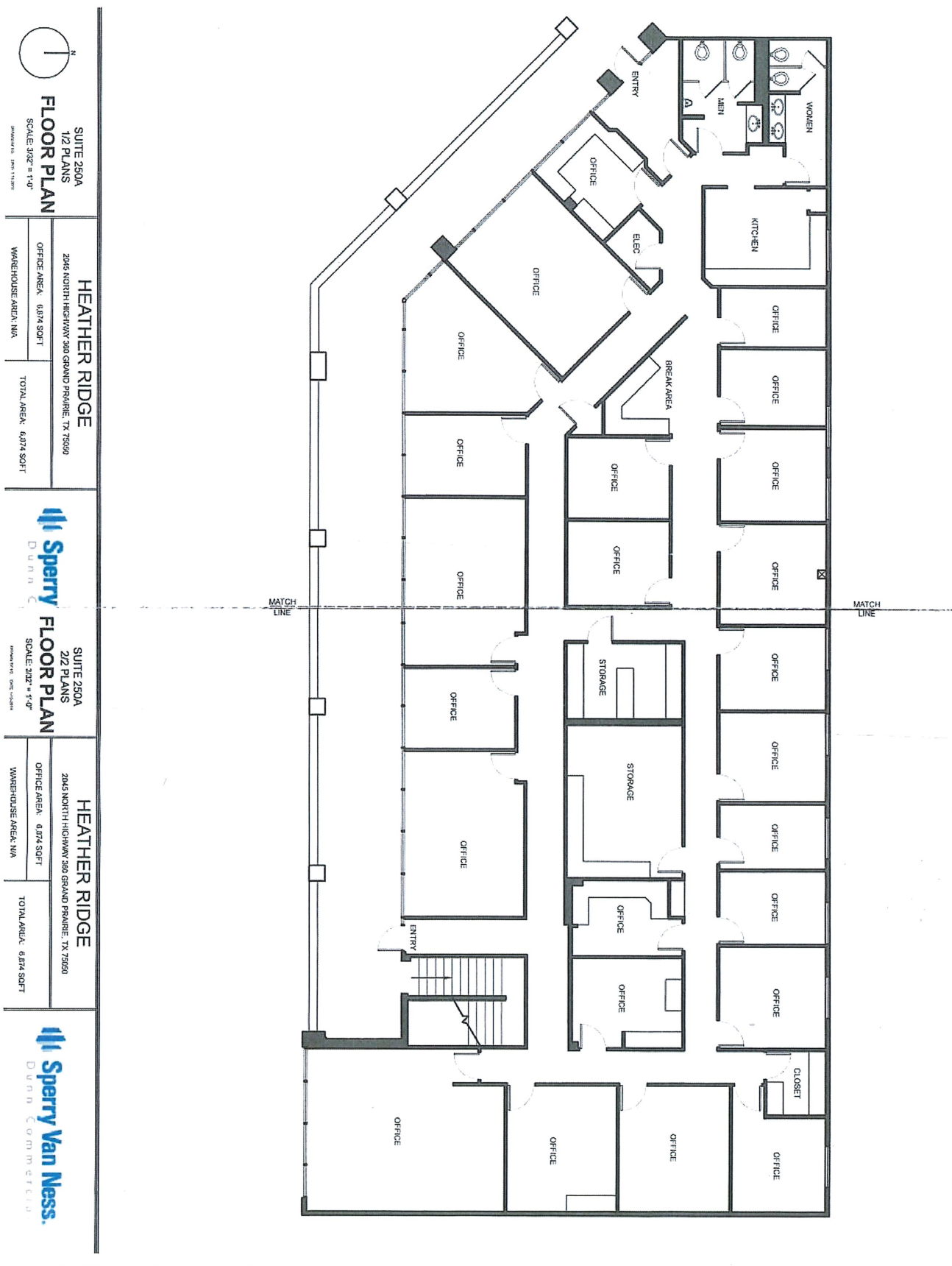
PROPERTY IS SUBJECT TO 1

Metroland Conveyance to Metroland Private Water Lines executed by and between James L. Bogle, and City of Arlington, dated July 25, 1995, filed September 6, 1995, recorded in Volume 1201, Page 105 of the Real Property Records of Tarrant County, Texas.

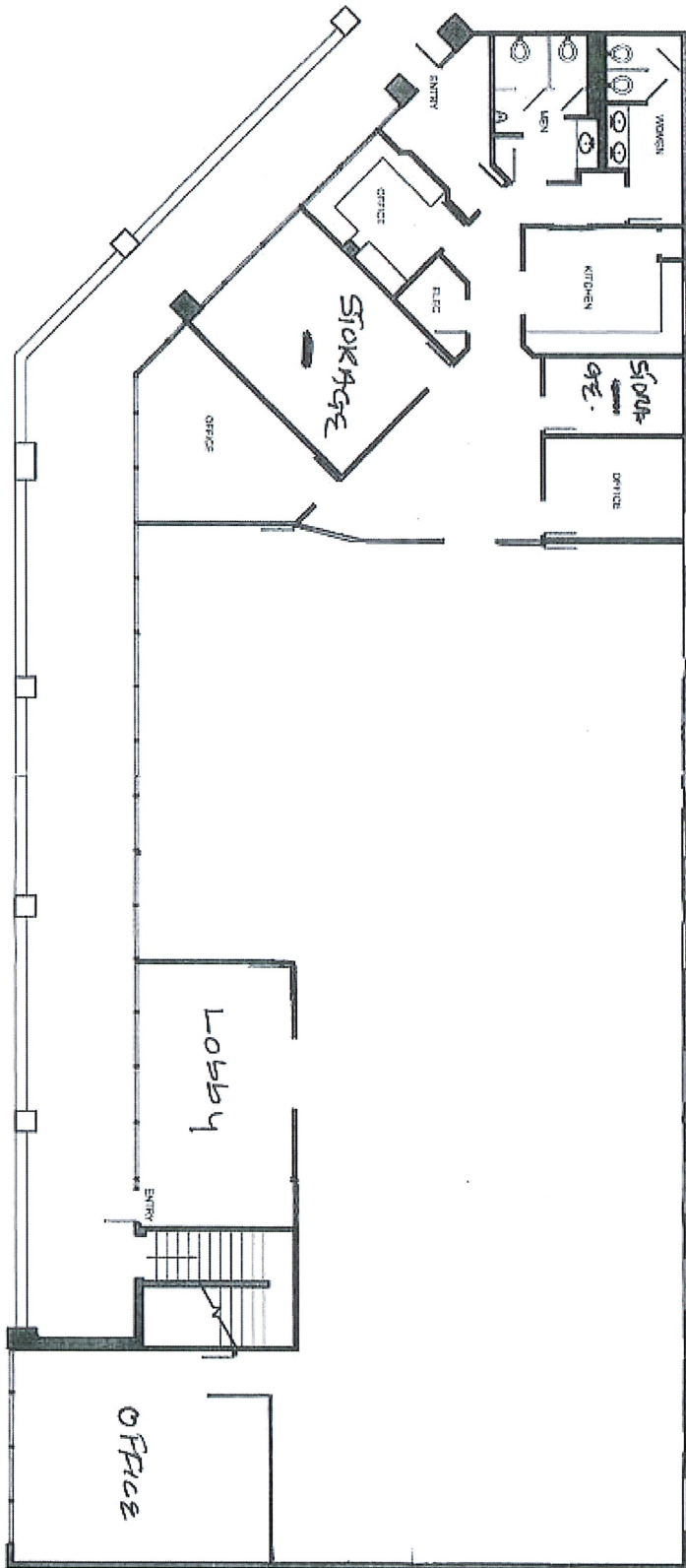
Agreement for the installation, maintenance and maintenance of underground electrical distribution systems provided to Texas Electric Service Company, dated July 14, 1988, filed September 12, 1988, recorded in Volume 1033, Page 1441 of the Real Property Records of Tarrant County, Texas.  
Declaration of Access Easement and Maintenance Agreement, executed by and between Heather Ridge Village Shopping Center, Ltd. and David R. Brown and Linda S. Brown, dated August 31, 1995, recorded in Volume 12085, Page 1357 of the Real Property Records of Tarrant County, Texas.


TITLE AND ABSTRACTING WORK FURNISHED BY: FIDELITY NATIONAL TITLE


### Existing Floor Plan



Proposed Floor Plan



	SUITE 250A 1/2 FLANS	
	HEATHER RIDGE 2045 NORTH HIGHWAY 300 GRAND PRairie, TX 75050	
	FLOOR PLAN	
SCALE: 3/32" = 1'-0"	OFFICE AREA: 6,874 SQFT	WAREHOUSE AREA: N/A
		TOTAL AREA: 6,874 SQFT

	SUITE 250A 2/2 FLANS	
	HEATHER RIDGE 2045 NORTH HIGHWAY 300 GRAND PRairie, TX 75050	
	FLOOR PLAN	
SCALE: 3/32" = 1'-0"	OFFICE AREA: 6,874 SQFT	WAREHOUSE AREA: N/A
		TOTAL AREA: 6,874 SQFT

Sperry Van Ness.

