



**CITY OF GRAND PRAIRIE**

**City Hall  
300 W. Main Street  
Grand Prairie, Texas**

**Meeting Agenda  
City Council Meeting**

**Tuesday, September 06, 2022**

**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. Lake Ridge Parkway Roadway and Bridge Evaluation Presentation

**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 Reverend Lesta Anderson of The Woods United Methodist Church.**

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

**PRESENTATIONS**

- 2. Constitution Week Proclamation – Presented to Meg Anderson, Regent, Lucretia Council Cochran Chapter, National Society Daughters of the American Revolution
- 3. Certificates of Appreciation presented to Halima Baquedano, Sean Keller, Rebecca Estrada, and Jeremy Allen

## 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.*

- [4.](#) Minutes of the July 28, 2022, and August 9, 2022, Special City Council Meetings; and Minutes of the August 16, 2022, City Council Meeting
- [5.](#) 2023 City Council Meeting Schedule
- [6.](#) Forum Estates PID Contract with Identitec for Decorative Street Signage (Phase 2) in the amount of \$104,100 (Council District 2)
- [7.](#) Lake Parks PID Change Order/Amendment No. 1 for Site Landscape Development, Inc. for landscape renovations in the amount of \$116,446.81 (Council Districts 4 and 6)
- [8.](#) Agreements for quality assurance review of the Emergency Communications Center's (ECC) call handling, dispatch performance, and radio transmission processes with Denise Amber Lee Foundation in an annual amount not to exceed \$24,000; and Moetivations, Inc. in an annual amount not to exceed \$24,000. Agreements will be for one year with the option to renew for four additional one-year periods totaling a not to exceed amount of \$120,000 per vendor if all extensions are exercised. Authorize the City Manager to execute the renewal options with aggregate price fluctuations of up to \$6,000 so long as sufficient funding is appropriated by the City Council to satisfy the City's obligation during the renewal terms (The Public Safety, Health and Environment Committee reviewed this item on 08/01/2022)
- [9.](#) Reject all Bids from RFB #22108 for Sewer Repair at the Doghouse Facility
- [10.](#) Grant License to Ryder Truck Rental, Inc., to allow for continued encroachments in the Right-of-Way at the Corner of 500 South Great Southwest Parkway and W. E. Roberts Street for Outdoor Advertising Sign, Green Space, and Fencing, Ryder Truck Rental Addition, Tarpley Holland Survey, Abstract No. 750, Tarrant County
- [11.](#) Third Amendment to Lease with MS GP, LLC for EpicCentral restaurants to conform lease to mutually desired operational changes
- [12.](#) Ground Lease Assignment from CNP6 Real Estate, LLC to SCF RC Funding IV, LLC; Second Amendment to Ground Lease to establish rights and obligations of Tenant and Subtenant; Encroachment Easement with SCF RC Funding IV, LLC
- [13.](#) Ordinance approving a Negotiated Settlement between the Atmos Cities Steering Committee and Atmos Energy Corp., Mid-Tex Division (the "Company") regarding the Company's 2022 Rate Review Mechanism filing
- [14.](#) Ordinance to Convey Required Utility Easement and Right of Way to Oncor Electric Delivery Company LLC Required for New Potable Water Pump Station Located at 1702 Robinson Road Water Tower, Dallas County

- [15.](#) Resolution supporting the one-year continuation of the Police Department's Victim Assistance Program grant in the amount of \$179,822 (The Public Safety, Health and Environment Committee reviewed this item on 08/01/2022)
- [16.](#) A Resolution ratifying the application for a grant from the Office of the Governor, Public Safety Office for a First Responder Mental Health Program in the amount of \$27,175 and authorizing the City Manager to accept, reject, alter, or terminate the grant, if awarded (The Public Safety, Health and Environment Committee reviewed this item on 08/01/2022)
- [17.](#) A Resolution ratifying a Justice Assistance Grant (JAG) application to the Office of the Governor, Public Safety Office, Criminal Justice Division for the purpose of funding a Crisis Support Specialist position's annual salary and fringe benefits in the amount of \$60,000 and authorizing the City Manager to accept, reject, alter, or terminate the grant, if awarded (The Public Safety, Health and Environment Committee reviewed this item on 08/01/2022)
- [18.](#) Ratification of the application for the FY23 Office of the Governor's (OOG) Homeland Security Grants Division's (HSGD) Statewide Emergency Radio Infrastructure (SERI) grant; and authorize the City Manager to accept grant funding provided by the HSGD through the North Central Texas Council of Governments (NCTCOG) for the amount of up to \$1,000,000 (The Finance and Government Committee reviewed this item on 09/06/2022)
- [19.](#) Resolution for the City of Grand Prairie to enter into an Interlocal Agreement (ILA) with the North Central Texas Council of Governments (NCTCOG); and authorize the City Manager to accept the ILA to proceed with the Statewide Emergency Radio Infrastructure (SERI) grant project of up to \$1,000,000 from the NCTCOG (The Finance and Government Committee reviewed this item on 09/06/2022)
- [20.](#) Resolution for the City of Grand Prairie to enter into an Interlocal Agreement (ILA) with the North Central Texas Council of Governments (NCTCOG); and authorize the City Manager to accept the ILA to proceed with the Solid Waste Implementation Grant project of \$48,560 from the NCTCOG

## **ITEMS FOR INDIVIDUAL CONSIDERATION**

- [21.](#) Public Hearing on the FY 2022/2023 Operating Budget
- [22.](#) Public Hearing on the FY 2022/2023 Capital Improvement Projects Budgets
- [23.](#) Public hearing to receive citizen input regarding the renewal of the City's Juvenile Curfew Ordinance and Renewal of Juvenile Curfew Section 17-45 of the Code of Ordinances
- [24.](#) First of two readings of an ordinance modifying the solid waste collection franchise agreement with Republic Waste Services of Texas Ltd., dba Republic Services of Arlington to provide for a rate increase on residential, commercial, and industrial services, and to modify the agreement
- [25.](#) First reading of an ordinance of the City of Grand Prairie, Texas, amending Chapter 26, Utilities and Services, of the Code of Ordinance of the City of Grand Prairie, Texas by amending Article VI, "Garbage Collection and Disposal," Sections 26-113 Residential Fees,

26-115 Commercial Fees, and 26-119 Rates for Disposal; making this amendment cumulative; repealing all ordinances in conflict herewith; providing a savings clause, severability clause, and a penalty clause; and providing for an effective date, after publication, of October 1, 2022

26. Town Hall Meetings and City Council Community Events Policy (City Council briefed on 08/16/2022)

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

27. STP-22-07-0035 - Site Plan - Trinity Basin Preparatory (City Council District 2). Site Plan for Trinity Basin Preparatory School on 9.439 acres. Tract 5.1, Edward O'Connor Survey, Abstract 1100, City of Grand Prairie, Dallas County, Texas, zoned Planned Development (PD-99) with General Retail (GR) uses, within the SH-161 Corridor Overlay District with an approximate address of 3116 Carrier Pkwy (On August 22, 2022, the Planning and Zoning Commission recommended approval by a vote of 6-2)

## **PUBLIC HEARING ZONING APPLICATIONS**

28. SUP-22-06-0026 - Specific Use Permit/Site Plan – Black Rock Coffee (City Council District 4). Specific Use Permit/Site Plan for a Restaurant with a Drive-Through on 0.69 acres. Lot 2.2, Block 1, Lakeridge Village Addition, City of Grand Prairie, Tarrant County, Texas, Zoned PD-283, within the Lake Ridge Overlay District, and addressed as 2570 W Camp Wisdom Road (On August 8, 2022, the Planning and Zoning Commission recommended approval by a vote of 8-0)
29. VCC-22-06-0005 – Unified Signage Plan – Mira Lagos Crossing Entry Signs (City Council District 6). Unified Signage Plan for two residential subdivision entryway signs exceeding the maximum allowable height for entryway signs. Lot 1X, Block 1, Mira Lagos Crossing, City of Grand Prairie, Tarrant County, Texas, zoned Planned Development-384 (PD-384), and addressed as 2535 Hanger Lowe Rd and 7050 Coastal Blvd (On August 8, 2022, the Planning and Zoning Commission recommended approval by a vote of 8-0)

## **CITIZEN COMMENTS**

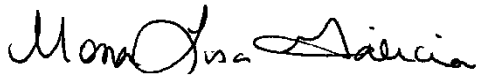
*Citizens may speak during Citizen Comments for up to five minutes on any item not on the agenda by completing and submitting a speaker card.*

## **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 September 2, 2022.*

A handwritten signature in black ink that reads "Mona Lisa Galicia". The signature is written in a cursive, flowing style.

*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.*



**CITY OF GRAND PRAIRIE  
COMMUNICATION**

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**MEETING DATE:** 09/06/2022  
**REQUESTER:** Jordan Bowens  
**PRESENTER:** Walter Shumac, Director of Transportation  
**TITLE:** Lake Ridge Parkway Roadway and Bridge Evaluation Presentation  
**RECOMMENDED ACTION:** Approve

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**ANALYSIS:**

Presentation on Lake Ridge Parkway roadway and bridge evaluation.

**FINANCIAL CONSIDERATION:**

None.



**CITY OF GRAND PRAIRIE  
COMMUNICATION**

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**MEETING DATE:** 09/06/2022

**REQUESTER:** Patricia D. B. Redfearn

**PRESENTER:** Mayor Ron Jensen

**TITLE:** Constitution Week Proclamation – Presented to Meg Anderson, Regent, Lucretia Council Cochran Chapter, National Society Daughters of the American Revolution

**RECOMMENDED ACTION:** None

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**ANALYSIS:**

This presentation provides a Proclamation for Constitution Week 2022 to the Chapter Regent of the Lucretia Council Cochran Chapter, National Society Daughters of the American Revolution. The Lucretia Council Cochran Chapter serves Grand Prairie and Arlington.

