



**CITY OF GRAND PRAIRIE
CITY COUNCIL MEETING
CITY HALL - COUNCIL BRIEFING ROOM AND CHAMBERS
300 W. MAIN STREET
TUESDAY, MARCH 01, 2022 AT 4:30 PM**

AGENDA

The meeting will be held at City Hall, Council Briefing Room and Chambers, 300 W. Main St, Grand Prairie, Texas, and the Mayor or presiding member will be physically present. Council members may be participating remotely via video conference.

CALL TO ORDER

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" - Short Term Rentals*
- (2) *Section 551.072 "Deliberation Regarding Real Property"*
- (3) *Section 551.074 "Personnel Matters"*
- (4) *Section 551.087 "Deliberations Regarding Economic Development Negotiations."*

City Council also reserves the right to discuss any agenda item in closed session when authorized by the above referenced provisions. Any final action will be taken during open session.

RECESS MEETING

RECONVENE MEETING – 6:30 PM

Invocation led by Pastor Randy Capote of South Park Baptist Church.

Pledge of Allegiance to the US Flag and Texas Flag led by Council Member Lopez.

CONSENT AGENDA

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

1. Minutes of the February 15, 2022, City Council Meeting
2. Assignment of Contract(s) for compound pharmaceuticals from Roadrunner Pharmacy to WA Butler Company dba Covetrus North America, LLC in the annual amount of \$28,507.46 for one year, with the option to renew for one (1) additional one-year renewal, for a total of \$57,014.92 if all extensions are executed. Authorize the City Manager to execute the renewal

options with aggregate price fluctuations of the lesser of \$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

3. Purchase of Panasonic "Toughbook" rugged mobile laptops and docking stations for the Police Department from GTS Technology Solutions (GTS) in the amount of \$145,347.02, through a cooperative agreement with the Department of Information Resources (DIR)
4. Contract with Tyler Technologies for software support and maintenance in the amount of \$9,766.00. This agreement will be for one year with the option to renew for four (4) additional one-year periods totaling \$53,959.00 if all extensions are exercised. 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
5. Parkview PID Contract with Site Landscape Development for landscape maintenance \$35,460.02, beautification, \$24,621.07, and irrigation system maintenance services, \$3,500 for a one year term in the amount of \$63,581.09 (Council District 1)
6. Westchester PID Contract with Classic Construction and Restoration, Inc. for wall replacement for one year in the amount of \$51,360 (Council Districts 2 and 6)
7. Lake Parks PID Contract with Site Landscape Development for landscape maintenance \$119,085.42, beautification, \$85,000, and irrigation system maintenance services, \$12,000 for a one year term in the amount of \$216,085.42 (Council Districts 4 and 6)
8. Authorize payment of \$94,957.13 to McGriff Insurance Services, Inc. for renewal of the City's Cyber Liability policy with Underwriters at Lloyd's of London for the period of February 4, 2022, through February 4, 2023.
9. Appoint two (2) members and one (1) alternate member to the Joint Airport Zoning Board to amend the Height Hazard Map in accordance with update guidelines from the Federal Aviation Administration
10. Participation Agreement with 1301 Parker Rd, LLC for Right of Way Improvements in the total amount of \$131,014.75
11. Final Reconciliation Change Order No. 3 with La Banda, LLC for Dickey Road Storm Drain Improvements West of S.W. 3rd Street in the net negative amount of \$24,740.00
12. Change Order/Amendment No. 1 with Excel 4 Construction in the net negative amount of (\$135,473.00) for pipe size revisions of sanitary sewer outfall reach north of Arkansas lane to Trinity River Authority (TRA) Cottonwood interceptors and a TRA fiber reinforced drop manhole on Skyway and Small Street Sewer Improvements
13. Price agreement for Guard Rail Removal and Installation with Vann Elli, Inc., at an estimated annual cost of \$290,100. This agreement will be for one year with the option to renew for four additional one-year periods totaling \$1,450,500 if all extensions are exercised. Also authorize

the City Manager to execute the renewal options with aggregate price fluctuations of the lesser of up to \$50,000 or 25% of the original maximum price so long as sufficient funding is appropriated by the City Council to satisfy the City's obligation during the renewal term(s)