\*Occupancy: 350  
PARKING: 232



Victoria Grace Event Center  
4415 Hanover Street  
Grand Prairie, Texas 75052

January 9<sup>th</sup> 2020

To: The Grand Prairie Development Review Committee  
Attn: Charles H. Lee, AICP, CBO, Senior Planner  
P.O.Box 534045  
Grand Prairie, Texas 75050

Operational Plan for Property at 2045 N. HWY 360 Suite 250A Grand Prairie, Tx. 75050

I hereby apply for a Specific Use Permit (SUP) in respect of the above property and I am providing below, the Operational Plan for this proposed Event Center.

This Event Center will serve as a venue for Social Events like Weddings and Birthday Parties.

The Event Center Open Floor will hold a total of 350 people sitting. The total number of Parking Spaces provided is 232. There is an Elevator and 3 Stairways. There will be provision for a Kitchen (for warming food only), Male and Female Toilets Stalls (2 each), Storage room Office and a Lobby. Our Staff will make sure that the parking lot is kept clean and presentable.


The Event Center will be fully renovated into a very beautiful property with High Ceilings, Modern Chandeliers, Beautiful Lightings, Beautiful floor, updated restrooms, Elevator cleaned and serviced, stairways cleaned and painted. Brand New Fire Sprinkler will be installed.

We will allow Licensed Caterers to serve at Events. A Grand Prairie Police Officer will be provided each night of an Event. Video Surveillance system will also be installed on property.

The City of Grand Prairie has been losing Revenue from Sales and Property Taxes because this building has been vacant for some time. This proposed Event Center will bring an increase in revenue to the City as we plan to work with most of the Hotels around Hwy 360 with regards to providing accommodation for our intending guests. I have lived in Grand Prairie for over 24 years and with Victoria Grace Events, I will be bringing job opportunities to our residents.

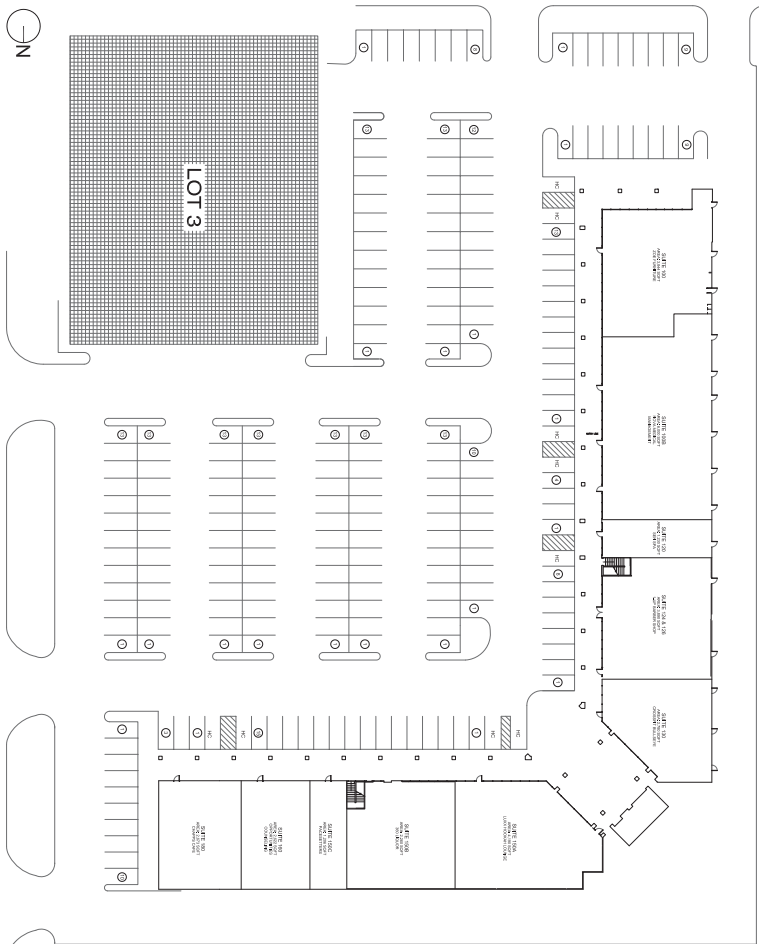
Proposed Hours of Operation: Office – Tuesday – Friday – 11:00 am – 5:pm  
Events – Fridays & Saturdays 5:00 pm – 1:00 am; Sundays 3:00 pm – 9:pm

Yours faithfully,

  
Amadyn Nwabuisi  
Applicant – 469-877-0644

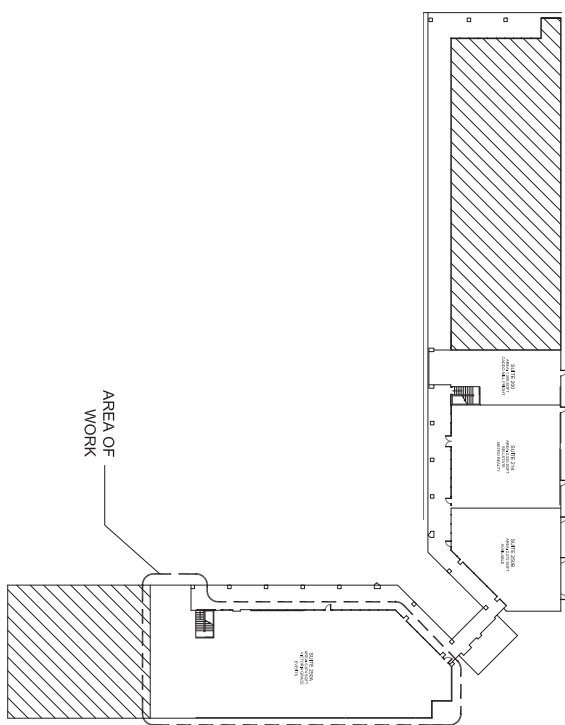
## Exhibit D- Parking Analysis

HEATHER RIDGE LN



1 SITE PLAN - FIRST LEVEL  
1/32" = 1'-0"

2 SITE PLAN - SECOND LEVEL  
1/32" = 1'-0"

[illegible]

### 3 PARKING ANALYSIS

4 LOCATION / VICINITY MAP  
n.t.s.



SPECIFIC USE PERMIT:  
VICTORIA GRACE EVENTS  
CASE NUMBER: SU200301



**REGULAR PLANNING AND ZONING COMMISSION  
MEETING MINUTES  
MARCH 9, 2020**

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

COMMISSIONERS ABSENT: Clayton Fisher

CITY STAFF PRESENT: Deputy City Manager Bill Crolley, David Jones, Chief City Planner, Savannah Ware, Senior Planner, Nyliah Acosta, Planner, Jonathan Tooley, Planning Tech, Mark Dempsey, Deputy City Attorney, Brett Huntsman, Transportation Planner, and Chris Hartmann, Executive Assistant.

Chairperson Josh Spare called the meeting to order in the Council Chambers in the City Hall Building at 6:30 p.m. Commissioner Hedin gave the invocation, chairperson Spare led the pledge of allegiance to the US Flag, and the Texas Flag.

PUBLIC HEARING AGENDA Item #8 - SU200301 - Specific Use Permit - 2045 N HWY 360 STE 250A (Commissioner Fisher/City Council District 1). Planner Nyliah Acosta presented the case report and gave a Power Point presentation for a Specific Use Permit to allow for an Even Center. Located at 2045 N Highway 360, Suite 250A, legally described as Lot 2, Block 6, Heather Ridge Addition, City of Grand Prairie, Tarrant County, zoned LI, Light Industrial. The applicant is Amadyn Nwabuisi, Victoria Grace Events.

Ms. Acosta stated the applicant intends to use a vacant tenant space on the second floor of an existing strip mall, and in the IH-360 Corridor. Event Centers require Specific Use Permit oversight in allowing City Council's determination as to the appropriateness of its setting in conjunction with neighboring properties and surrounding land uses. The tenant space is 6,874 sqft located on the second floor of the shopping center on 4.01 acres, and zoned LI Light Industrial. The building and property complies with Unified Development Code standards with respect to exterior materials, building setbacks and other development standards. The site has direct access via three existing ingress/egress drives from the access road of Hwy 360, a shared access drive via neighboring property to the east, and two additional direct access drives from Heather Ridge Lane. In accordance with the operational plan, the business will host weddings and birthday parties. The Victoria Grace Event Center will operate with the following hours of operation: Office Hours, Tuesday- Friday 11 AM to 5 PM; Event Hours, Saturday- Sunday 5 PM to 1 AM; and Event Hours, Sunday 3 PM to 9 PM. The event center will allow food warming, and licensed caterers to serve events. The center may have BYOB, so long as they are in compliance with TABC licenses and

regulations. The shopping center has 227 parking spaces for 13 tenants. The event center will require 1 space per 4 seats, requiring 88 spaces, however, 69 are being provided. It should be noted, that the shopping center is already short parking, and the event center will be short 19 spaces. The applicant is requesting a parking variance to reduce the minimum parking requirement of 88 to 69, and a variance to hold events until 1 am. The Development Review Committee recommends approval with the following conditions:

1. Hours of Operation limited to 12:00 AM.
2. For any event at which alcohol is present, at least one (1) uniformed, state-licensed security guard qualified under Chapter 1702 of the Texas Occupations Code shall be physically present for the duration of the event, and during the disbursement of guests following the event, to ensure the orderly departure of guests after the event is over. For any event at which more than 150 persons are to attend, at least two (2) uniformed, state-licensed security guard qualified under Chapter 1702 of the Texas Occupations Code shall be present for the duration of the event, and during the disbursement of guests following the event, to ensure the orderly departure of guests after the event is over. It shall be the responsibility of the permit holder to provide state-licensed security guard when required.