**FINANCIAL CONSIDERATION:**

There is no expense associated with this item.



# Proclamation

*WHEREAS, September 17, 2022 marks the 235<sup>th</sup> anniversary of the drafting of the Constitution of the United States of America by the Constitutional Convention; and*

*WHEREAS, It is fitting and proper to accord official recognition to this magnificent document and its memorable anniversary; and to the patriotic celebrations which will commemorate the occasion; and*

*WHEREAS, Public Law 915 guarantees the issuing of a proclamation each year by the President of the United States of America designating September 17 through 23 as Constitution Week;*

*NOW, THEREFORE, I, Ron Jensen, by virtue of the authority vested in me as Mayor of the City of Grand Prairie, do hereby proclaim the week of September 17 through 23, 2022 as*

## CONSTITUTION WEEK

*in the City of Grand Prairie and ask our citizens to reaffirm the ideals that the Framers of the Constitution had in 1787 by vigilantly protecting the freedoms guaranteed to us through this guardian of our liberties, remembering that lost rights may never be regained.*

*IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Grand Prairie, Texas to be affixed this 6<sup>th</sup> day of September 2022.*

Ron Jensen  
Mayor





**CITY OF GRAND PRAIRIE  
COMMUNICATION**

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**MEETING DATE:** 09/06/2022

**REQUESTER:** Erin Hart

**PRESENTER:** Mayor Ron Jensen

**TITLE:** Certificates of Appreciation presented to Halima Baquedano, Sean Keller, Rebecca Estrada, and Jeremy Allen

**RECOMMENDED ACTION:** None

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**SUMMARY:**

Certificates of Appreciation will be presented to city employees Halima Baquedano, Sean Keller and Rebecca Estrada as well as citizen Jeremy Allen for their life saving efforts.



CITY OF GRAND PRAIRIE  
COMMUNICATION

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**MEETING DATE:** 09/06/2022

**PRESENTER:** Mona Lisa Galicia, City Secretary

**TITLE:** Minutes of the July 28, 2022, and August 9, 2022, Special City Council Meetings; and Minutes of the August 16, 2022, City Council Meeting

**REVIEWING COMMITTEE:**

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**SUMMARY:**

<i>Recommendation:</i>	Approve
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**ATTACHMENTS / SUPPORTING DOCUMENTS:**

- 1- Proposed Minutes



## CITY OF GRAND PRAIRIE

City Hall  
300 W. Main Street  
Grand Prairie, Texas

### Meeting Minutes Special City Council Meeting

Thursday, July 28, 2022

5:00 PM

City Hall – Council Briefing Room

#### CALL TO ORDER

*Mayor Jensen called the meeting to order at 5:00 p.m.*

#### PRESENT

*Mayor Ron Jensen*

*Mayor Pro Tem Cole Humphreys*

*Deputy Mayor Pro Tem John Lopez*

*Council Member District 1 Jorja Clemson*

*Council Member District 2 Jacquin Headen*

*Council Member District 3 Mike Del Bosque*

*Council Member District 6 Kurt Johnson*

*Council Member At Large Place 8 Junior Ezeonu*

#### ABSENT

*Council Member At Large Place 7 Jeff Copeland*

#### EXECUTIVE SESSION

*Mayor Jensen called a closed session pursuant to Chapter 551, Subchapter D of the Government Code, V.T.C.A., to discuss Section 551.072 “Deliberation Regarding Real Property” and Section 551.087 “Deliberations Regarding Economic Development Negotiations.”*

#### ADJOURNMENT

*Mayor Jensen adjourned the closed door session, reconvened the regular meeting and adjourned the meeting at 5:31 p.m.*

*The foregoing minutes were approved at the September 6, 2022, City Council meeting.*

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*Mona Lisa Galicia, City Secretary*



# CITY OF GRAND PRAIRIE

City Hall  
300 W. Main Street  
Grand Prairie, Texas

## Meeting Minutes

### Special City Council Meeting - Downtown Development

Tuesday, August 09, 2022

5:00 PM

City Hall - Council Chambers

#### CALL TO ORDER

*Mayor Jensen called the meeting to order at 5:05 p.m.*

#### PRESENT

*Mayor Ron Jensen*

*Mayor Pro Tem Cole Humphreys*

*Deputy Mayor Pro Tem John Lopez*

*Council Member District 1 Jorja Clemson*

*Council Member District 2 Jacquin Headen*

*Council Member District 3 Mike Del Bosque*

*Council Member District 6 Kurt Johnson*

*Council Member At Large Place 8 Junior Ezeonu*

#### ABSENT

*Council Member At Large Place 7 Jeff Copeland*

#### EXECUTIVE SESSION

*There was no Executive Session.*

#### PRESENTATIONS

1. Proposed Downtown Development Presentations from Jim Lake Adaptive Urban Reuse, West End Gateway Developers and Presidium

*Presentations of proposed downtown development projects were presented by Jim Lake Adaptive Urban Reuse, West End Gateway Developers and Presidium.*

*Jim and Amanda Lake with Adaptive Urban Reuse reviewed prior projects from including the Trinity Loft Development in the Dallas Design District and in Bishop Arts. They said they are here for long term redevelopment and their vision is mixed used development. The Lakes discussed their plans for hiring architects for this project and provided an overview of their current development project in Cedar Hill – which includes components of work-live, a brewery and prospects for lease. Mayor Pro Tem Humphreys asked if they are the owners of the vacant property at 110 West Main Street. Mrs. Lake said yes and noted they do not have the mass to develop that property yet because there is not a master plan in place. She said they have a vision to redevelop, and when there is opportunity to create a mass they will develop. Mr. Lake said they do not develop one building but instead look to develop enough to make a difference. Mrs. Lake said sales tax dollars make a difference. Council Member Johnson asked*

*to clarify why their project did not include additional plans. The Lakes said in the past they presented proposed plans which were taken and used by another entity after not being the chosen developer. Council Member Johnson asked to clarify the live-work space. Mrs. Lake explained if selected, they will meet with architects and get feedback from citizens and the municipality because they want to see what type of uses are needed and build character for those uses. Mr. Lake said they would take elements they have done in the past but add a unique component. They do not want to tear anything down and shared their vision for the church property. Mrs. Lake said they can build up as well like what was done with The Lofts. Council Member Headen asked if they would work to maintain history balancing old with new. Mr. Lake explained the changes they made to the 1960s Trinity Loft building. Council Member Headen asked how they can help small businesses to do well here. Mrs. Lake discussed their Mercado concept, giving Bishop Arts and Waxahachie as examples. Mr. Lake described the affordable market shared space they created with six month terms where tenants can support and feed from each other and is open but secured with a common walkway. Council Member Headen asked how they would get feedback from community. Mrs. Lake said they would encourage citizens to come out to an interactive exercise like they did with Cedar Hill and would also create a website for feedback. Council Member Clemson said she appreciates Mrs. Lake has history in Grand Prairie and said the city does not want to be any of the other cities but wants the character of Grand Prairie to shine and asked if they have a flavor in mind that might build that character. Mrs. Lake said small businesses with mixed development, various restaurants and office space. She added they need to create the synergy and a master plan. Council Member Clemson asked if they would be willing to work with other developers. Mrs. Lake said she believes there needs to be one driver, one developer. Council Member Ezeonu asked if they can prioritize Grand Prairie and bring those small businesses here. Mrs. Lake said her family lives here and feels once a destination is created, people will come and enjoy it. Mr. Lake gave examples of local businesses that have helped create a destination. Council Member Johnson clarified they are not developers but redevelopers. Deputy Mayor Pro Tem Lopez said the city is working hard to make sure the Planned Development and Zoning work and asked if they are willing to be open to working on that part of the planning process. Mrs. Lake said yes, adding they need to work together and get feedback on needs to come up with a plan together before hiring an architect. She said these projects take time, creating a Planned Development area and shared parking to create a destination. The Lakes explained that in 2008-2010 they worked for two years on a rezoning plan for eight different neighborhoods in Oak Cliff and the Dallas Design District. Mayor Pro Tem Lopez asked if selected, would they be open to conversations to consider opportunities they may bring or other ideas. Mrs. Lake confirmed they are open to discuss options. Council Member Headen asked how soon can they get started. Mrs. Lake confirmed they can meet now and create a planned development area. She said it would take time for plans and permitting. Council Member Clemson asked what their progress is on the Cedar Hill project. The Lakes said their plans have been reviewed and accepted and the contractor has been hired, and the project should be complete in about fourteen months.*

*Mayor Jensen called a recess for dinner at 5:41 p.m. Mayor Jensen reconvened the meeting at 6:15 p.m.*