14. Price agreement for Traffic Signals/Fiber Optic Ground Boxes with Techline, Inc., at an estimated annual cost of \$76,235. This agreement will be for one year with the option to renew for four additional one- year periods totaling \$381,175 if all extensions are exercised. Also authorize the City Manager to execute the renewal options with aggregate price fluctuations of the lesser of up to \$50,000 or 25% of the original maximum price so long as sufficient funding is appropriated by the City Council to satisfy the City's obligation during the renewal term(s)
15. Price agreement renewal #1 for Concrete Paving with Santos Construction, Inc. in an annual amount not to exceed \$11,835,345.20, with a secondary, New Star Grading & Paving, Inc., not to exceed an amount of \$16,010,955.30, and a tertiary, McMahon Contracting, L.P., not to exceed \$12,295,231.42, if all extensions are exercised. Also authorize the City Manager to execute the renewal options with aggregate price fluctuations of the lesser of up to \$50,000 or 25% of the original maximum price so long as sufficient funding is appropriated by the City Council to satisfy the City's obligation during the renewal term(s)
16. Purchase and replacement for the Audio/Visual Setup and related components for The Summit ballrooms from Infinity Sound Ltd. In the amount of \$64,587 through a BuyBoard contract
17. Price agreement for HVAC services including testing air balance, equipment, installations, and repairs from Trane, Inc. through an interlocal agreement with Omnia Partners at an estimated cost of \$750,000.00 for one year, and authorize the City Manager to execute any change orders with aggregate price fluctuations of up to \$50,000.00 or 25% so long as sufficient funding is appropriated by the City Council to satisfy the city's obligation during the renewal terms
18. Price agreement for plumbing services from The Brandt Companies, LLC through an interlocal agreement with BuyBoard at an estimated cost of \$100,000.00. This agreement will be for one year with the option to renew for one additional one-year period totaling \$200,000.00 if all extensions are exercised. Authorize the City Manager to execute the renewal options with aggregate price fluctuations of up to \$50,000.00 or 25% so long as sufficient funding is appropriated by the City Council to satisfy the City's obligation during the renewal terms
19. Price agreement for general contracting services from Thatch Engineering through a national cooperative agreement with TIPS at an estimated annual cost of \$750,000.00. This agreement will be for one year with the option to renew for four additional one-year periods totaling \$3,750,000.00 if all extensions are exercised. Authorize the City Manager to execute the renewal options with aggregate price fluctuations of up to \$50,000.00 or 25% so long as sufficient funding is appropriated by the City Council to satisfy the City's obligation during the renewal terms
20. Lease Extension between the Grand Prairie Local Government Corporation and Calvary Baptist Church of Grand Prairie located at 401 W Church St, Grand Prairie, TX 75050 until December 31, 2022

PLANNING AND ZONING ITEMS TO BE TABLED

21. SUP-22-09-0027 - Specific Use Permit/Site Plan - Restaurant with Drive-Through at 2380 W Camp Wisdom Road (City Council District 6). Specific Use Permit/Site Plan for a Restaurant with a Drive-Through on 1.28 acres. Lot 6, Block 1, Victory at Lakeridge Addition, City of Grand Prairie, Tarrant County, Texas, zoned PD-283, within the Lake Ridge Corridor Overlay District, and addressed as 2380 W Camp Wisdom Road (On February 14, 2022, the Planning and Zoning Commission tabled this item to February 28, 2022)

PLANNING AND ZONING FOR INDIVIDUAL CONSIDERATION

22. STP-21-11-0022 - Site Plan - Parkside on Carrier (City Council District 3). Site Plan for a 38-unit age restricted multi-family development on 2.85 acres. Tract 60, Charles Gibbs Survey, Abstract No. 534, City of Grand Prairie, Dallas County, Texas, zoned General Retail and Multi-Family Two Districts, and addressed as 1217 S Carrier Parkway (On February 14, 2022, the Planning and Zoning Commission recommended approval by a vote of 7-0)
23. STP-21-12-0025 - Site Plan - International Leadership Texas High School (City Council District 4). Site Plan for a High School Campus with an 88,655 sq. ft., two-story building, athletic fields, and 12 temporary modular buildings on 27.82 acres. Lot 1, Block 1, IL Texas GP Addition and Lot 3, Block A, Sunbelt Addition, City of Grand Prairie, Tarrant County, Texas, zoned Agricultural and PD-319 and located within the SH-360 Corridor Overlay District, addressed as 2851 Ragland Rd (On February 14, 2022, the Planning and Zoning Commission recommended approval by a vote of 7-0 with the condition that the building elevations meet Appendix F requirements)
24. STP-22-01-0027 - Site Plan - Retail F at Epic East Towne Crossing (City Council District 2). Site Plan for a 12,000 sq. ft. building for retail and restaurant uses on 1.960 acres. Lot 11, Block A, Epic East Towne Crossing Phase II, City of Grand Prairie, Dallas County, Texas, zoned PD-364, within the SH 161 Corridor Overlay District, and addressed as 3142 S HWY 161 (On February 14, 2022, the Planning and Zoning Commission recommended approval by a vote of 7-0)
25. STP-22-01-0026 - Site Plan - Centerline Supply (City Council District 1). Site Plan for an 18,000 sq. ft. addition to an existing manufacturing building on 1.98 acres. Lots 1R and 5-10, Block C, Bell Crest Addition, City of Grand Prairie, Tarrant County, Texas, zoned Planned Development-416 (PD-416) District, and addressed as 509 Jesse Street (On February 14, 2022, the Planning and Zoning Commission recommended approval by a vote of 7-0)