Commissioner Coleman asked who makes sure there is a security guard onsite at all times. Ms. Acosta stated this would be the owner's responsibility, but if there are complaints to the police staff can bring the SUP forward for re-discussion.

Chairperson Spare stated there were no questions for staff, opened the public hearing, and called for individuals wishing to speak on this item.

Amadyn Nwabuisi with Victoria Grace Events, 4415 Hanover Street, Grand Prairie, TX stepped forward to represent the case. She stated she has lived in Grand Prairie for 25 years. She is requesting to stay open until 1 p.m., but if she is required to close at 12 midnights she would comply.

Commissioner Moser asked who was doing the remodeling of the building and has she already signed a lease. Ms. Nwabuisi stated the landlord is the one remodeling the building, she signed a lease based on the SUP being approved.

Commissioner Smith asked what type of events would be held at this location. Ms. Nwabuisi stated weddings, birthday parties, church events, etc. She has always worked on event planning, but she is wanting to have her own venue.

Commissioner Connor asked for the occupancy load of the venue and if closing at midnight would impact her operation. Ms. Nwabuisi stated the venue's occupancy would be anywhere from 100 to 350 people and no the time would not impact her operation.

Commissioner Moser asked for the zoning of the property. Ms. Acosta replied light industrial event venues are permitted with an SUP.

There being no further discussion on the case commissioner Smith moved to close the public hearing and approve case SU200301 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Smith

Second: Landrum

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

Nays: None

**Approved: 8-0**

Motion: **carried.**



## Legislation Details (With Text)

<b>File #:</b>	20-9852	<b>Version:</b>	1	<b>Name:</b>	SU200302 - Enterprise Rent-A-Car at 4136 S Carrier Pkwy., Suite 580
<b>Type:</b>	Ordinance	<b>Status:</b>		<b>Status:</b>	Public Hearing on Zoning Applications
<b>File created:</b>	2/28/2020	<b>In control:</b>		<b>In control:</b>	Planning and Zoning Commission
<b>On agenda:</b>	3/17/2020	<b>Final action:</b>		<b>Final action:</b>	
<b>Title:</b>	SU200302 - Specific Use Permit - Enterprise Rent-A-Car at 4136 S Carrier Pkwy., Suite 580. (Commissioner Spare/City Council District 6). A request to consider a Specific Use Permit to allow for an Auto Rental uses within an existing commercial lease space. The subject property is zoned Planned Development-173 (PD-173) District and is located within Interstate Highway-20 (IH-20) Overlay Corridor District. The 1,256 sf lease space is generally located northwest of W. Westchester Parkway and S. Carrier Parkway. The existing lot is platted as Westchester Commercial Phase One. The applicant is Jordan Woolf and the owner is Will Gravlee, Westchester. (On March 9, 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 - Canopy Elevations.pdf](#)  
[Exhibit D - Westchester HOA Conditions.pdf](#)  
[Exhibit i - Existing Elevation](#)  
[PZ Draft Minutes 03-09-2020.pdf](#)

Date	Ver.	Action By	Action	Result
3/9/2020	1	Planning and Zoning Commission		

### From

Chris Hartmann

### Title

SU200302 - Specific Use Permit - Enterprise Rent-A-Car at 4136 S Carrier Pkwy., Suite 580. (Commissioner Spare/City Council District 6). A request to consider a Specific Use Permit to allow for an Auto Rental uses within an existing commercial lease space. The subject property is zoned Planned Development-173 (PD-173) District and is located within Interstate Highway-20 (IH-20) Overlay Corridor District. The 1,256 sf lease space is generally located northwest of W. Westchester Parkway and S. Carrier Parkway. The existing lot is platted as Westchester Commercial Phase One. The applicant is Jordan Woolf and the owner is Will Gravlee, Westchester. (On March 9, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).

### Presenter

Savananh Ware, AICP, Senior Planner

### Recommended Action

Approve



## Analysis

### SUMMARY:

SU200302 -Specific Use Permit -Enterprise Rent-A-Car (City Council District 6). A request to consider a Specific Use Permit to allow for an Auto Rental uses within an existing commercial lease space. The subject property is zoned Planned Development-173 (PD-173) District and is located within Interstate Highway -20 (IH-20) Corridor Overlay District. The 1,256 sf lease space is generally located northwest of W. Westchester Parkway and S. Carrier Parkway, specifically addressed at 4136 S. Carrier Parkway, Suite 580. The existing lot is platted as Westchester Commercial Phase One.

### ADJACENT LAND USES AND ACCESS:

Direction	Zoning	Existing Land Use
North	Planned Development-173 (PD-173) District	Developed for Commercial Uses
East	Planned Development-173 (PD-173) District	Developed for Commercial Uses
West	Planned Development-173 (PD-173) District	Child Day Care Center Uses
South	Planned Development-173 (PD-173) District	Developed Medical Office Uses

### HISTORY & PURPOSE OF REQUEST:

Ordinance 3817 adopted in July 1985; established Planned Development -173 (PD-173) District on approximately 178-acre property generally located south of Interstate 20 east and west of Carrier Parkway, generally north of W. Westchester Pkwy. The property is also within the I-20 Corridor Overlay District.

PD-173 allows for a wide variety of land uses, ranging from multifamily, retail, commercial and service-related uses. The original land use designation for Tract 1 (location of request) allows for Commercial/Office uses, further UDC, Article 4: Permissible Uses requires Specific Use Permit (SUP) oversight for Auto Rental Uses. The referenced property of this request was developed in 1987, Westchester Commercial, Phase One, Block 5, Lot 1RA. Westchester Phase One consists of single story commercial lease spaces. The referenced location for this request is 1,256 square foot lease space located along the southern end of a 24,150 sq. ft. building.

### ACCESS, PARKING & LAND USES:

The development has two existing commercial driveway access points along Westchester Parkway. In addition, mutual access easements serve the center providing for adequate and safe vehicular circulation to and from S. Carrier Parkway to the east and W. Westchester Parkway to the south. An updated parking study and analysis is provided to demonstrate minimum on-site parking to accommodate current and proposed uses.

**BUILDING TENANT SUMMARY**

Baskin-Robbins	1,300 SF
Retail – Available	2,018 SF
Retail – Available	1,579 SF
Church	5,187 SF
Mongolian Grill	4,340 SF
Caribbean Tan	1,855 SF
Century 21 Real Estate	3,593 SF
Proposed Enterprise	1,265 SF
<b>TOTAL BUILDING AREA</b>	<b>24,150 SF</b>

Based on the combination of retail, commercial, assembly and service uses 160 parking spaces are required. The site provides for 184 regular parking spaces including five accessible spaces dispersed within the site. Customer and vehicle inventory spaces for the auto rental business shall be located near the business with approximately 20 maximum spaces designated for over-night parking.

Directly to the rear employee entry of the business shall be a designated ‘bucket-wash’ make ready area for returning vehicles. This area shall consist of a new 430 sq. ft. canopy with brick columns and materials to match the existing building. All run-off shall comply with Environmental Department standards as well as the Westchester Homeowners Review Committee and approval provided conditions be met.

Westchester conditions include:

- Vehicle Inventory Location
- Signage Standards consistent with Westchester Commercial area.
- Canopy design (materials, height and type)
- Limit no more than 20 spaces for overnight parking.

**Landscaping and Screening:**

The existing onsite landscaping complies with minimum requirement for parking lot trees, street trees and landscape buffers along Westchester Parkway.

- 4 Parking lot trees in vicinity
- 6 Street Trees
- 10’ front yard buffer/edge with shrubbery headlight screening provided.

**Dumpster Enclosure:**

The site has an existing 15’ X 24’ (inside dimension) masonry dumpster enclosure clad in the same masonry materials as the building. The dumpster enclosure is located at the mid-rear (western) portion of the building. The enclosure conforms to city standards.