*The West End Gateway Developers presentation was given by Michael Salcedo, Salcedo Group, 401 College Street. He reviewed their company history including a 2013 project that brought them to Grand Prairie. He said his father Louie Salcedo created their business in Oak Cliff then moved it to Grand Prairie where they currently have their their design studio. He*

reviewed their business organization chart. Yve Hopen said they are multi-family developers and discussed current projects at Cedar Creek Lake including a hotel and food hall. Deric Salser is their real estate firm and retail partner. He discussed two projects, one in Sunnyvale and the other called Southridge in Heath. Trey Neeville with Graman Ltd from Fort Worth said he has several interurban development projects and discussed a recent mixed use development project. Chris Brickman, builder of Brickman Homes in Grand Prairie, said he is a twenty-one year real estate broker and is deeply rooted in Grand Prairie. He discussed his strong relationship with the city and with Salcedo Group. Mr. Salcedo discussed several projects with which they have been involved including Pacific Plaza and Harold Simmons Park in Dallas, Grand Prairie City Hall and twenty-nine public and private projects in Grand Prairie since 2015. He discussed their YNS Services project in Gun Barrel City, the Salser project in Sunnyvale Park Square in Sunnyvale, and Gateway Village in Melissa. Mr. Salcedo displayed renderings and discussed several Fort Worth projects. He provided an overview of twenty-seven homes built in Grand Prairie and discussed their project vision. Mr. Salcedo noted Salcedo is the land surveyor for all the projects discussed. He provided an overview of the proposed development project with their vision including townhomes, retail, apartments, updated park plaza, live-work office condos, green space, restaurants, pedestrian promenade, woonerf alley and walking spaces. Mr. Salcedo reviewed some inspirational imagery with pedestrian dominated areas. Council Member Johnson asked for percentage estimate of what would be new construction. Mr. Salcedo said they would go through a stakeholder and graphically speaking about ninety percent would be new construction. He said their presentation is comparable to the city's desire in the Request for Expressions of Interest. Council Member Johnson asked what the team's experience is in redevelopment. Mr. Salcedo confirmed they do new construction for a living. Council Member Johnson asked if all projects are geared around marinas. Mr. Salcedo said no, then he and Deric Salser discussed the Gateway Village Project in Melissa. Mr. Salser said it is new construction and encompasses one city block, noting the next phase is looking at their historic buildings and developing those. Council Member Headen said the face of the buildings are not appealing because they look the same, are missing character and look cookie cutter. She said she likes the layout and asked what their thoughts are on working with small businesses. Mr. Salcedo confirmed their group is comprised of all small business owners. Mr. Neeville discussed his career helping small business and reviewed some of the small businesses/restaurants they have helped. He said they would find the locals with the twist and help them with finances and entrepreneurship information. Mr. Neeville said they provide guidance to mom and pop locations to help them succeed. Council Member Headen asked if they would be willing to work with Grand Prairie local businesses. Mr. Salcedo confirmed noting they are flexible and willing to work with others. He said he is putting everything into this project and would not want to undercut his team. Deputy Mayor Pro Tem Lopez asked if a special Planned Development and Zoning is created, they may be limited to redeveloping certain buildings and asked if they are open to discussion to see what citizens and council envision. Mr. Salcedo confirmed. Deputy Mayor Pro Tem Lopez asked if the Sonic property owner does not agree, would they adjust their plans. Mr. Salcedo said yes and advised they have worked with Sonic several times in the past. Council Member Headen asked what type of tenant is desired for the multifamily aspect. Mr. Salcedo's multifamily representative said they try to get the architecture to match the design and feel. He gave the Ross & Lower Greenville project in Dallas as an example, and said they would use demographics and feasibility studies to match amenities. Council Member Headen asked if they are considering the live-work aspect. The multifamily representative reviewed the townhome plans and live-work aspect of their

*proposal. Mayor Jensen discussed the timing of Main Street plans and said it would be necessary that they be available to begin working immediately if chosen.*

*Mayor Jensen called a recess at 6:53 p.m. Mayor Jensen reconvened the meeting at 7:03 p.m.*

*John Griggs with Presidium Group introduced their team noting the company was founded twenty years ago and discussed the company's history of multifamily development and mixed used projects. He discussed their recent project in Grand Prairie on Hill Street at Highway 161. Josh Eames, Vice President of Development, said they have twenty-five hundred units completed in Florida and Texas and twenty-one deals currently under contract in five states. He discussed several of their projects including a mixed use project in River Park in Austin near downtown with over one hundred acres, their Velocity development near the Austin airport and the Cotton Mill development in McKinney with plans to develop twelve hundred units including a plan for parkland. Mr. Eames discussed their Presidium Frisco Square development currently under construction near city hall and the stadium, Presidium Valley View project with Phase I including three hundred thirty eight units to be completed in the Fall 2024, and Waterford Phase I in Austin. He provided an overview of Grand Prairie's Presidium Hill Street development, reviewed renderings and amenities, noting they are currently seventy-six percent occupied with units leasing for one thousand six hundred nineteen to nineteen hundred dollars per month. Mr. Eames reviewed their site plan to include a six level garage, courtyard, several amenities, retail space on Main Street, and a park or community space. He said the multifamily would include a combination of studio, up to three bedroom units for lease up to eighteen hundred dollars per month. Mr. Eames reviewed their project approach with community engagements to work with the design team, city and community. He said they often host community meetings during the design phase, and go door to door to meet with pastors and other neighborhood leaders. He said they want to complement the downtown area and would plan to act as master developer, taking advantage of mixed use partnerships and ensure consistency in design. Mr. Eames said they would ask for a waiver of permit fees. He reviewed the financial summary and proposed development schedule running their design simultaneously. Mr. Eames said they are flexible and want to be a leader and a partner in the project. Council Member Johnson asked how many of their projects are redevelopment projects. Mr. Eames discussed their Valley View project. Council Member Johnson asked what the total retail space would be. Mr. Eames said approximately fifteen percent. Council Member Lopez asked if they would be open to a Planned Development and Zoning type uses and if they are open to keeping historical value of some buildings. Mr. Eames confirmed and said they treated the entire area as a blank canvass and if there are things that are important to keep in place, they can work with the architects to achieve the best program that works. Council Member Headen asked how they would maintain some history and noted she would like to see more retail on the bottom of the proposed apartment buildings. Mr. Eames reviewed the Cotton Mill project in McKinney and displayed designs where they took existing architecture into consideration. He noted their Frisco design has a vibrant feel to activate the street scape. Council Member Clemson asked if they have pickleball courts in their projects. Mr. Eames said they have some currently under construction. Deputy Mayor Pro Tem Lopez asked to clarify ownership of buildings. Mr. Eames said they would be the master developer but the city controlled property will remain city property. Council Member Johnson asked if they were aware that Main Street will be taken down to two lanes. Mr. Eames said they would need to conduct a Traffic Impact Analysis. Council Member Headen said she likes the idea of the developer being vested in small businesses and the idea of the public space. Mr. Eames said some features they have looked into include firepits, a food truck court, corn hole, pickleball, a*

*dog park, small event lawns, domino stations and other gathering spaces. Mayor Jensen said the chosen developer would need to work with the changes to Main Street.*

**ADJOURNMENT**

*Mayor Jensen adjourned the meeting at 7:50 p.m.*

*The foregoing minutes were approved at the September 6, 2022, City Council meeting.*

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*Mona Lisa Galicia, City Secretary*





## CITY OF GRAND PRAIRIE

City Hall  
300 W. Main Street  
Grand Prairie, Texas

### MEETING MINUTES

#### City Council Meeting

Tuesday, August 16, 2022

4:30 PM

City Hall - Briefing Room

#### CALL TO ORDER

*Mayor Jensen called the meeting to order at 4:33 p.m.*

#### PRESENT

*Mayor Ron Jensen*

*Mayor Pro Tem Cole Humphreys*

*Deputy Mayor Pro Tem John Lopez*

*Council Member District 1 Jorja Clemson*

*Council Member District 2 Jacquin Headen*

*Council Member District 3 Mike Del Bosque*

*Council Member District 6 Kurt Johnson*

*Council Member At Large Place 8 Junior Ezeonu*

#### ABSENT

*Council Member At Large Place 7 Jeff Copeland*

#### STAFF PRESENTATIONS

##### 1. Construction Update: EpicCentral

*Director of Design & Construction of Municipal Facilities Andy Henning provided an update on EpicCentral Construction. He reviewed the overall site plan, noting Phase Two work is seventy-five percent complete and Phase Three is twenty-five percent complete. He displayed pictures of the buildings, event lawn with synthetic turf, stage and lighting Mr. Henning discussed parking, landscaping and lighting from the convention center to the event lawn. He provided an update on construction of Vidorra, Serious Eats, The Finch and Loop Nine restaurants, as well as the convention center. Economic Development Director Marty Wieder provided an update on the conference center and restaurant opening dates, noting substantial completion would be in mid-August 2023.*

#### PRESENTED

##### 2. Town Hall Meetings and City Council Community Events Policy

*Deputy City Manager Cheryl De Leon presented the draft Town Hall and Community Events policy. She discussed current policy and said town hall meeting guidelines will remain the same. Ms. De Leon discussed the proposed community event policy which includes a list of specific events and budget allocation. Deputy Mayor Pro Tem Humphreys said coffee with a*

*council member would allow council members to invite constituents. Council Member Clemson asked to consider the perception of these type events and said she is not comfortable with it. She said she already attends several planned city events which give her great opportunity to communicate with constituents. Council Member Ezeonu said other cities have a budget for community engagement throughout the year like Fort Worth who is allotted ten thousand dollars per council member, and he would like to expand and enhance our policy to serve more people. Deputy Mayor Pro Tem Lopez said sometimes an event cannot be held within their own district and asked staff to look at programming to make it more fair to those districts limited with locations. Mr. Dye said the proposed policy can be revised to exclude that requirement. City Secretary Mona Lisa Galicia explained budget details in comparison to other city held events. Council Member Ezeonu said he would like to have two town hall events and one community event. Mayor discussed no other city in the area does it, but he is okay with a community event because he enjoys the flexibility as opposed to the structure of town hall meetings. Further discussion was had on budgeting for the community events. Council Member Ezeonu said he would like to have multiple events with the budget provided. Council Member Johnson said in the southern districts there are few events, and would like to take the allotment and join other organizations like the Public Improvement Districts to hold joint events. City Manager Dye reviewed the limits of sponsorship pertaining to other non-city events. Council Member Headen said if the city promotes a community event, it will bring constituents of all districts together and the budget may need to be increased to cover more constituents. Council Member Clemson noted media and promotion take a lot of staff time. Council Member Clemson discussed the perception of using tax dollars to promote themselves and said she was not comfortable with it. Council Member Ezeonu requested four to five thousand per council member per year. City Attorney Megan Mahan reminded council of the restrictions for those who are in an election period. City Manager Dye said the proposed policy would be revised with no district requirements, limited to two town hall meetings and unlimited number of community events per year with a budget of \$3600 for the Mayor and each Council Member. Mayor said more facetime with constituents is important.*

