



## CITY OF GRAND PRAIRIE

City Hall  
300 W. Main Street  
Grand Prairie, Texas

### Meeting Agenda City Council Meeting

---

**Tuesday, March 21, 2023**

**4:30 PM**

**City Hall - Briefing Room**

---

*The meeting will be held at City Hall, 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**

#### **STAFF PRESENTATIONS**

1. Tangle Ridge Golf Recommendations
2. Food Trucks Discussion
3. 2023 Ice Skating Rink (Reviewed by the Finance and Government on 03/07/2023)

#### **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."

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**

---

**6:30 PM Council Chambers**

#### **RECONVENE MEETING**

**Invocation led by Pastor Jeremiah Sarvis of The Rush Creek Church.**

**Pledge of Allegiance to the US Flag and Texas Flag led by Council Member Johnson**

#### **PRESENTATIONS**

4. Proclamation to Visiting Nurses Association for March for Meals Month

5. Proclamation for Vietnam Veteran's Day

**CONSENT AGENDA**

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

6. Minutes of the March 7, 2023, City Council Meeting
7. Annual Contract 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 \$134,000 for eight months through a national interlocal agreement with Sourcewell, with the option to renew for three additional one-year periods at \$200,000 annually, totaling \$734,000 if all extensions are exercised (Reviewed by the Finance and Government Committee on 02/07/2023)
8. Annual Contract for water utility warehouse supplies from Ferguson Enterprises LLC, Core & Main LP, and Zepp Mfg. (up to \$650,000.00 annually). This contract will be for one year with the option to renew for four additional one-year periods totaling \$3,250,000.00 if all extensions are exercised (Reviewed by the Finance & Government on 02/07/2023)
9. Approve application to the Department of Energy Efficiency and Conservation Block Grant to accept allocation of \$220,600 for energy conservation projects (Public Safety, Health & Environment Committee reviewed this item on 03/06/2023)
10. Annual Contract for Gas Well Inspection services with Modern Geosciences for an amount not to exceed \$200,000 for one year with the option to renew for four (4) additional one-year periods totaling \$1,000,000 if all extensions are exercised (Reviewed by the Public Safety, Health & Environment Committee on 03/06/2023)
11. Annual Contract for disposal of household hazardous waste in the amount of \$81,100 annually through a Master Interlocal Agreement with the City of Fort Worth. This contract will be for one year with the option to renew for four one-year periods totaling \$405,500 if all extensions are exercised (Reviewed by the Public Safety, Health & Environment Committee on 03/06/2023)
12. Reject all proposals from RFP #23019 for Accountable Care Act (ACA) Federally-Required Reporting (Reviewed by the Finance and Government Committee on 03/07/2023)
13. Reject all proposals from RFP #23063 for a Tobacco Cessation Program (Reviewed by the Finance and Government Committee on 03/07/2023)
14. Purchase of permanent Right-of-Way designated as Parcel No 4, Ellis County, located near 10745 Davis Drive, Midlothian, TX, from The Karen B. Cramer 2019 Revocable Trust and Karen B. Cramer, required for re-alignment and widening of Davis Drive for \$65,000.00 plus title insurance expenses and closing costs, not-to-exceed \$73,000.00 (Reviewed by Finance and Government Committee on 03/07/2023)

15. Purchase of two Cisco firewalls and upgrade service from Flair Data Systems in the amount of \$65,911.08 through a national cooperative agreement with DIR (Reviewed by the Finance & Government Committee on 03/07/2023)
16. Purchase of Panasonic “Toughbook” rugged mobile laptops and accessories from GTS Technology Solutions, Inc. in the amount of \$65,934.63, through a cooperative agreement with the Department of Information Resources (DIR) (Reviewed by the Finance and Government Committee on 03/07/2023)
17. Personal Services contract with Gary Yakesch for Epic Central Asset Management in the amount of \$27,000 (6 months) with the option to renew for two additional years totaling \$135,000 if all renewal options are exercised (Reviewed by Finance and Government Committee on 03/07/2023)
18. Contract for Professional Design Services from Parkhill in the amount of \$247,200 for design of Tyre Park Phase II (Reviewed by the Finance & Government Committee on 03/07/2023)
19. Annual Contract with Yellowstone Landscape for landscape maintenance and litter services at EpicCentral. This contract will be for one year (\$846,777) with the option to renew for four additional one-year periods totaling \$4,233,885 if all extensions are exercised (Reviewed by the Finance & Government Committee on 03/07/2023)
20. Annual Contract for Heavy Duty Tire Repair Service from T C Tire LLC dba Texas Commercial Tire (up to \$30,000.00 annually). This contract will be for one year with the option to renew for four additional one-year periods totaling \$150,000.00 if all extensions are exercised (Reviewed by the Finance & Government Committee on 03/07/2023)
21. Annual Contract for tire recycling from All American Tire (up to \$46,224.00 annually. This contract will be for one year with the option to renew for four additional one-year periods totaling \$231,120.00 if all extensions are exercised (Reviewed by the Finance & Government Committee on 03/07/2023)
22. Annual Contract for Rescue Dive Gear from House of Scuba (up to \$17,741.14 annually) for one year with the option to renew for four additional one-year periods totaling \$88,705.70 if all extensions are exercised (Reviewed by the Finance and Government Committee on 03/07/2023)
23. Annual Contract for Veterinarian Test Kits and Accessories for testing animal shelter animals from sole-source provider IDEXX Laboratories (up to \$45,000 annually) for one year with the option to renew for four additional one-year periods totaling \$225,000 if all extensions are exercised (Reviewed by the Finance and Government Committee on 03/07/2023)
24. Annual Contract for Priority Service Plan for a remaining 8-month period which includes video display software and purchase of Jupiter extended warranty at an estimated cost of \$33,899.48, with four one-year renewals at \$23,797.04 annually for a total of \$129,087.64 (Reviewed by the Finance and Government Committee on 03/07/2023)
25. Annual Contract for Fence Repairs & Replacements from Llano River Fence Company, LLC (up to \$100,000 annually). This agreement will be for one year with the option to renew for four additional one-year periods totaling \$500,000 if all extensions are exercised. Award a