**CONFORMANCE WITH COMPREHENSIVE PLAN:**

The subject property is designated as Commercial, Retail, Office on the Future Land Use Map (FLUM). An auto-rental business use is consistent with the FLUM.

**EXCEPTIONS REQUESTED:**

No exceptions requested

**RECOMMENDATION:**

At its March 9 meeting, the Planning and Zoning Commission recommended approval (8-0) with conditions



presented by Staff.

Development Review Committee recommends approval of the request subject to:

- Compliance with Auto-Related Business (ARB) Standards including registration;
- Environmental Standards;
- Westchester HOA Review Committee conditions; and
- Compliance with Building Codes and necessary permits for canopy addition.

## 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 FOR A SPECIFIC USE PERMIT FOR AUTO RENTAL IN A PLANNED DEVELOPMENT DISTRICT WITH A BASE ZONING DISTRICT OF COMMERCIAL TO WIT: BEING LOT 1RA, BLOCK 5, WESTCHESTER COMMERCIAL PHASE ONE, CITY OF GRAND PRAIRIE, 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 SAVINGS CLAUSE; AND TO BECOME EFFECTIVE UPON ITS PASSAGE AND APPROVAL.**

**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 include a **Specific Use Permit for Auto Rental**; and

**WHEREAS**, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on March 9, 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 creation of a **Specific Use Permit for Auto Rental** 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 9 to 0 to recommend to the City Council of Grand Prairie, Texas, that said Zoning Ordinance and Map be amended to allow a **Specific Use Permit for Auto Rental**; 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 March 17, 2020, 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:**

**SECTION 1.**

That 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 establish a Specific Use Permit for Auto Rental on Lot 1RA, Block 5 Westchester Commercial Phase One, as depicted in Exhibit A - Location Map, attached hereto.

**SECTION 2.**

**Purpose and Intent**

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.**

**Specific Use Permit**

FOR OPERATION OF AUTO RENTAL IN A PLANNED DEVELOPMENT DISTRICT WITH A BASE ZONING DISTRICT OF COMMERCIAL; the following standards and conditions are hereby established as part of this ordinance:

1. The development shall adhere to the City Council approved Exhibit B - Site Plan, of this ordinance, which are herein incorporated by reference.
2. The number of on-site rental vehicles shall not exceed 20.
3. The operator shall park rental vehicles in the spaces designated on the Site Plan.
4. The bucket wash station canopy shall substantially conform to the character of the canopy shown in Exhibit C - Canopy Elevations.
5. The operator shall comply with the City of Grand Prairie's Auto-Related Business (ARB) Ordinance.
6. The operator shall comply with the City of Grand Prairie's Environmental Services Department standards, including, but not limited to operational requirements for mobile wash vendors and commercial facilities.
7. The operator shall comply with the Westchester Homeowners Association Architectural & Design Committee's conditions contained in Exhibit D - HOA Comments.

## **SECTION 4.**

### **Compliance**

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.

## **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 and approval.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, THIS  
THE 17<sup>TH</sup> OF MARCH, 2020.**

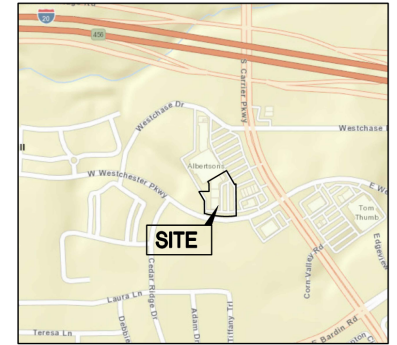
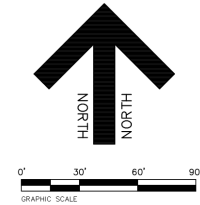
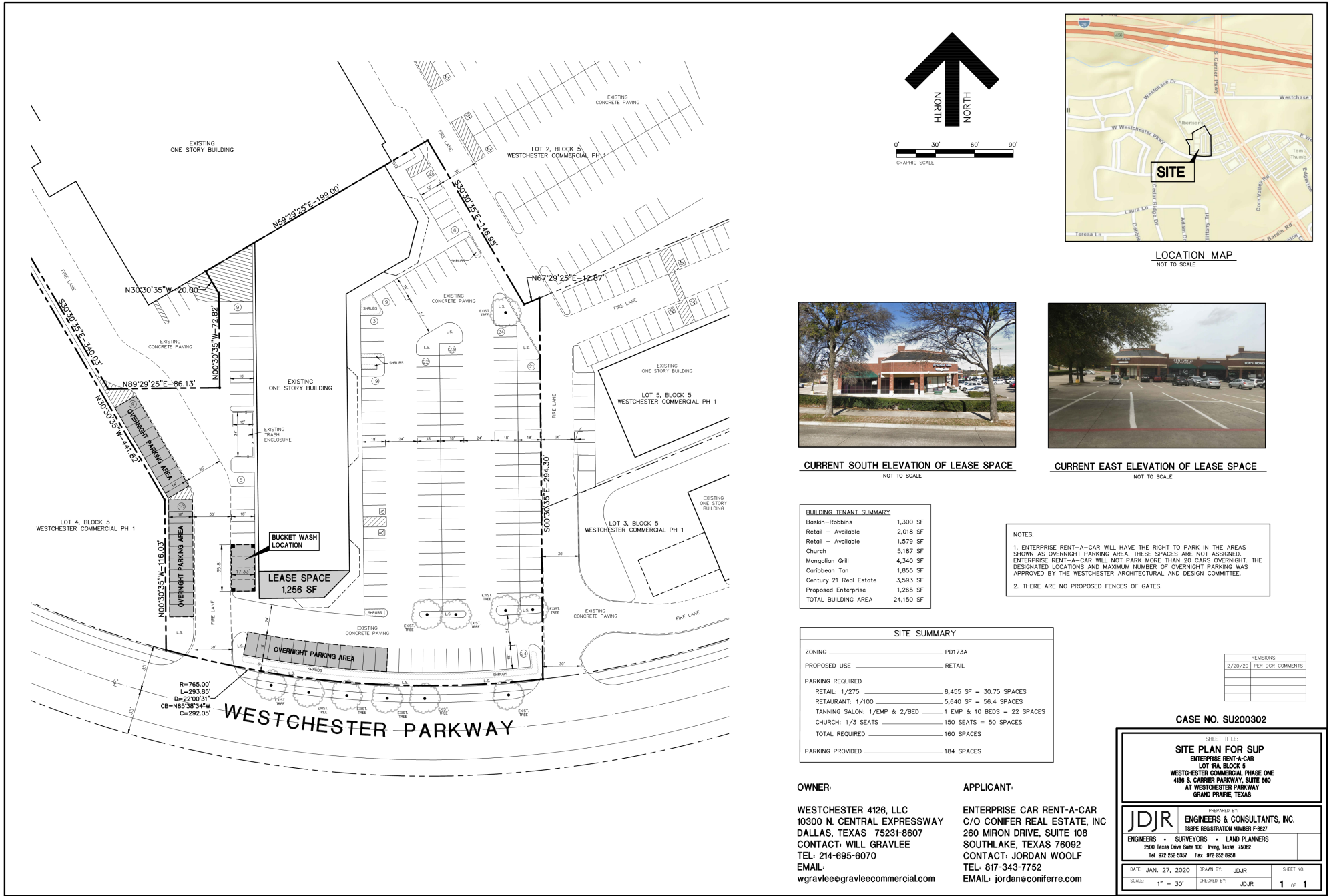
**ORDINANCE NO.  
SPECIFIC USE PERMIT NO.  
CASE NO. SU200302**







Exhibit B - Site Plan  
Page 1 of 1



BUILDING TENANT SUMMARY	
Baskin-Robbins	1,300 SF
Retail - Available	2,018 SF
Retail - Available	1,579 SF
Church	5,187 SF
Mongolian Grill	4,340 SF
Caribbean Tan	1,855 SF
Century 21 Real Estate	3,593 SF
Proposed Enterprise	1,265 SF
TOTAL BUILDING AREA	24,150 SF

- NOTES:
- ENTERPRISE RENT-A-CAR WILL HAVE THE RIGHT TO PARK IN THE AREAS SHOWN AS OVERNIGHT PARKING AREA. THESE SPACES ARE NOT ASSIGNED. ENTERPRISE RENT-A-CAR WILL NOT PARK MORE THAN 20 CARS OVERNIGHT. THE DESIGNATED LOCATIONS AND MAXIMUM NUMBER OF OVERNIGHT PARKING WAS APPROVED BY THE WESTCHESTER ARCHITECTURAL AND DESIGN COMMITTEE.
  - THERE ARE NO PROPOSED FENCES OR GATES.