## **PRESENTED**

### **AGENDA REVIEW**

*Mayor Pro Tem Humphreys asked if there were any questions on the agenda. Council Member Ezeonu asked for clarification of item thirty. Mr. Dye advised City Auditor Thao Vo would replace Susan Sanders who is vacating that position. Mayor Pro Tem Humphreys said he would be recusing himself when item forty-six is heard due to conflict and advised he completed the proper paperwork with the City Secretary.*

### **EXECUTIVE SESSION**

*Mayor Jensen called a closed session at 5:45 p.m. pursuant to Chapter 551, Subchapter D of the Government Code, V.T.C.A., to discuss Section 551.072 “Deliberation Regarding Real Property” and Section 551.087 “Deliberations Regarding Economic Development Negotiations.”*

### **RECESS MEETING**

Mayor Jensen adjourned the Executive Session, opened the regular meeting and called a recess at 6:28 p.m.

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### 6:30 PM Council Chambers

#### RECONVENE MEETING

Mayor Jensen reconvened the regular meeting at 6:36 p.m.

Invocation led by Council Member Clemson.

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

#### 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. Minutes of the August 2, 2022, City Council Meeting

#### **Approved on Consent Agenda**

4. Grand Prairie Crime Control and Prevention District Board of Directors Appointments

#### **Approved on Consent Agenda**

5. Annual agreement including four annual renewal options with Cigna for Dental PPO and Dental HMO and providing guaranteed fixed rates for five years. Dental HMO rates for employee, employee + spouse, Employee + Children, and Employee + Family are \$7.26, \$13.78, \$15.98, and \$23.60 respectively. Dental PPO 1 rates for employee, employee + spouse, Employee + Children, and Employee + Family are \$40.94, \$80.88, \$84.86, and \$146.74 respectively (The Finance and Government Committee reviewed this item on 8/02/2022)

#### **Approved on Consent Agenda**

6. Authorize the City Manager to accept a Routine Airport Maintenance Program (RAMP) Grant from Texas Department of Transportation Aviation Division (TxDOT-Aviation) which provides matching funds of 50% of City expenditures for airport maintenance up to \$50,000

#### **Approved on Consent Agenda**

7. Commercial Hangar lease with Aviator Air Flight School, LLC, for Hangar 20 South D for a term of one year to begin on July 5, 2022 and ending on June 30, 2023, with an annual rent of \$3,792.00

#### **Approved on Consent Agenda**

8. Renewal of Commercial Lease for CareFlite 10 North A ;11 North and 14 North for a thirty (30) year term with a single renewal option for thirty (30) years for a monthly combined rate of

\$5,393.22 per month and \$55.00 per month for marquee sign advertising and authorize City Manager to execute renewal options under the same term

**Approved on Consent Agenda**

9. Change order #1 for Aviation Fuel: Years one through three are increasing by \$225,000 annually and years four and five are increasing by \$200,000 annually, for a total increase of 1,075,000 if all extensions are exercised; Authorize the City Manager to execute the renewal options with aggregate price fluctuations up to \$50,000 so long as sufficient funding is appropriated by the City Council to satisfy the City's obligation during the renewal terms

**Approved on Consent Agenda**

10. Purchase of OpenGov Budgeting & Planning Suite and Reporting & Transparency Platform in the amount of \$441,669 from OpenGov Inc. through the Texas DIR Contract Number DIR-TSO-4227 (The Finance and Government Committee reviewed this item on 08/02/2022)

**Approved on Consent Agenda**

11. Change Order No. 2 with Dallas County for the widening and extension of Wildlife Pkwy between Belt Line Rd and SH 161 in the amount of \$23,946,070, with the City's contribution for Change Order Number 2 being \$10,573,035 (The Finance and Government Committee reviewed this item on 08/02/2022)

**Approved on Consent Agenda**

12. Professional Services Contract for sales/use tax compliance review and recovery services from Texas City Services, LLC in the amount of \$150,000 annually. This agreement will be for one year with the option to renew for four additional one-year periods totaling \$750,000 if all extensions are exercised. Authorize the City Manager to execute the renewal options with aggregate price fluctuations of up to \$37,500 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 (The Finance and Government Committee reviewed this item on 08/02/2022)

**Approved on Consent Agenda**

13. Professional Design Services contract with Rouch Architects in the amount of \$56,150 for programming, planning, design, documentation, and construction administration services for renovations of the Public Health & Environmental Quality Department at level 2 of City Hall East. In addition, staff is recommending a 10% design contingency in the amount of \$5,615, an allowance of \$9,500 for low voltage design and a reimbursable expenses allowance of \$2,700 resulting in a total funding request of \$73,965 (The Finance and Government Committee reviewed this item on 08/02/2022)

**Approved on Consent Agenda**

14. Annual Contract for UPS Maintenance and Repair from DC Group Inc. (\$38,325 annually) for one year with the option to renew four additional one-year periods totaling \$191,625 if all

extensions are exercised and authorize the City Manager to execute the renewal options with aggregate price fluctuations up to \$9,581.25 so long as sufficient funding is appropriated by the city council to satisfy the cities obligation during the renewal terms (The Finance and Government Committee reviewed this item on 08/02/2022)

**Approved on Consent Agenda**

15. Purchase of Kids Area Computers from AWE Learning in the amount of \$75,000.00 (The Finance and Government Committee reviewed this item on 08/02/2022)

**Approved on Consent Agenda**

16. Purchase of Water Supplies from Fortiline (\$99,191.45) through a national cooperative agreement with the National Cooperative Purchasing Alliance (This item was reviewed by the Finance and Government Committee on 08/02/2022)

**Approved on Consent Agenda**

17. Escrow Agreement between the City of Grand Prairie and Knox Street Partners No. 30, LTD (This item was reviewed by the Finance and Government Committee on 08/02/2022)

**Approved on Consent Agenda**

18. Professional Engineering Contract with Walter P Moore for Avenue K and Sherwood Forest Drainage Study in the amount of \$101,800.00 (This item was reviewed by the Finance and Government Committee on 08/02/2022)

**Approved on Consent Agenda**

19. Carruthers Landscape Mgt. Change Order #5 increase by \$74,491.41 annually for two years for Parks landscape maintenance services (This item was reviewed by the Finance and Government Committee on 08/02/2022)

**Approved on Consent Agenda**

20. Award bid for the completion of one residential reconstruction project as part of the HOME Reconstruct Program to Symone Construction Services, LLC in the amount of \$136,486.20 (This item was reviewed by the Finance and Government Committee on 08/02/2022)

**Approved on Consent Agenda**

21. Annual contract for water chemicals from Petra Chemical Acquisition Company LLC dba DCC for ten (10) months totaling an estimated \$250,000 through a national Cooperative Agreement with BuyBoard (This item was reviewed by the Finance and Government Committee on 08/02/2022)

**Approved on Consent Agenda**

22. Annual contracts for motor fuel from Mansfield Oil Co. of Gainesville, Inc., US Oil a Division of U.S. Venture, Inc., Truman Arnold Companies, Pinnacle Petroleum, Inc., and Petroleum

Traders Corporation Authorize execution of a rebate agreement with National Intergovernmental Purchasing Alliance Company d/b/a OMNIA Partners, Public Sector at an estimated annual amount of (\$4,000,000). This agreement is for an initial term of five (5) months with the option to renew for two additional one-year periods totaling an estimated \$12,000,000 if all extensions are exercised and authorize the City Manager to execute the renewal options with aggregate price fluctuations up to \$50,000 of the original maximum price so long as sufficient funding is appropriated by the city council to satisfy the cities obligation during the renewal term (This item was reviewed by the Finance and Government Committee on 08/02/2022)

*Harold Willis, 538 Lindly, spoke in opposition of this item and asked to clarify if amount paid for this contract is annually. City Attorney / Assistant City Manager Megan Mahan and Mayor Jensen confirmed the amount is four million dollars annually. Mr. Willis asked council and the city to consider the use of Prius type electric vehicles.*

#### **Approved on Consent Agenda**

23. Annual Agreement for a one-time purchase of an outdoor, multi-tree (3) Christmas display and installation, tear-down and monthly maintenance from Danken in the amount of \$83,425.00 and annual installation, tear-down and monthly maintenance for four additional one-year periods in the amount of \$19,000.00 annually to equal a total contract value of \$159,425.00 if all renewals are executed; and authorize the City Manager to execute the renewal options with aggregate price fluctuations of up to \$20,856.25 of the maximum price so long as sufficient funding is appropriated by the City Council to satisfy the city's obligation during the renewal terms (This item was reviewed by the Finance and Government Committee on 08/02/2022)