secondary to Diamond Fence & Concrete (up to \$100,000 annually) to be used only if the primary is unable to fulfill the needs of the department (Reviewed by the Finance and Government Committee on 03/07/2023)

26. Annual Contract for Alternate Daily Cover (ADC) hydromulch materials from Space Savers (up to \$93,120.00) annually. This contract will be for one year with the option to renew for four additional one-year periods totaling \$456,600.00 if all extensions are exercised (Reviewed by the Finance & Government Committee on 03/07/2023)
27. Construction contract with McMahon Contracting, LP for FY23 Storm Drain Outfall Repairs for Cherry Street Drainage issues in the total amount of \$587,853.96 for Base Bid and Base Bid Alternate 1, and a 5% contingency in the amount of \$29,392.70; materials testing with Team Consultants for \$14,917.00; in-house engineering in the amount of \$29,392.70; for a total project cost of \$661,556.36 (Reviewed by the Finance and Government Committee on 03/07/2023)
28. Construction contract with A & C Construction, Inc for the addition of entry canopies over two (2) existing doors at City Hall in the amount of \$69,900 along with a design contingency of \$2,500, a construction contingency of \$2,500 and a \$5,000 material testing allowance for a total funding request of \$79,900 (Reviewed by the Finance & Government Committee on 03/07/2023)
29. Construction Manager at Risk (CMAR) Contract with Modern Contractors, Inc. for pre-construction services for the Public Safety Storage Facility project in the amount of \$1,000 and approve a Construction Services Fee of 2.25% to be applied to the actual approved construction costs for the new construction work at a later time (Reviewed by the Finance and Government Committee on 03/07/2023)
30. Professional Design Services Contract with Brown Reynolds Watford (BRW) Architects, Inc. for the design of Fire Station 6 renovations and design of a new Emergency Operations Center in the amount of \$969,500 with additional project allowances of \$186,275 for a total funding request of \$1,155,775 (Reviewed by Finance and Government Committee on 03/07/2023)
31. Professional Design Services Contract with Martinez Architects, LP for the design of new Fire Station 11 in the amount of \$455,000 with additional project allowances of \$134,500 for a total funding request of \$589,500 (Reviewed by Finance and Government Committee on 03/07/2023)
32. Amendment to an Interlocal Agreement between the City of Grand Prairie and the City of Arlington for the development of 21.971 acres with a portion of the development in each city. The subject property is generally located west of S Great Southwest Pkwy, about 1,600 feet north of W Marshall Dr, and addressed as 1550 S Great Southwest Pkwy
33. Annual Comprehensive Financial Report and associated audit services for Fiscal Year ending September 30, 2022 (The Finance and Government Committee reviewed on March 7, 2023, and recommended approval)
34. Resolution Approving Tax Increment Reinvestment Zone Planning Services Contract with Catalyst Commercial not-to-exceed \$49,000 (Reviewed by the Finance and Government Committee on 03/07/2023)