SITE SUMMARY	
ZONING	PD173A
PROPOSED USE	RETAIL
PARKING REQUIRED	
RETAIL: 1/275	8,455 SF = 30.75 SPACES
RESTAURANT: 1/100	5,640 SF = 56.4 SPACES
TANNING SALON: 1/EMP & 2/BED	1 EMP & 10 BEDS = 22 SPACES
CHURCH: 1/3 SEATS	150 SEATS = 50 SPACES
TOTAL REQUIRED	160 SPACES
PARKING PROVIDED	184 SPACES

REVISIONS	
2/20/20	PER DOR COMMENTS

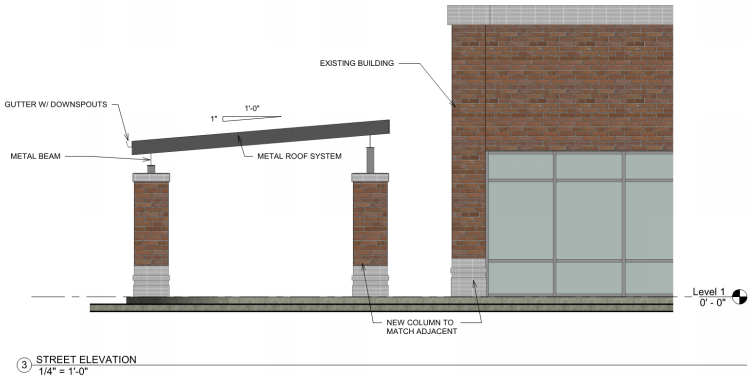
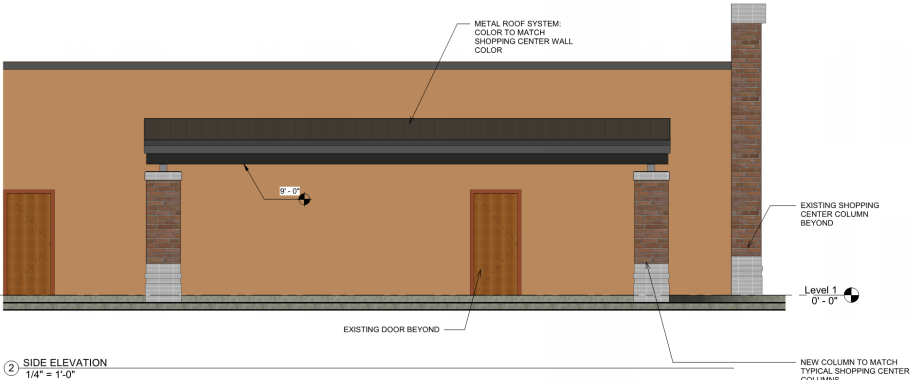
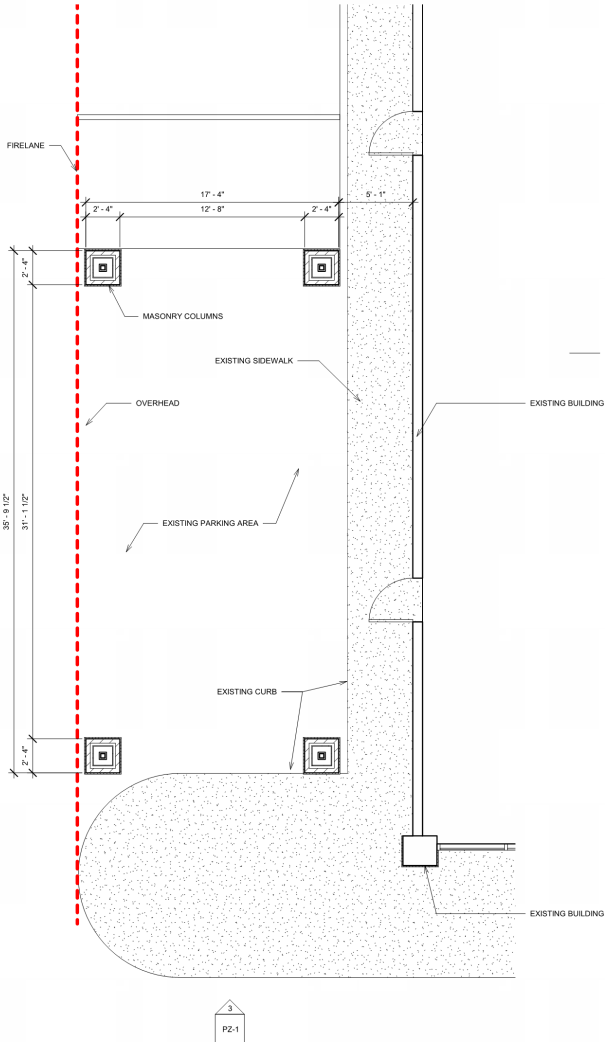
CASE NO. SU200302

SHEET TITLE  
**SITE PLAN FOR SUP**  
**ENTERPRISE RENT-A-CAR**  
**LOT 5A, BLOCK 5**  
**WESTCHESTER COMMERCIAL PHASE ONE**  
**4126 S. CENTRAL EXPRESSWAY, SUITE 500**  
**AT WESTCHESTER PARKWAY**  
**GRAND PRairie, TEXAS**

PREPARED BY: <b>JDJR ENGINEERS &amp; CONSULTANTS, INC.</b> TSBP# REGISTRATION NUMBER F-8827	
ENGINEERS • SURVEYORS • LAND PLANNERS 2500 Texas Drive Suite 100 Irving, Texas 75062 Tel: 972-252-5557 Fax: 972-252-6666	
DATE: JAN. 27, 2020 SCALE: 1" = 30'	DRAWN BY: JDJR CHECKED BY: JDJR
SHEET NO. <b>1 OF 1</b>	

OWNER:  
**WESTCHESTER 4126, LLC**  
**10300 N. CENTRAL EXPRESSWAY**  
**DALLAS, TEXAS 75231-8607**  
**CONTACT: WILL GRAVLEE**  
**TEL: 214-695-6070**  
**EMAIL:**  
**wgravlee@gravleecommercial.com**

APPLICANT:  
**ENTERPRISE CAR RENT-A-CAR**  
**C/O CONIFER REAL ESTATE, INC**  
**260 MIRON DRIVE, SUITE 108**  
**SOUTHLAKE, TEXAS 76092**  
**CONTACT: JORDAN WOOLF**  
**TEL: 817-343-7752**  
**EMAIL: jordan@coniferre.com**



260 MIRON DRIVE, SUITE 108  
SOUTH LAKE, TX 76092  
817-552-7778



02/06/20



REVISIONS:

NO.	DESCRIPTION	DATE

BUCKET WASH BAY  
GRAND PRAIRIE, TX.

SU200302

PROJECT NUMBER: Project Number

ISSUED:	Issue Date
DRAWN BY:	Author
CHECKED BY:	Checker
FILENAME:	

PLAN AND ELEVATIONS

PZ-1

May 7, 2019

The Westchester Architectural & Design Committee have some things we will require to protect the other businesses nearby and the cohesiveness to our community and a condition to the approval of the SUP.

1. Drainage of the water per City Code
2. Specific area to park the rental cars. The parking slots behind the building and the parking slots in the south lot along Westchester Parkway/shrubbery.
3. A limit on how many cars they can have at one time. Limit 20. No overnight parking at all in the front parking lot.
4. Signage size the same as the rest of the tenants and only on the building.
5. They want a pop-up tent to protect them from the sun while washing the cars and vacuuming them out. We would require something more professional and made of a lasting material that will not fade or fray. Like a wood Arbor type, Professional awning attached to the building, etc... This protection would have to be approved by the HOA Architectural & Design Committee before the approval of the SUP.

These would all be conditions set attached to the SUP to keep operating in the Westchester Community.

Thank you,  
Rosemary Reed  
469-600-9075

cc: David P. Jones  
dpjones@GPTX.or



## EXISTING EXTERIOR ELEVATIONS

CASE NO. SU200302



### CURRENT SOUTH ELEVATION OF LEASE SPACE

NOT TO SCALE



### CURRENT EAST ELEVATION OF LEASE SPACE

NOT TO SCALE





**REGULAR PLANNING AND ZONING COMMISSION  
MEETING MINUTES  
MARCH 9, 2020**

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

COMMISSIONERS ABSENT: Clayton Fisher

CITY STAFF PRESENT: Deputy City Manager Bill Crolley, David Jones, Chief City Planner, Savannah Ware, Senior Planner, Nyliah Acosta, Planner, Jonathan Tooley, Planning Tech, Mark Dempsey, Deputy City Attorney, Brett Huntsman, Transportation Planner, and Chris Hartmann, Executive Assistant.

Chairperson Josh Spare called the meeting to order in the Council Chambers in the City Hall Building at 6:30 p.m. Commissioner Hedin gave the invocation, chairperson Spare led the pledge of allegiance to the US Flag, and the Texas Flag.