#### **Approved on Consent Agenda**

24. Annual contract for Audit Services from Weaver and Tidwell, LLP in the amount of \$186,750 annually. This agreement will be for one year with the option to renew for four additional one-year periods totaling \$933,750 if all extension are exercised. Authorize the City Manager to execute the renewal options with aggregate price fluctuations up to \$46,687.50 so long as sufficient funding is appropriated by the City Council to satisfy the City's obligation during the renewal terms (This item was reviewed by the Finance & Government Committee on 08/02/2022)

#### **Approved on Consent Agenda**

25. Amendment No. 2 regarding the Construction Manager at Risk (CMAR) Contract with Hill & Wilkinson General Contractors (H&W) for EpicCentral work in the amount of \$816,861.46 addressing project enhancements, revisions, and coordination items (This item was reviewed by the Finance and Government Committee on 08/02/2022)

#### **Approved on Consent Agenda**

26. Professional Engineering Services contract with Freese & Nichols, Inc. (FNI) for Lake Ridge Lift Station Improvements, Phase I in the amount of \$1,030,200 and a 5% contingency amount of \$51,510 for the total amount of \$1,081,710 (This item was reviewed by the Finance and Government Committee on 08/02/2022)

**Approved on Consent Agenda**

27. Annual contract for flex base material from Big City Crushed Concrete (\$388,000 annually) for one year with the option to renew four additional one-year periods totaling \$1,940,000 if all extensions are exercised and authorize the City Manager to execute the renewal options with aggregate price fluctuations up to \$50,000 so long as sufficient funding is appropriated by the City Council to satisfy the City's obligation during the renewal term(s) (This item was reviewed by the Finance and Government Committee on 08/02/2022)

**Approved on Consent Agenda**

28. Annual Contract for rental of a Portable Ice-Skating Rink from Chill Entertainment (up to \$125,500.00 annually). This agreement will be for one year with the option to renew for four additional one-year periods totaling \$627,500.00 if all extensions are exercised. Authorize the City Manager to execute the renewal options with aggregate price fluctuations of up to \$31,375 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 Consent Agenda**

29. Thelin Recycling Change Order #1 increased by \$60,000 annually for three years for yard waste grinding services

**Approved on Consent Agenda**

30. Grand Prairie Local Government Corporation Director Removal/Appointment

**Approved on Consent Agenda**

31. A resolution declaring expectation to reimburse expenditures for a land purchase with proceeds of future debt (The Finance and Government Committee reviewed this item on 07/05/2022)

**ADOPTED**

**RES 5283-2022**

32. Resolution amending the Chapter 380 Economic Development Agreement with Grand Prairie Local Government Corporation for a cash grant of an additional \$6,715,000 to be used for the purchase and maintenance of real property; identify the property located at 630 W. Main Street and Lot 2, Golden Chick Plat (6.81 acres) and Lot 4, Belt Line Road and IH 30 Addition (3.181 acres) as a suitable site for the location, relocation or expansion of a business within the City and authorize the purchases of said property

*Harold Willis, 538 Lindly, spoke in opposition and asked to clarify which businesses are involved. City Manager Steve Dye advised it is for two significant land acquisitions for economic development, but the names of businesses cannot yet be disclosed. Mayor Jensen explained what a 380 Agreement is.*

**ADOPTED**

**RES 5284-2022**

33. Resolution approving a Chapter 380 Program Agreement for Economic Development Incentives with AIKG, LLC, in an amount not to exceed \$2,300,000; granting a partial rebate on ad valorem property tax revenues, a partial rebate of sales tax revenues, and a one-time construction building materials situs rebate

**ADOPTED****RES 5285-2022**

34. Ordinance amending the FY 2021-2022 Pooled Investment Budget for the purchase of an approximate 31.337 acre tract of land located at or near 2401 Lower Tarrant Road from MB Capital Investors, Inc. in the amount of \$460,000 for cricket practice fields and other municipal purposes

*Harold Willis, 538 Lindly, spoke in opposition, asked what the municipal purposes are and who would maintain the fields. Mayor Jensen said there are other entities who own the surrounding land. Mr. Dye explained that it would not be entirely funded by the city as some funding would be provided by the cricket group, and he also explained maintenance would be a shared responsibility with that group.*

**ADOPTED****ORD 11249-2022**

35. Ordinance amending the FY2021/2022 Solid Waste Operating Budget; Professional contract for construction of Sector 4A Liner System with FCS Construction in the amount of \$2,207,902 with a 5% contingency of \$121,435, totaling \$2,329,337; Professional Construction Quality Assurance (CQA) contract to Weaver Consultants Group in the amount not to exceed \$199,394. The combined total of these projects is \$2,528,731 (The Finance and Government Committee reviewed this item on 08/02/2022)

**ADOPTED****ORD 11250-2022****ITEMS FOR INDIVIDUAL CONSIDERATION**

36. Public Hearing & Resolution approving the proposed budget for FY 2022-2023 of the Grand Prairie Crime Control and Prevention District

*Assistant Director of Police Operations Ryan Simpson presented a high level overview of the proposed budget, noting it has been reviewed by the City Council Finance and Government Committee and approved by the Crime Control and Prevention District Board. Deputy Mayor Pro Tem Lopez is the Vice-Chair of the Crime Control and Prevention District Board and said the board reviewed and approved as presented. Mayor Jensen asked if there were any speakers for this public hearing item and there were none. He explained what the Crime Control and Prevention District Board does. Deputy Mayor Pro Tem Lopez then moved,*



*seconded by Mayor Pro Tem Humphreys, to close the public hearing and approve this item. The motion carried unanimously, 8-0.*

**ADOPTED**

**RES 5286-2022**

37. Resolution adopting a maximum proposed property (ad valorem) tax of \$0.664998 per \$100 taxable value that the City Council will consider for Fiscal Year 2022-2023

*Assistant Finance Director Brady Olsen presented information on the maximum tax rate, which will be considered for approval at a later date. Mayor Jensen explained this would set the cap for the tax rate, and though the rate can be decreased, it cannot be increased. Mr. Olsen confirmed. Mayor Pro Tem Humphreys moved, seconded by Council Member Johnson, to approve this item. The motion carried unanimously, 8-0.*

**ADOPTED**

**RES 5287-2022**

38. Place a proposal on the September 20, 2022, City Council meeting agenda to adopt a 2022 proposed tax rate of \$0.664998/\$100 valuation, and call a public hearing on a tax rate that may exceed the ‘no new revenue’ tax rate and a public hearing on the proposed budget

*Mr. Olsen said this item is setting public hearings for the budget and the tax rate. Mayor Jensen discussed setting the tax rate during the upcoming September 20<sup>th</sup> meeting and explained that the homestead exemption increase of two and a half percent was approved in June. Mayor Pro Tem Humphreys moved, seconded by Council Member Johnson, to close the public hearing and approve this item. The motion carried unanimously, 8-0.*

**APPROVED**

39. Resolution authorizing the City Manager to submit Fiscal Year 2023 grant application with the Federal Transit Administration (FTA) the total budget to operate the grand connection for fiscal year 2023 is \$1,528,937 which the city will provide matching requirements of \$473,403 (The Finance and Government Committee reviewed this item on 08/02/2022)

*Transportation Director Walter Shumac explained what the Grand Connection does, who it serves in the community and some of the routes to area hospitals. He explained how to register for services online and over the phone. Council Member Headen asked if there is an age limit for disabled citizens. Mr. Shumac confirmed there is no age limit for disabled riders. Deputy Mayor Pro Tem Lopez asked to confirm whether this affects the Via transit program and if it is income based. Mr. Shumac said it does not affect Via and is not income based. Mayor Pro Tem Lopez moved, seconded by Council Member Headen, to close the public hearing and approve this item. The motion carried unanimously, 8-0.*

**ADOPTED**

**RES 5288-2022****PLANNING AND ZONING FOR INDIVIDUAL CONSIDERATION**

40. STP-22-06-0031 -Site Plan - 360 Crossing at Red Hawk (City Council District 2). Site Plan for a 213,840 sq. ft. industrial warehouse on 12.498 acres. Tracts 5 and 5C6, Whiting, William J Survey, Abstract No. 1614 and Tract 3, Garcia, Montez and Duran Survey, Abstract No. 629, City of Grand Prairie, Tarrant County, Texas, zoned Light Industrial (LI) District, within the SH 360 Corridor Overlay District, and addressed as 2617 S. SH 360 (On July 25, 2022, the Planning and Zoning Commission recommended approval by a vote of 6-0)

*Chief City Planner Savannah Ware presented the site plan request noting it meets density, dimensional and landscaping requirements. She said they are planting additional trees and have not requested variances. Ms. Ware said the Planning and Zoning Commission recommended approval. Mayor Jensen confirmed there were no speakers on this item. Council Member Headen moved, seconded by Council Member Johnson, to approve this item. The motion carried unanimously, 8-0.*

**APPROVED**

41. STP-22-05-0027 - Site Plan - Combicut Expansion (City Council District 1). Site Plan for a 3,960 sq. ft. addition to an existing industrial building on 0.77 acres. Lot 24-R, Block 3, Dalworth Hills Addition Revised, City of Grand Prairie, Tarrant County, Texas, zoned Light Industrial (LI), and addressed as 2470 NW Dallas Street (On July 25, 2022, the Planning and Zoning Commission recommended approval by a vote of 6-0)

*Ms. Ware presented the site plan request to expand by adding to an existing building. She reviewed the requested variances which are consistent with requested variances of surrounding development. Ms. Ware reviewed proposed elevation, overhead doors, parking spaces, front and side yard setbacks. She said the Planning and Zoning Commission and Development Review Committee recommended approval. Ms. Mahan read names of those supporting item including Architect Ray Boothe and George Krisbe, 1116 S. Henderson, Fort Worth; Tony Shotwell, 309 NE 31<sup>st</sup> Street; and Robby Boydston, 2470 NW Dallas Street. Council Member Clemson moved, seconded by Mayor Pro Tem Humphreys, to approve this item. The motion carried unanimously, 8-0.*