35. Resolution amending the Chapter 380 Economic Development Agreement with the Grand Prairie Local Government Corporation for a cash grant of an additional \$124,000 to be used for the purchase and maintenance of real property located at 114 W. Main Street, as a suitable site for the location, relocation, or expansion of a business within the City and authorize the purchase (The Local Government Corporation reviewed this item on 03/07/2023)
36. Ordinance Amending the FY2021/2022 Operating Budgets (Reviewed by the Finance and Government Committee on 03/07/2023)
37. Ordinance amending the FY23 Economic Development Capital Improvement Projects fund and approval to purchase 207 W Main St for \$405,000 plus anticipated closing costs of up to \$10,000 for a total cost of up to \$415,000.00 from the Estate of Wanda Cober for use by Downtown Staff (Reviewed by the Finance and Government Committee on 03/07/2023 and approved 2-1)

#### **ITEMS FOR INDIVIDUAL CONSIDERATION**

38. An Ordinance Amending Chapter 25 “Traffic” of the City of Grand Prairie Code of Ordinances to Add Section 25-59.5 to Require All Vehicles Stopped, Standing, or Parked on a Public Street to Display Valid and Current Registration, and Amend Subsection 25-60 to Authorize the Chief of Police to Designate Employees to Enforce On-Street Parking Regulations through the Removal of Illegally Parked or Abandoned Vehicles (Reviewed by the Public Safety, Health & Environment Committee on 03/06/2023)
39. Ordinance Amending Chapter 13, Article XX “Automotive Related Business Regulations” of the Grand Prairie Code of Ordinances to Clarify Definitions and Operating Requirements, Update Grounds and Procedures for Revocation, and Make Other Minor Changes; Repealing all Ordinances in Conflict, Providing a Savings Clause, a Severability Clause, and a Penalty Clause; and Providing an Effective Date after Passage, Approval and Publication (Reviewed by Public Safety, Health & Environment Committee on 03/06/2023)

#### **PLANNING AND ZONING FOR INDIVIDUAL CONSIDERATION**

40. STP-22-11-0057 - Site Plan - Shady Grove Industrial at 1001 W Shady Grove Blvd (City Council District 1). Site Plan for an industrial development consisting of two warehouses on 5.799 acres. A tract of land in the John Spoon Survey, Abstract No. 1326, City of Grand Prairie, Dallas County, Texas, zoned PD-221 and within the SH-161 Corridor Overlay District, and addressed as 1001 W. Shady Grove Road (On February 27, 2023, the Planning and Zoning Commission recommended approval with staff conditions by a vote of 7-0)
41. STP-22-12-0062 – Site Plan – Lapiz Flats at 1410 Duncan Perry (City Council District 1). Site Plan for 69 age restricted multi-family units on 2.391 acres. Lots 1-3, Block A, Wash N Shop Addition, City of Grand Prairie, Tarrant County, Texas, zoned PD-427, within the IH 30 Corridor Overlay District, and addressed as 1410 Duncan Perry Road (On February 27, 2023, the Planning and Zoning Commission recommended approval by a vote of 7-0)

## PUBLIC HEARING ZONING APPLICATIONS

42. ZON-23-01-0006 - Zoning Change/Concept Plan - Our House Salon (City Council District 5). Amendment to Planned Development District No. 324 to add Grooming & Hygiene Salon as an allowable use. Lot 11 and a portion of Lot 12, Block 209, Dalworth Park, City of Grand Prairie, Dallas County, Texas, zoned PD-324, and addressed as 638 Church Street (On February 27, 2023, the Planning and Zoning Commission recommended approval by a vote of 7-1)
43. SUP-23-01-0001 - Specific Use Permit - JH Walker Trucking (City Council District 5). Specific Use Permit/Site Plan for Heavy Truck Parking facility on 3.22 acres. Tract 9, William C. May Survey, Abstract No. 891, City of Grand Prairie, Dallas County, Texas, zoned LI, within the CBD, Section No. 4, and addressed as 3312 E. Jefferson St (On February 27, 2023, the Planning and Zoning Commission recommended approval by a vote of 8-0)
44. ZON-23-01-0001 - Zoning Change/Concept Plan - Tranquil Estates at 6310 Webb Lynn Rd (City Council District 4). Zoning Change from Agriculture to a Planned Development District for Single Family Use and a Concept Plan depicting 30 detached units on 6.063 acres. A portion of Tract 3D, William Lynn Survey, Abstract No. 973, Tarrant County, Texas, zoned Agriculture District, and addressed as 6310 Webb Lynn Road (On February 13, 2023, the Planning and Zoning Commission recommended approval by a vote of 7-0)
45. CPA-23-01-0001 - Comprehensive Plan Amendment - Pivotal Residential (City Council District 2). Comprehensive Plan Amendment to change the Future Land Use Map from Mixed Use and Open Space/Drainage to High Density Residential and Commercial/Retail/Office on 42.7 acres. Tracts 2, 36, and 36.1, Stephen B McCommas Survey, Abstract No. 888, City of Grand Prairie, Dallas County, Texas, zoned PD-294D and PD-28, within the SH 161 and I-20 Corridor Overlay Districts, and addressed as 1900 IH 20 and 3900 Robinson Rd (On February 27, 2023, the Planning and Zoning Commission recommended approval by a vote of 8-0)
46. ZON-23-01-0004 - Zoning Change/Concept Plan - Pivotal Residential (City Council District 2). Zoning Change from PD-294B and PD-28 to a Planned Development District for Multi-Family and General Retail Uses and a Concept Plan depicting 320 multi-family units, a hotel, and a restaurant on 42.79 acres. Tracts 2, 36, and 36.1, Stephen B McCommas Survey, Abstract No. 888, City of Grand Prairie, Dallas County, Texas, zoned PD-294D and PD-28, within the SH 161 and I-20 Corridor Overlay Districts, and addressed as 1900 IH 20 and 3900 Robinson Rd (On February 27, 2023, the Planning and Zoning Commission recommended approval with staff conditions by a vote of 8-0)
47. CPA-23-01-0002 - Comprehensive Plan Amendment - Ascend at Forum (City Council District 2). Comprehensive Plan Amendment to change the Future Land Use Map from Mixed Residential to High Density Residential and on 11.010 acres. Multiple parcels located within the Charles D. Ball Survey, Abstracts 197 and 1699, City of Grand Prairie, Tarrant and Dallas Counties, Texas, zoned Planned Development (PD-265A) for Single Family, Multi-Family, and General Retail Uses, within the I-20 Corridor Overlay District with an approximate address of 2300 S Forum Dr (On February 27, 2023, the Planning and Zoning Commission recommended approval by a vote of 7-0)