PUBLIC HEARING AGENDA Item #9 - SU200302 - Specific Use Permit - Enterprise Rent-A-Car at 4136 S Carrier Pkwy., Suite 580. (Commissioner Spare/City Council District 6). Chief City Planner David Jones presented the case report and gave a Power Point presentation for a Specific Use Permit to allow for an Auto Rental uses within an existing commercial lease space. The subject property is zoned Planned Development-173 (PD-173) District and is located within Interstate Highway-20 (IH-20) Overlay Corridor District. The 1,256 sf lease space is generally located northwest of W. Westchester Parkway and S. Carrier Parkway. The existing lot is platted as Westchester Commercial Phase One. The applicant is Jordan Woolf and the owner is Will Gravlee, Westchester.

Mr. Jones stated PD-173 allows for a wide variety of land uses, ranging from multifamily, retail, commercial and service-related uses. The original land use designation for Tract 1 allows for Commercial/Office uses, further UDC, Article 4: Permissible Uses requires Specific Use Permit oversight for Auto Rental Uses. The referenced property of this request was developed in 1987, Westchester Commercial, Phase One, Block 5, Lot 1RA. Westchester Phase One consists of single story commercial lease spaces. The referenced location for this request is 1,256 square foot lease space located along the southern end of a 24,150 sq. ft. building. The development has two existing commercial driveway access points along Westchester Parkway. In addition, mutual access easements serve the center providing for adequate and safe vehicular circulation to and from S. Carrier Parkway to the east and W. Westchester Parkway to the south. An updated parking study and analysis is provided to demonstrate minimum on-site parking to accommodate current and

proposed uses. Based on the combination of retail, commercial, assembly and service uses 160 parking spaces are required. The site provides for 184 regular parking spaces including five accessible spaces dispersed within the site. Customer and vehicle inventory spaces for the auto rental business shall be located near the business with approximately 20 maximum spaces designated for over-night parking. Directly to the rear employee entry of the business shall be a designated 'bucket-wash' make ready area for returning vehicles. This area shall consist of a new 430 sq. ft. canopy with brick columns and materials to match the existing building. All run-off shall comply with Environmental Department standards as well as the Westchester Homeowners Review Committee and approval provided conditions be met. The existing onsite landscaping complies with minimum requirement for parking lot trees, street trees and landscape buffers along Westchester Parkway. The site has an existing 15' X 24' masonry dumpster enclosure clad in the same masonry materials as the building. The dumpster enclosure is located at the mid-rear portion of the building. The enclosure conforms to city standards.

Mr. Jones stated the Development Review Committee recommends approval of the request subject to: Compliance with Auto-Related Business (ARB) Standards including registration, Environmental Standards, Westchester HOA Review Committee conditions, and Compliance with Building Codes and necessary permits for canopy addition.

Chairperson Spare stated there were no questions for staff, opened the public hearing, and called for individuals wishing to speak on this item.

Jordan Woolf with Enterprise Rent-A-Car, 3026 Tanglewood Park, Fort Worth, TX stepped forward representing the case.

There being no further discussion on the case commissioner Connor moved to close the public hearing and approve case SU200302 as presented by staff. The action and vote being recorded as follows:

Motion: Connor

Second: Moser

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

Nays: None

**Approved: 8-0**

Motion: **carried.**



## Legislation Details (With Text)

<b>File #:</b>	20-9850	<b>Version:</b>	1	<b>Name:</b>	SU180504B – Specific Use Permit Renewal - 3025 Hardrock Road
<b>Type:</b>	Ordinance	<b>Status:</b>			Public Hearing on Zoning Applications
<b>File created:</b>	2/28/2020	<b>In control:</b>			Planning and Zoning Commission
<b>On agenda:</b>	3/17/2020	<b>Final action:</b>			
<b>Title:</b>	SU180504B - Specific Use Permit Renewal - 3025 Hardrock Road (Commissioner Fisher/City Council District 1). A six months annual/periodic review of a Specific Use Permit to allow Trucking and Storage Terminal Uses. The 2.94-acre property is located at the northeast Hardrock Rd. and W. Oakdale Rd. The property is zoned Planned Development 39 (PD-39) District and within the SH 161 Corridor Overlay District. (On March 9, 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](#)  
[Exhibit B 3025 Hardrock - SUP Parking Exhibit](#)  
[Exhibit C SU180504B Operational Plan 2020](#)  
[Exhibit D Reason of Additional Parking.pdf](#)  
[PZ Draft Minutes 03-09-2020.pdf](#)

Date	Ver.	Action By	Action	Result
3/9/2020	1	Planning and Zoning Commission		

### From

Chris Hartmann

### Title

SU180504B - Specific Use Permit Renewal - 3025 Hardrock Road (Commissioner Fisher/City Council District 1). A six months annual/periodic review of a Specific Use Permit to allow Trucking and Storage Terminal Uses. The 2.94-acre property is located at the northeast Hardrock Rd. and W. Oakdale Rd. The property is zoned Planned Development 39 (PD-39) District and within the SH 161 Corridor Overlay District. (On March 9, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).

### Presenter

Savannah Ware, AICP, Senior Planner

### Recommended Action

Approve

### Analysis

#### SUMMARY:

Consider request for the annual/periodic review of a Specific Use Permit to allow Trucking and Storage Terminal Uses. The 2.94-acre property is located at the northeast Hardrock Rd. and W. Oakdale Rd and addressed as 3025 Hardrock Rd (Council District 1). The property is zoned Planned Development 39 (PD-39)

District and within the SH 161 Corridor Overlay District.

**ADJACENT LAND USES AND ACCESS:**

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

Ordinance 10066-2018 was approved May 15, 2018

**Annual inspection August 14, 2019 VIOLATIONS CITED**

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).

6-Month Inspection; March 2020:

- Environmental Services found no violations with the exceptions of parking of vehicles and trailers on unimproved surfaces.
- Code Enforcement has since visited the site and found no violations.

**PURPOSE OF REQUEST:**

As required by Ordinance No. 10466-2018 for Specific Use Permit 1044 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 and/or enforced by the state and federal government.

The applicant is requesting an expansion of their truck and trailer parking operation to exceed the minimum trucking and storage from no more than (5) five to maximum of fifteen (15) trucks and trailers. Compliance with current standard has been sporadic at best.

**PZ RECOMMENDATION:**

At its March 9, 2020 meeting, the Planning and Zoning Commission voted 8-0 to recommend approval of a six

month extension, including administrative approval of Site Plan to expand parking lot with concrete if the applicant adds bollards to prevent parking on non-paved areas and uses video surveillance to monitor truck parking remotely. The applicant must return to P&Z and Council in six months to verify this has been done, and any violations within the six month period will result in the SUP coming back for revocation.

#### 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-1044 FOR A TRUCKING AND STORAGE TERMINAL FACILITY IN PLANNED DEVELOPMENT-39 (PD-39) 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 SAVINGS CLAUSE; AND TO BECOME EFFECTIVE UPON ITS PASSAGE AND APPROVAL.**

**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-1044 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-1044 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 March 9, 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-1044 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-1044 for a Trucking and Storage Terminal Facility** with specific conditions as enumerated herein; and

**WHEREAS**, City staff conducted an inspection of the property on March 12, 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 March 17, 2020 and voted **to renew Specific Use Permit-1044 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:**

## SECTION 1.

That 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 1044 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.

### Purpose and Intent

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.

### Specific Use Permit

FOR OPERATION OF A **SPECIFIC USE PERMIT FOR A TRUCKING AND STORAGE TERMINAL FACILITY IN THE LIGHT INDUSTRIAL (LI) DISTRICT**; the following standards and conditions are hereby established as part of this ordinance:

1. The renewal is valid for six (6) months from date of approval;
2. The Development Review Committee may administratively approve a Site Plan that allows for additional concrete paving as shown on Exhibit D, provided that the operator install concrete bollards along the perimeter of the paving to prevent parking on unimproved surfaces, and that the operator install cameras on the property to allow for remote monitoring of operations;
3. Any subsequent violations during the six (6) month renewal period will result in staff bringing back the SUP back to City Council for revocation.

## SECTION 4.

### Compliance

1. 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.
2. Furthermore, by this Ordinance, if the premises covered by this Specific Use Permit is vacated and/or ceases to



operate for a period exceeding six months (6 months), a new Specific Use Permit shall be required to reestablish the use.

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.