**APPROVED**

42. STP-22-03-0016 - Site Plan – International Leadership Texas K-8 (City Council District 6). Site Plan for a K-8 School on 24.51 acres. A tract of land situated in the Joseph Lawrence Survey, Abstract No. 616 and the Seth M. Blair Survey, Abstract No. 135, City of Grand Prairie, Ellis County, Texas, zoned PD-322A, and generally located east of SH 360 and south of Double Oak Ave (On July 25, 2022, the Planning and Zoning Commission recommended approval by a vote of 6-0)

*Ms. Ware presented the proposed site plan for a school building with fifty-seven classrooms and athletic fields. She reviewed signalization and drop off and pick up information. Ms. Ware reviewed the requested variances including maximum allowable height, overall windows and*

windows on the West and East Facades. She said the Planning and Zoning Commission approved this item, and the Development Review Committee recommended approval with conditions that the applicant provide the mitigation and Traffic Management Plan as shown in the Traffic Impact Analysis prior to the city issuing a Certificate of Occupancy. She said this would include design and construction of a signalized intersection at Davis Drive and SH 360 prior to school opening, design and construction of a signalized intersection at Heritage Parkway and Double Oak Avenue prior to school opening, opinion of probable construction costs for the expansion of Heritage Parkway to full design width and full right-of-way dedication along both Heritage Parkway and Davis Drive. Council Member Lopez asked to clarify other projects in the area. Ms. Ware reviewed other multifamily and townhome projects in the area. Council Member Lopez said during review there may need to be addition of some no parking zones. Scott Johnson, 13455 Noel Road, Dallas, and Charles Klein, 4305 Emondson Avenue, Dallas, noted their support of this item. Harold Willis, 538 Lindly, spoke in opposition, asked to clarify who owns the school and said it is a private charter school. Mr. Johnson said they are a public, non-profit, charter school that will serve anyone within a five mile radius. He said it is on the edge of the Midlothian School District. Mayor Jensen advised it is a public school. Council Member Ezeonu asked if there is a selection process for students, if vouchers are required and if there are private investors. Mr. Johnson said it is a lottery system and further noted funding is based on attendance of the students. He said they occasionally receive donations and grants. Mr. Ezeonu asked if students take the STAAR exam. Mr. Johnson said yes. Deputy Mayor Pro Tem Lopez said their pick-up and drop-off plans have gotten better but asked if they are committed to not allowing pick-up and drop-off in the middle of the rode. Mr. Johnson confirmed and said they would have at least a mile of stacking on the campus. Mayor Jensen said he has been there and confirmed they have a good stacking area. Council Member Johnson move, seconded by Council member Del Bosque, to approve. The motion carried unanimously, 8-0.

## **APPROVED**

### **PUBLIC HEARING ZONING APPLICATIONS**

43. CPA-22-06-0006 - Comprehensive Plan Amendment - 5000 Martin Barnes Rd. (City Council District 4). Comprehensive Plan Amendment to change the Future Land Use Map Designation from Low Density Residential to High Density Residential for 17.782 acres. John W. Harwood Survey, Abstract 661, City of Grand Prairie, Tarrant County, Texas, zoned Planned Development (PD-130) with Multi-Family uses and Agriculture, with an approximate address of 5000 Martin Barnes Rd (On July 25, 2022, the Planning and Zoning Commission's motion to approve failed by a vote of 3-3, resulting a recommendation of denial)

*Ms. Ware presented items 43 and 44 together. She reviewed the Comprehensive Plan Amendment and advised the motion failed 3-3 during the Planning and Zoning Commission meeting, resulting in a recommendation to deny. She said staff is unable to support the item as it is not consistent with the Future Land Use Map (FLUM).*

*Ms. Ware presented the zoning change request from agriculture to multifamily one. Mayor said zoning takes precedent to the FLUM and the FLUM cannot change zoning unless the*

landowner wants to change the zoning. Ms. Ware reviewed the concept plan for two and three story buildings. She reviewed entrances, conceptual building elevations and said density, dimensional and parking requirements are met. Ms. Ware reviewed citizen concerns. She said the Planning and Zoning Commission's motion to approve failed resulting in a recommendation of denial. Ms. Ware said staff does not recommend but if approved by Council, staff recommends a ten foot landscape buffer with a double row of trees with offset between the development and the adjacent exiting neighborhood. Applicant Spence Miller, 4925 Greenville Avenue, spoke in support, discussed the concept site plan for two hundred fifty-five units, two two-story buildings and the remainder would be three story buildings. He said based on feedback from staff, they plan to build out the second entrance and have perimeter fencing with a six foot masonry wall and a pedestrian bridge. Mr. Miller reviewed conceptual elevations, the line of site and extended landscape buffer with larger more mature trees for primary screening and a mix of shrubs and other planting. Ryan O'Dwyer, 4925 Greenville Avenue, spoke in support, said they understand and heard the concerns. Bill Dahlstrom, 2323 Ross Avenue, Dallas, and Judd Mullinex, 13455 Noel Road, recorded their support of this item. Mayor Jensen explained to the audience if this item is denied, it will remain zoned Multifamily, MF-1. Planning Director Rashad Jackson confirmed the zoning. Wanda Harris, 2803 Timber Court, spoke in opposition, said she lives on the corner and is concerned with traffic congestion. She said she would like walking parks and swimming areas and is concerned with children catching the bus at the corner. Council Member Ezeonu said he lives across the street and understands, and he would like to see homes or townhomes built there but unfortunately the plot of land was designated multifamily and by law the city and council cannot rezone it. Speakers in opposition included the following: Philip Peacock, 2717 White Oak, is concerned because West Elementary School currently has kids in temporary buildings and additional children from this new development will be adding to the crowding and use of temporary buildings. Mark Teich, 2705 White Oak, asked to clarify the zoning change from low density to high density residential. Mr. Jackson said the zoning was confirmed in 1984. In 2018 the FLUM was changed but it is currently being amended to reflect the existing zoning. Mr. Jackson explained the zoning effects the one acre. Mr. Teich discussed privacy concerns with the three-story plans and said he does not feel the developer has listened to their concerns. Jill Buchanan, 2810 White Oak Drive, discussed traffic concerns on Lynn Road and concerns with development in the flood plain. She said a six foot wall does not provide privacy. Deputy Mayor Pro Tem Lopez asked staff to review the flood plain and downstream and upstream impact, noting he does not see a detention pond plan. Public Works Director Gabe Johnson confirmed that would be reviewed during the development process, if approved. Mr. Jackson said during site plan they must do due diligence. Jerry Killough, 2739 Garden Oak, expressed concerned for his privacy as their fence will only be fifteen feet from his property. He is also discussed concerns with noise and traffic at Lynn Road and Camp Wisdom. Victoria Hess, 2721 White Oak Drive, spoke in opposition, said they understood the zoning was set in 1984 and feels the creek is thriving with monarch migratory evidence and switch grass that helps erosion. She said if comp plan amendment is denied, they can maintain what they have right now and their quality of life. Jeff Hess, 2721 White Oak, discussed traffic concerns. Becky Peacock, 2717 White Oak, said she is concerned with the creek which is currently thriving and will be destroyed with development. She asked the developers to keep as many trees as possible and would also like to save the monarchs. Hamilton Peck, 2449 Mountainview Court, Cedar Hill, spoke in opposition, discussed the Planned Development and

said they maxed out the number of units they can put on this plan, so they are getting maximum density but do not have the required twenty percent open space. Jonathan Tooley, 401 E. Palace Parkway, Grand Prairie, discussed the text amendment that was passed in November 2021 regarding a planned development. Mr. Jackson confirmed and clarified noting there was an amendment and for those Planned Developments there could be a legislative act required, but if there is a concept plan, the zoning would be confirmed as zoned. Mayor Pro Tem Humphreys said the developer next door is opposed because the development in question will be building more than he is. Rebecca Rice, 2818 White Oak Drive, spoke in opposition and said this is zoned for low density. Mr. Jackson said it is zoned multifamily, high density with a maximum of eighteen, and he said they have 17.9. Mayor Jensen said eighteen per acre is the maximum. Others who noted their opposition but did not speak included the following: Chris and Maria Jaramillo, 2740 Timber Court; Rudy Norman, 2701 White Oak Drive; Ray and Rodney Sustiat, 2751 Red Oak Drive; Cherie House, 620 W. Westchester; Jennifer Cao, 5268 Woodfield Drive; Gregory Dininger, 2747 Garden Oaks Place; Fred and Elaine Tschirgi, 2736 Garden Grove Road; Lupe and Judy Rodriguez (no address); Shawonla Williamson, 4625 Lincolnshire Drive; Bob Rein, 2716 White Oak Drive; Scott and Sharon Whitaker, 2724 White Oak Drive; Reeves Hicks, 834 Frances; Scott Richards, 2834 White Oak Drive; Delores Killough, 2739 Garden Oak Place; Rebecca Rice, 2818 White Oak Drive; April Moriel, 2805 White Oak Drive; Michael E. Kilgore, 2814 White Oak Drive; Johnny and Karen Holder, 2743 Garden Oak Place; Thomas and Yvonne Witucki, 2752 Timber Court; Bill and Jennifer Potter, 2741 Timber Court; Lori and Christina Rein, 2716 White Oak Drive; Timmy and Zena St. Romain, 2713 White Oak Drive; Manuel A. and Yolanda Arciniega, 2703 Red Oak Drive; Eugene Coleman, 5012 White Oak Drive; Israel Foster, 5016 White Oak Drive; Alexander Dang, 2836 Timber Court; and Ahmad Azari, 2702 Red Oak Drive. Deputy Mayor Pro Tem Lopez said it is important to be part of the plan, and if zoning is in place, they do not have a choice, but with this item they do have an option.