48. ZON-23-01-0003 - Zoning Change/Concept Plan - Ascend at Forum (City Council District 2). Zoning Change from PD-265A for Single Family Residential, Private Open Space and Environmental Preservation, General Retail, and Multi-Family Uses to a Planned Development District for Single Family Residential and Multi-Family Uses and a Concept Plan depicting 167 single family units and 261 multi-family units on 65.6 acres of land. Multiple parcels located within the Charles D. Ball Survey, Abstracts 197 and 1699, City of Grand Prairie, Tarrant and Dallas Counties, Texas, zoned Planned Development (PD-265A) for Single Family, Multi-Family, and General Retail Uses, within the I-20 Corridor Overlay District with an approximate address of 2300 S Forum Dr (On February 27, 2023, the Planning and Zoning Commission recommended approval by a vote of 7-0)
49. ZON-23-01-0007 - Zoning Change/Concept Plan - Downtown Planned Development District (City Council District 5). Zoning Change from Central Area District to a Planned Development District for Central Area Use and a Concept Plan. Legally described as Lots 1-8, Block K 10, Thomas 2; Lots 1-4, Block J/9, Thomas 2; Lots 1-8, Block H, Thomas 2; Lots 1 and 2, Block 229/A1, Thomas Second Revised; JD Duncan Lots 7, 8, 9, 10, 11, 12; Lots 1, 2, Chase; Lot 10-11, Block B, Chase; Lot 1, Block 1, Grand Prairie Fire Station; Lot 1, Block 1, Grand Prairie Municipal Campus Addition; Lot 1-R, Block 250/10, Original Town of Grand Prairie; Part of Lots 3-5, Block 23, Original Town of Grand Prairie; Lots 8-16, Block 9, Original Town of Grand Prairie; Lot 4R, Block F6, W H Thomas 2nd Revised. Addressed as 310, 400 College St; 401, 406, 409, 410, 413, 421, 423, 428, 500, 510, 514, 518, 522, 526 W Church St; 114 NW 5th St; 116, 118, 120, 121, 130, 200, 210, 300, 321, 402, 406, 516 W Main St; 103, 151 SW 5th St (On February 13, 2023, the Planning and Zoning Commission recommended approval by a vote of 7-0)

## **CITIZEN COMMENTS**

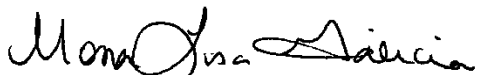
*Citizens may speak during Citizen Comments for up to five minutes on any item not on the agenda by completing and submitting a speaker card. The views expressed during Citizen Comments are the views of the speaker, and not the City of Grand Prairie or City Council. Council Members are not able to respond to Citizen Comments under state law.*

## **ADJOURNMENT**

For those who wish to submit a presentation to the City Council for consideration, please submit those to [GPCitySecretary@gptx.org](mailto:GPCitySecretary@gptx.org) no later than 3:00 p.m. on the day of the meeting, or you may bring paper copies of your presentation and submit along with your completed speaker card to the clerk's desk at the time of your arrival.

### *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 March 17,2023.*



*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](mailto:GPCitySecretary@gptx.org) at least three (3) business days prior to the scheduled meeting to request an accommodation.*