#### **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 and approval.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, THIS  
THE 10TH OF MARCH, 2020.**

**ORDINANCE NO. XXXXX-2020  
SPECIFIC USE PERMIT NO. 1044B  
CASE NO. SU180504B**



# EXHIBIT A



## CASE LOCATION MAP

Case Number: SU180504  
Trucking & Storage Terminal



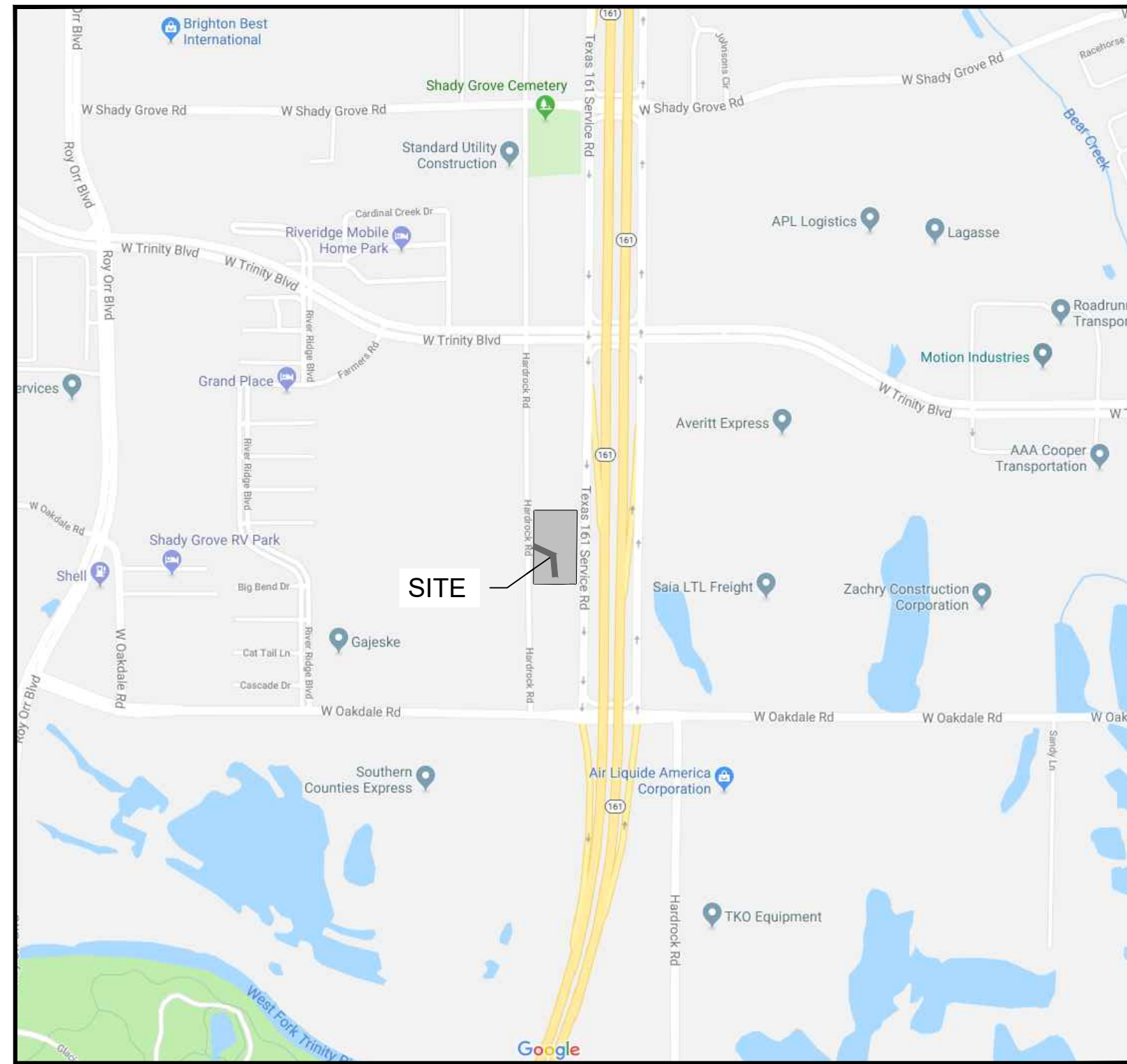
City of Grand Prairie  
Planning and Development

(972) 237-8257

[www.gptx.org](http://www.gptx.org)



VICINITY MAP

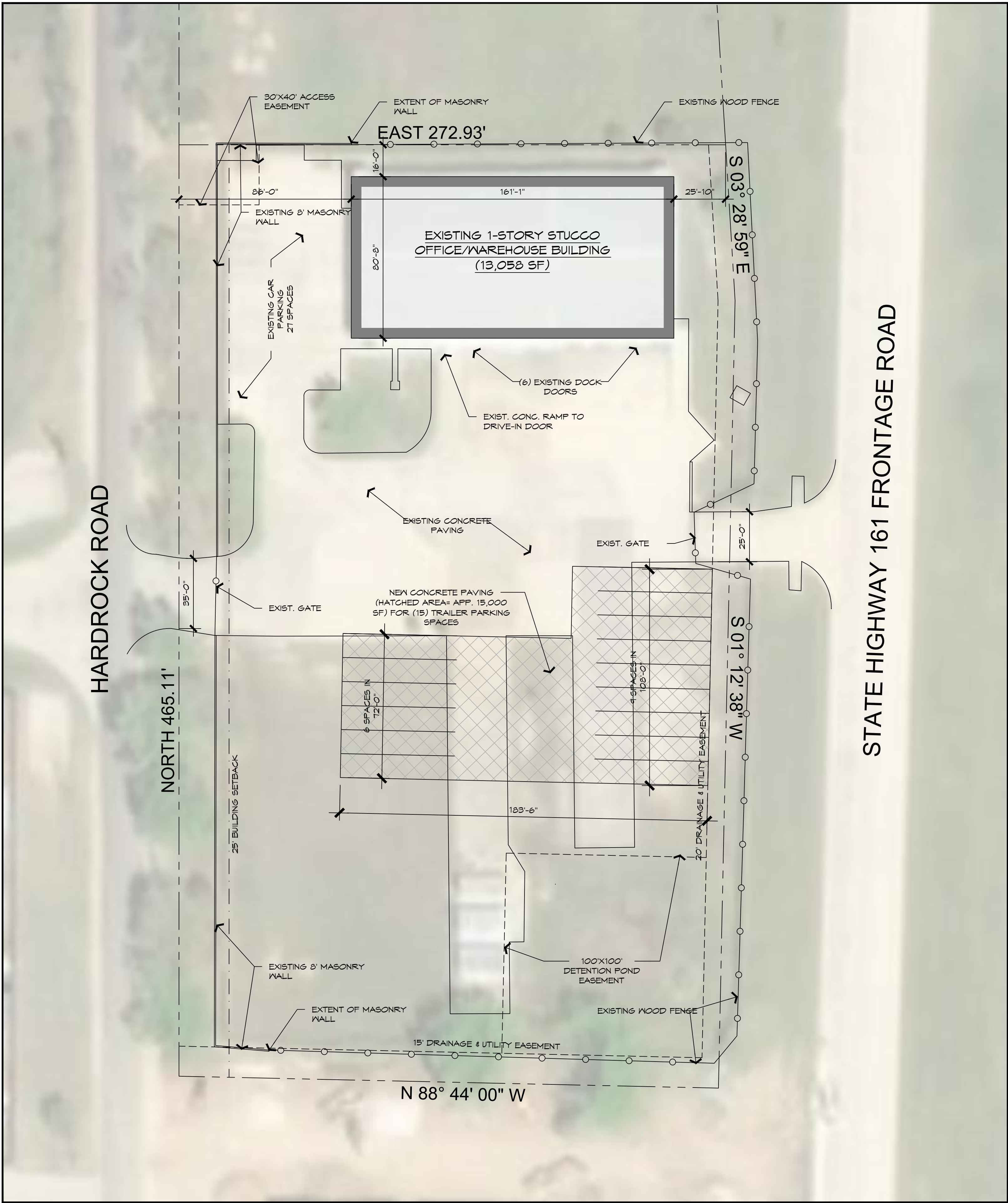


PROJECT DATA

GENERAL SITE INFORMATION:	
SITE ADDRESS:	3025 HARDROCK ROAD GRAND PRAIRIE, TX 75050
LEGAL DESCRIPTION:	
	MATT M LAVAIL BLK A LT 3 LESS ROW ACS 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.

**1 SITE PLAN**  
Scale: 1" = 30'-0"

301 S. OAK STREET, STE 100  
ROANOKE, TX 76262  
PH 1.817.430.3382  
RGAARCHITECTS.COM

PRELIMINARY

NOT FOR REGULATORY APPROVAL,  
PERMITTING, OR CONSTRUCTION.  
THIS PRELIMINARY DESIGN  
IS RELEASED UNDER THE AUTHORITY OF  
JAMES R. GILLAND  
TEXAS REGISTRATION NO. 8962  
ON DATE INDICATED BELOW.

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

#SU180504  
HIMAL LOGISTICS

RGA PROJECT NUMBER: 18052

DATE: 2.25.2020

- REVISIONS:
- 2.25.2020 NEW TRAILER PARKING

SHEET:

A1.01



# HIMAL LOGISTICS INC

(A Texas Corporation for Trucking)

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

**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.



**REGULAR PLANNING AND ZONING COMMISSION  
MEETING MINUTES  
MARCH 9, 2020**

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

COMMISSIONERS ABSENT: Clayton Fisher

CITY STAFF PRESENT: Deputy City Manager Bill Crolley, David Jones, Chief City Planner, Savannah Ware, Senior Planner, Nyliah Acosta, Planner, Jonathan Tooley, Planning Tech, Mark Dempsey, Deputy City Attorney, Brett Huntsman, Transportation Planner, and Chris Hartmann, Executive Assistant.