*Motion to close the public hearing and deny made by Deputy Mayor Pro Tem Lopez, Seconded by Council Member District 3 Del Bosque.*

*Voting Yea: Mayor Jensen, Mayor Pro Tem Humphreys, Deputy Mayor Pro Tem Lopez, Council Member District 1 Clemson, Council Member District 2 Headen, Council Member District 3 Del Bosque, Council Member District 6 Johnson, Council Member At Large Place 8 Ezeonu*

## **DENIED**

44. ZON-22-05-0016 – Zoning Change/Concept Plan - 5000 Martin Barnes Rd. (City Council District 4). Zoning Change from Agriculture to Multi-family-One on 0.92 acres and a Concept Plan depicting 255 Multi-Family units on 17.782 acres. Tracts 2A and 2C John W. Harwood Survey, Abstract 661, City of Grand Prairie, Tarrant County, Texas, Zoned Planned Development (PD-130) with Multi-Family uses and Agriculture with an approximate address of 5000 Martin Barnes Rd (On July 25, 2022, the Planning and Zoning Commission motion to approve failed by a vote of 3-3, resulting in a recommendation of denial)

*Council did not consider this item - no action taken.*

45. SUP-22-07-0029 - Specific Use Permit – Pop Shelf Variety Store (City Council District 2). Specific Use Permit for a Variety Store located at 3182 S HWY 161. Epic East Towne Crossing Phase 2, Block A, Lot 8R, City of Grand Prairie, Dallas County, Texas, zoned PD-364, within the SH 161 Corridor Overlay District, and addressed as 3182 S HWY 161, Suite 500 (On August 8, 2022, the Planning and Zoning Commission recommended approval by a vote of 7-1)

*Ms. Ware presented this request and provided information on what the variety store entails. She said it must be more than five thousand feet from another and ten percent of the floor area should be dedicated to fresh produce, meat and dairy products. Ms. Ware reviewed requested variances and said the Planning and Zoning Commission approved but staff cannot recommend because it does not meet Unified Development Code requirements for a variety store. Real Estate Manager Jessica Mayo, 1143 Osprey Lane, Nashville, Tennessee, said they opened their first store in Tennessee in 2020. She described Pop Shelf and said it offers things people need and want with a wide selection of seasonal goods, home décor/party goods, snacks, games and electronics. Ms. Mayo said a majority of the merchandise is less than five dollars, and they currently have eighty stores with ten in Texas. She said they target customers with fifty to one hundred twenty-five thousand dollars income. Council Member Del Bosque asked if they compare to Five Below stores. Ms. Mayo said those stores focus on products for children & pre-teens. Mayor Jensen discussed his visit to one of their stores. Deputy Mayor Pro Tem asked if they have fresh produce. She said they do not. Council Member Johnson asked if they have name brand items. She said they have some name brand foods and health and beauty items. John Weber, 16000 Dallas Pkwy, spoke in support, said neighboring Kohl's and Hobby Lobby stores approve as compatible with their stores. Carla Carson, 4556 Knights Crossing, asked what allows granting of a variance. Mayor explained that it is Council's decision and discretionary. Council Member Headen said it is a place where she would shop.*

*Motion to close the public hearing and approve made by Council Member District 2 Headen, Seconded by Council Member At Large Place 8 Ezeonu.*

*Voting Yea: Mayor Jensen, Mayor Pro Tem Humphreys, Deputy Mayor Pro Tem Lopez, Council Member District 1 Clemson, Council Member District 2 Headen, Council Member District 3 Del Bosque, Council Member At Large Place 8 Ezeonu*

*Voting Nay: Council Member District 6 Johnson*

## **ADOPTED**

### **ORD 11251-2022**

46. ZON-22-06-0017 - Zoning Change - 210 NW 7th Street (City Council District 5). Zoning Change from Central Area to a Planned Development District for Central Area and Single Family Uses. Part of Lots 11 and 12, Block 201, Dalworth Park Addition, City of Grand Prairie, Dallas County, Texas, zoned CA, within CBD No. 2, and addressed as 210 NW 7th St (On August 8, 2022, the Planning and Zoning Commission recommended approval by a vote of 7-1)

*Mayor Pro Tem Humphreys completed and submitted the appropriate conflict paperwork with the City Secretary, recused himself from hearing this item and left the room. Ms. Ware*

*discussed the zoning change from Central Area to Central Area Single Family Uses. She said this to allow the existing structure to be used as a single family residence and said the property was illegally subdivided decades ago. Ms. Ware reviewed the summary of lot requirements, the living area and requested variances. She said the structure was built in 1940. Ms. Ware said the Planning and Zoning Commission recommended approval, but staff cannot recommend since single family use is inconsistent with FLUM. Applicant Tristen Pham, 5718 Remington Drive, Garland, spoke in support said he submitted this request because he has not been able to use it for anything commercial and the building has been vacant for a long time. He said he has had issues with illegal dumping and received complaints from neighbors for lack of upkeep to the property. He said he has obtained permits but is waiting for city to give him approval on what to do. Mayor Jensen discussed the dilemma of turning this into single family when adjacent property is zoned CA. Deputy Mayor Pro Tem Lopez asked what the current use is of the adjacent property. Ms. Ware said they are vacant offices. Council Member Del Bosque asked if there was no driveway nor garage and Mr. Jackson confirmed, adding that there will need to be adjustments if it remains commercial. Ms. Ware said the Planned Development would be allowed to include same uses in CA plus single family use. Mr. Jackson discussed meeting requirements for use if kept as office space. Council Member Del Bosque asked if he wants to sell, and Mr. Pham confirmed.*

*Motion to close the public hearing and approve the zoning change with staff recommendations and variances with required fence made by Deputy Mayor Pro Tem Lopez, Seconded by Council Member District 3 Del Bosque.*

*Voting Yea: Mayor Jensen, Deputy Mayor Pro Tem Lopez, Council Member District 1 Clemson, Council Member District 2 Headen, Council Member District 3 Del Bosque, Council Member District 6 Johnson, Council Member At Large Place 8 Ezeonu*

*Voting Abstaining: Mayor Pro Tem Humphreys*

## **ADOPTED**

### **ORD 11252-2022**

*Mayor Pro Tem Humphreys returned to the room and dais.*

## **CITIZEN COMMENTS**

*Harold Willis, 538 Lindly, said he attended Council Member Ezeonu's event Saturday night and said holes in the fields needed to be filled. He said fields at Parkhill Park are in good condition and he desires an agreement for schools to use that park for games.*

*Daniel J. Bennett, 408 Pemberton, White Settlement, Texas, spoke in opposition of the city's nomination of Kathryn Wilemon to the Tarrant County Appraisal Board. He asked Council to draft a resolution to request Ms. Wilemon's resign from the board.*

*Mark Davis, 1804 Woodridge, Arlington, said he agrees with Mr. Bennett, said Ms. Wilemon is not qualified to do what she is doing and asked for Ms. Wilemon to be sanctioned.*

*Carla Carlson, 4556 Knights Crossing, said she is antigrowth, enjoys development in certain areas but is worried about the demand for infrastructure, such as water and power, with continued growth. She feels current infrastructure is not sufficient to support additional development of so many businesses and*

*asked to slow growth until infrastructure can catch up.*

**ADJOURNMENT**

*Mayor Jensen adjourned the meeting at 9:27 p.m.*

*The foregoing minutes were approved at the September 6, 2022, City Council meeting.*

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*Mona Lisa Galicia, City Secretary*





**CITY OF GRAND PRAIRIE  
COMMUNICATION**

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**MEETING DATE:** 09/06/2022

**PRESENTER:** Mayor Ron Jensen

**TITLE:** 2023 City Council Meeting Schedule

**REVIEWING  
COMMITTEE:**

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## 2023 City Council Meeting Schedule

January 3 & 17

February 7 & 21

March 7 & 21

April 4 & 18

May 2 & 16

June 6 & 20

July 11

August 1 & 15

September 5 & 19

October 10

November 7 & 21

December 12



## CITY OF GRAND PRAIRIE COMMUNICATION

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**MEETING DATE:** 09/06/2022

**REQUESTER:** Lee Harriss

**PRESENTER:** Lee Harriss, Special District Administrator

**TITLE:** Forum Estates PID Contract with Identitec for Decorative Street Signage (Phase 2) in the amount of \$104,100 (Council District 2)

**RECOMMENDED ACTION:** Approve

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### ANALYSIS:

The PID Board recommended that Identitec be awarded a contract for Decorative Street Signage (Phase 2). The term extends from October 1, 2022 through September 30, 2023.

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

### FINANCIAL CONSIDERATION:

Funds for this contract are available from annual assessments adopted by the City Council on September 21, 2021, which are estimated to generate \$493,604 for the fiscal year.