PUBLIC HEARING ZONING APPLICATIONS

26. CPA-21-12-0002 - Comprehensive Plan Amendment - Villas at Bardin (City Council District 4). Amendment to the Future Land Use Map to change the designation from Low Density Residential to Medium Density Residential. A portion of Block 4, Sheffield Village Addition, Phase IV, City of Grand Prairie, Tarrant County, Texas, zoned PD-140B with an approximate address of 2801 W Bardin Rd (On February 14, 2022, the Planning and Zoning Commission recommended approval by a vote 7-0)

27. ZON-21-11-0015 - Zoning Change/Concept Plan - Villas at Bardin (City Council District 4). Zoning Change from PD-140B for Single Family Detached Use to a Planned Development District for Townhome Use and a Concept Plan for a townhome development with 87 units on 10 acres. A portion of Block 4, Sheffield Village Addition, Phase IV, City of Grand Prairie, Tarrant County, Texas zoned Planned Development (PD 140B) with Single-Family detached uses located in the southeast corner of Bardin Rd. and Magna Carta Blvd. with an approximate address of 2801 W Bardin Rd The (On February 14, 2022, The Planning and Zoning Commission recommended approval by a vote of 5-2)
28. SUP-21-12-0024 – Specific Use Permit/Site Plan – Gateway Multi-Family (City Council District 5) Specific Use Permit/Site Plan for a multi-family development with 310 units on 5.72 acres. Tracts 8, 8.1, 8.2, and 8.3 of Michael Farrans Survey, Abstract No. 469, City of Grand Prairie, Dallas County, Texas, zoned PD-217 with multi-family uses, within the Belt Line Corridor Overlay District, and generally located at the southwest corner of I-30 and the future extension of Stadium Dr. with an approximate address of 1175 Stadium Dr (On February 14, 2022, the Planning and Zoning Commission recommended approval by a vote of 7-0)
29. SUP-21-12-0023 - Specific Use Permit/Site Plan - Star Shell Convenience Store w/gas pumps, Restaurant with a Drive-Through and a Carwash. (City Council District 5). Specific Use Permit for a Carwash and a Restaurant with a Drive-Through and a Site Plan Amendment to expand the existing carwash tunnel, construct a 475 sq. ft. addition to the existing Convenience Store/Restaurant building, and add a drive-through lane for the restaurant. Lot 3, Block 1, Lone Star Plaza Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-217 and PD-217A, located within the Belt Line Corridor Overlay District, and addressed as 925 N Belt Line Rd (On February 14, 2022, the Planning and Zoning Commission recommended approval with staff conditions by a vote of 7-0)
30. TAM-22-01-0001 - Text Amendment - Article 8: Landscape and Screening Standards. An Ordinance of the City of Grand Prairie, Texas, amending Article 8: Landscape and Screening Standards of the Unified Development Code to create an administrative exception process for alternative fence materials in residential zoning districts; Repealing all Ordinances or parts of Ordinances in conflict herewith; Containing a savings clause and a severability clause; and to become effective upon its passage and approval (On February 14, 2022, the Planning and Zoning Commission recommended approval by a vote of 7-0)

ITEMS FOR INDIVIDUAL CONSIDERATION

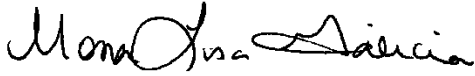
CITIZEN COMMENTS

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 meeting agenda was prepared and posted February 25, 2022.

A handwritten signature in black ink that reads "Mona Lisa Galicia". The signature is written in a cursive style with a horizontal line underneath it.

Mona Lisa Galicia, 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 972-237-8035 or email GPCitySecretary@gptx.org at least three (3) business days prior to the scheduled meeting to request an accommodation.