Chairperson Josh Spare called the meeting to order in the Council Chambers in the City Hall Building at 6:30 p.m. Commissioner Hedin gave the invocation, chairperson Spare led the pledge of allegiance to the US Flag, and the Texas Flag.

PUBLIC HEARING AGENDA Item #10 - SU180504B – Specific Use Permit Renewal - 3025 Hardrock Road (Commissioner Fisher/City Council District 1). Chief City Planner David Jones presented the case report and gave a Power Point presentation for a six months annual/periodic review of a Specific Use Permit to allow Trucking and Storage Terminal Uses. The 2.94-acre property is located at the northeast Hardrock Rd. and W. Oakdale Rd. The property is zoned Planned Development 39 (PD-39) District and within the SH 161 Corridor Overlay District.

Mr. Jones stated as required by Ordinance No. 10466-2018 for Specific Use Permit 1044 the City Council shall conduct a public hearing six-month 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 and/or enforced by the state and federal government. The applicant is requesting an expansion of their truck and trailer parking operation to exceed the minimum trucking and storage from no more than five to maximum of fifteen trucks and trailers. Compliance with current standard has been sporadic at best. DRC recommends Planning & Zoning Commission extending the SUP with current conditions including a six-month review for compliance. Staff recommends the Commission not grant the expansion as requested by the applicant.

Chairperson Spare stated there were no questions for staff, opened the public hearing, and called for individuals wishing to speak on this item.



Sushil Chaugan, 3025 Hardrock Road, Grand Prairie, TX stepped forward representing the case. Mr. Chaugan stated he has been in California where he has another business and was not aware of the violations, but he has cleaned up the property. He said their business has suffered a great loss, because they do not have the space needed to conduct their business to the fullest they are in need of more parking. He is agreeable to paving the additional parking spaces in order for them to expand their business.

Commissioner Connor said with him being in California he needs to make sure his manager complies with the city's requirements.

Commissioner Coleman stated he needs to add some cameras so he can monitor his business, at this time he can only support a six-months extension, but not the expansion of the property.

Chairperson Spare stated this case is here because of the six-months review, not the expansion. Deputy City Attorney Mark Dempsey stated the case was not brought forward as an expansion case, it was brought forward for a six-months review from Council approval. Chairperson Spare asked if the commission could add some conditions to the SUP. Mr. Jones replied yes the commission can add to the SUP; that the case be administratively approved for the expansion, after the six-months if no violations are noted on the property.

There being no further discussion on the case commissioner Spare moved to close the public hearing and approve case SU180504B, with a six-month extension, including administrative approval of Site Plan to expand parking lot with concrete if the applicant adds bollards to prevent parking on non-paved areas and uses video surveillance to monitor truck parking remotely. The applicant must return to P&Z and Council in six months to verify this has been done, and any violations within the six-month period will result in the SUP coming back for revocation. The action and vote being recorded as follows:

Motion: Spare

Second: Smith

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

Nays: None

**Approved: 8-0**

Motion: **carried.**



## Legislation Details (With Text)

**File #:** 20-9871      **Version:** 1      **Name:** Resolution for declaration of local state of disaster  
**Type:** Resolution      **Status:** Items for Individual Consideration  
**File created:** 3/13/2020      **In control:** City Secretary  
**On agenda:** 3/17/2020      **Final action:**

**Title:** Resolution ratifying and extending the Declaration of Local State of Disaster due to the Corona Virus (COVID-19) Community Transmission within the North Texas Region

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** [EXHIBIT A - Declaration of Local Disaster](#)

Date	Ver.	Action By	Action	Result
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### From

Cathy DiMaggio, City Secretary

### Title

Resolution ratifying and extending the Declaration of Local State of Disaster due to the Corona Virus (COVID-19) Community Transmission within the North Texas Region

### Presenter

Mayor Ron Jensen and City Manager Tom Hart

### Recommended Action

Approve

### Analysis

On Friday, March 13, 2020, Mayor Jensen signed a proclamation declaring a local state of disaster, made pursuant to Section 418 of the Texas Government Code and the City Charter Article 3 Section 23, which authorizes the City Council and Mayor of the City of Grand Prairie to restrict gatherings within the city limits to no more than 500 people and to require that all public, private, and commercial labs report the number of COVID-19 tests conducted on a daily basis to the city. The proclamation also provides the city manager the ability to quickly enact other measures intended to protect the health and welfare of the public.

The proclamation comes in consultation with Dallas County, which is the city's public health authority, and other cities in the county. County Judge Clay Jenkins also issued a proclamation that restricted gatherings across the county to 500 people.

The mayor's proclamation took effect immediately and will expire in seven days unless renewed by the Grand Prairie City Council.

### Financial Consideration

None at this time.

## Body

**A RESOLUTION OF THE CITY OF GRAND PRAIRIE, TEXAS, RATIFYING AND EXTENDING THE DECLARATION OF DISASTER DUE TO THE CORONA VIRUS (COVID-19) COMMUNITY TRANSMISSION WITHIN THE NORTH TEXAS REGION; PROVIDING THE CONSENT OF THE CITY COUNCIL TO THE DECLARATION, CONTINUATION OR RENEWAL OF THE DECLARATION OF DISASTER FOR A PERIOD OF THIRTY (30) DAYS; PROVIDING AUTHORITY FOR THE MAYOR TO TERMINATE THE DISASTER DECLARATION; AND PROVIDING AN EFFECTIVE DATE**

**WHEREAS**, in December 2019, a novel coronavirus, now designated COVID-19, was detected in Wuhan, China; and

**WHEREAS**, on March 11, 2020, the World Health Organization declared COVID-19 a worldwide pandemic; and

**WHEREAS**, COVID-19 spreads between people who are in close contact with one another through respiratory droplets produced when an infected person coughs or sneezes; and

**WHEREAS**, the identification of "community spread" cases of COVID-19 in the region could potentially signal that transmission of the virus may no longer be limited to travel to outbreak areas or contact with travelers who have visited outbreak areas, and

**WHEREAS**, on March 12, 2020, Dallas County declared a local disaster for public health emergency and issued an accompanying order relating to community gatherings ; and

**WHEREAS**, on March 13, 2020, Texas Governor Greg Abbott declared a statewide public health disaster; and

**WHEREAS**, on March 13, 2020, Mayor Ron Jensen issued a proclamation declaring a local disaster for public health emergency for the City of Grand Prairie and providing measures designed to prevent deaths in the City of Grand Prairie for a period of seven (7) days; and

**WHEREAS**, the City Council has determined that the duration of the additional measures in the proclamation should be extended to abate the public health threat,

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

**SECTION 1.** THAT pursuant to 418.018 (b) of the Government Code, the state of disaster will be extended as and the orders specified in Exhibit "A" shall be in effect for thirty (30) days on and from the date of this order, provided however that this declaration may be terminated before the expiration of thirty days by subsequent order of the Mayor, and may be continued or renewed beyond thirty days from its date of issuance only with the consent of the City Council of the City of Grand Prairie.

**SECTION 2.** THAT pursuant to 418.018 (c) of the Government Code, the declaration shall be given prompt and general publicity and shall be filed promptly with the City Secretary.

**SECTION 3.** THAT this Resolution shall be and become effective immediately upon its adoption and approval.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS,  
ON THIS THE 17TH DAY OF MARCH, 2020.**

EXHIBIT “A”

COVID-19 EMERGENCY PUBLIC HEALTH DECLARATION ORDERS  
FOR THE CITY OF GRAND PRAIRIE

The following orders shall apply throughout the City of Grand Prairie:

- 1. Activation of Emergency Management Plan.** Pursuant to Government Code §418.108(d), the City of Grand Prairie Emergency Management Plan shall remain active through the duration of Disaster Declaration.
- 2. Temporary Housing and Emergency Shelter.** Pursuant to Government Code §418.020(d), the City of Grand Prairie is authorized to: (1) temporarily or permanently acquire by lease, purchase, or other means sites required for installation of temporary housing units or emergency shelters for disaster victims; and (2) enter into arrangements necessary to prepare or equip the sites to use the housing units or shelters, including arrangements for the purchase of temporary housing units or shelters and the payment of transportation charges.
- 3. Protective Control Measures and Facilities.** Pursuant to Section 122.006 of the Texas Health and Safety Code, the City of Grand Prairie is authorized to adopt rules to protect the health of persons in the City of Grand Prairie, including quarantine rules to protect its residents against communicable disease and provide for the establishment of quarantine stations, emergency hospitals, and other hospitals.
- 4. Reporting of Tests.** All public, private, and commercial labs within the City of Grand Prairie shall report the number of COVID-19 tests conducted on a daily basis to the City of Grand Prairie and establish a penalty for failure to report.
- 5. Limits on Large Gatherings.** Large gatherings shall be restricted throughout the City of Grand Prairie in accordance with the gathering prohibitions in effect for Dallas County.