**Exhibit A**  
**GRAND PRAIRIE PUBLIC IMPROVEMENT DISTRICT NO. 5**  
**Forum Estates**  
**Five Year Service Plan 2022 - 2026 BUDGET**

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

<b>INCOME:</b>		Value	Assess Rate	Revenue		
<b>Appraised Value</b>		\$411,336,966	\$ 0.12	\$ 493,604		
<b>Description</b>	<b>Account</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>
<b>Beginning Balance (Estimated)</b>		<b>\$ 821,000</b>	<b>\$ 990,303</b>	<b>\$ 1,171,791</b>	<b>\$ 1,355,615</b>	<b>\$ 1,548,075</b>
P.I.D. Assessment	42620	\$ 493,604	\$ 498,540	\$ 503,526	\$ 508,561	\$ 513,647
Devlpr Particip/Projects*	46110	3,000	3,000	3,000	3,000	3,000
City Contribution	49780	21,283	21,283	21,283	21,283	21,283
<b>TOTAL INCOME</b>		<b>\$ 517,887</b>	<b>\$ 522,823</b>	<b>\$ 527,809</b>	<b>\$ 532,844</b>	<b>\$ 537,930</b>
<b>Amount Available</b>		<b>\$ 1,338,887</b>	<b>\$ 1,513,126</b>	<b>\$ 1,699,600</b>	<b>\$ 1,888,460</b>	<b>\$ 2,086,005</b>

<b>EXPENSES:</b>		<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>
<b>Description</b>	<b>Account</b>					
Office Supplies	60020	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100
Decorations	60132	17,500	17,500	17,500	17,500	17,500
Beautification	60490	50,000	50,000	50,000	50,000	50,000
Wall Maintenance	60776	20,000	15,000	15,000	15,000	15,000
Mowing Contractor	61225	101,647	101,647	101,647	101,647	101,647
Website	61315	350	350	350	350	350
Collection Service (\$2.90/Acct)	61380	4,388	4,388	4,388	4,388	4,388
Misc.	61485	2,000	2,000	2,000	2,000	2,000
Admin./Management	61510	10,800	10,800	10,800	10,800	10,800
Postage	61520	100	100	100	100	100
Electric Power	62030	2,800	2,800	2,800	2,800	2,800
Water Utility	62035	28,000	28,000	28,000	28,000	28,000
Irrigation System Maint.	63065	11,000	11,000	11,000	11,000	11,000
Roadway Markings/Signs Maint	63115	2,100	2,100	2,100	2,100	2,100
Decorative Lighting Maintenance	63146	8,000	8,000	8,000	8,000	8,000
Property Insurance Premium	64080	1,600	1,600	1,600	1,600	1,600
Liability Insurance Premium	64090	3,000	3,000	3,000	3,000	3,000
Fencing	68061	-	-	-	-	-
Row/Easement Title Purchase	68091	-	-	-	-	-
Int. Exp. Bonds	91070	10,200	7,950	5,600	2,000	-
Princl. Pmts. Bonds	95015	75,000	75,000	80,000	80,000	-
<b>TOTAL EXPENSES</b>		<b>\$ 348,585</b>	<b>\$ 341,335</b>	<b>\$ 343,985</b>	<b>\$ 340,385</b>	<b>\$ 258,385</b>
<b>Ending Balance**</b>		<b>\$ 990,303</b>	<b>\$ 1,171,791</b>	<b>\$ 1,355,615</b>	<b>\$ 1,548,075</b>	<b>\$ 1,827,620</b>

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

Value	Yrly Assmnt.	
\$50,000	\$ 60	
\$100,000	\$ 120	
\$150,000	\$ 180	
\$200,000	\$ 240	
\$250,000	\$ 300	
\$300,000	\$ 360	
\$350,000	\$ 420	
\$400,000	\$ 480	
		Avg. Property Value: \$ 271,868
		Avg. Property Assessment: \$ 326
		No. of Properties: 1,513

\*Reimbursement for additional holiday decorations.

\*\*Fence replacements



**CITY OF GRAND PRAIRIE  
COMMUNICATION**

**MEETING DATE:** 09/06/2022

**REQUESTER:** Lee Harriss

**PRESENTER:** Lee Harriss, Special District Administrator

**TITLE:** Lake Parks PID Change Order/Amendment No. 1 for Site Landscape Development, Inc. for landscape renovations in the amount of \$116,446.81 (Council Districts 4 and 6)

**RECOMMENDED ACTION:** Approve

**ANALYSIS:**

On March 1, 2022, a contract was awarded to Site Landscape Development, Inc. in the amount of \$216,085.42 for Lake Parks PID landscape maintenance. Because this amendment increases the contract value by more than \$50,000, this change cannot be implemented without City Council authorization.

This proposed Change Order No. 1 is for landscape renovations in Lake Parks PID.

This change order will not change the term of this contract. The expiration date will be April 30, 2023.

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

**FINANCIAL CONSIDERATION:**

Funds for this contract are available from annual assessments adopted by the City Council on September 21, 2021, which are estimated to generate \$415,751 for the fiscal year.

**Exhibit A  
GRAND PRAIRIE PUBLIC IMPROVEMENT DISTRICT NO. 7  
Lake Parks  
Five Year Service Plan 2022 - 2026 BUDGET**

**Income based on Assessment Rate of \$0.11 per \$100 of appraised value.  
Service Plan projects a 1% increase in assessed value per year.**

<b>INCOME:</b>		Value	Assess Rate	Revenue		
<b>Appraised Value</b>		\$377,955,148	\$ 0.11	\$ 415,751		
<b>Description</b>	<b>Account</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>
<b>Beginning Balance (Estimated)</b>		<b>\$ 133,000</b>	<b>\$ 157,608</b>	<b>\$ 183,524</b>	<b>\$ 210,646</b>	<b>\$ 238,868</b>
P.I.D. Assessment	42620	\$ 415,751	\$ 419,908	\$ 424,107	\$ 428,348	\$ 432,632
City Contribution	49780	12,179	12,179	12,179	12,179	12,179
<b>TOTAL INCOME</b>		<b>\$ 427,930</b>	<b>\$ 432,087</b>	<b>\$ 436,286</b>	<b>\$ 440,527</b>	<b>\$ 444,811</b>
<b>Amount Available</b>		<b>\$ 560,930</b>	<b>\$ 589,695</b>	<b>\$ 619,810</b>	<b>\$ 651,174</b>	<b>\$ 683,678</b>

<b>EXPENSES:</b>		<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>
<b>Description</b>						
Office Supplies	60020	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000
Decorations	60132	40,000	40,000	40,000	40,000	40,000
Beautification	60490	85,000	85,000	85,000	85,000	85,000
Wall Maintenance	60776	5,000	5,000	5,000	5,000	5,000
Mowing Contractor	61225	116,671	116,671	116,671	116,671	116,671
Collection Service (\$2.90/acct)	61380	3,700	3,700	3,700	3,700	3,700
Misc.	61485	1,400	1,400	1,400	1,400	1,400
Admin./Management	61510	18,900	18,900	18,900	18,900	18,900
Postage	61520	50	50	50	50	50
Electric Power	62030	16,000	16,800	17,640	18,522	19,448
Water Utility	62035	41,000	43,050	45,203	47,463	49,836
Pond/Canal Maintenance-Aquatic	63038	36,000	36,000	36,000	36,000	36,000
Pond/Canal Maintenance-Equip	63039	10,000	10,000	10,000	10,000	10,000
Irrigation System Maint.	63065	12,000	12,000	12,000	12,000	12,000
Playground/Picnic Area Maintenan	63135	4,500	4,500	4,500	4,500	4,500
Decorative Lighting Maintenance	63146	10,000	10,000	10,000	10,000	10,000
Property Insurance Premium	64080	900	900	900	900	900
Liability Insurance Premium	64090	1,200	1,200	1,200	1,200	1,200
Fencing	68061	-	-	-	-	-
Lighting	68637	-	-	-	-	-
Construction Miscellaneous	68151	-	-	-	-	-
Construction	68540	-	-	-	-	-
<b>TOTAL EXPENSES</b>		<b>\$ 403,321</b>	<b>\$ 406,171</b>	<b>\$ 409,164</b>	<b>\$ 412,306</b>	<b>\$ 415,605</b>
<b>Ending Balance*</b>		<b>\$ 157,608</b>	<b>\$ 183,524</b>	<b>\$ 210,646</b>	<b>\$ 238,868</b>	<b>\$ 268,073</b>

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

<b>Value</b>	<b>Yrly Assmnt.</b>		
\$100,000	\$110		
\$150,000	\$165		
\$200,000	\$220	Avg. Property Value:	\$ 296,203
\$250,000	\$275	Avg. Property Assessment:	\$ 326
\$300,000	\$330	No. of Properties:	1,276
\$350,000	\$385		
\$400,000	\$440		
\$450,000	\$495		

\*Pond dredging, brick wall replacements (Matthew, Doryn, entrances)



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 09/06/2022
PRESENTER: Angi Mize, Purchasing Manager
TITLE: Agreements for quality assurance review of the Emergency Communications Center's (ECC) call handling, dispatch performance, and radio transmission processes with Denise Amber Lee Foundation in an annual amount not to exceed \$24,000; and Moetivations, Inc. in an annual amount not to exceed \$24,000.
REVIEWING COMMITTEE: (The Public Safety, Health and Environment Committee reviewed this item on 08/01/2022)

SUMMARY:

Table with 2 columns: Vendor Name, Cost, Synopsis, Recommendation. Row 1: DENISE AMBER LEE FOUNDATION, \$24,000, Quality assurance review of the Emergency Communications Center's (ECC) call handling, dispatch performance, and radio transmission processes, AWARD.

Table with 2 columns: Vendor Name, Cost, Synopsis, Recommendation. Row 1: MOETIVATIONS, INC., \$24,000, Quality assurance review of the Emergency Communications Center's (ECC) call handling, dispatch performance, and radio transmission processes, AWARD.

PURPOSE OF REQUEST:

The City of Grand Prairie, Texas is seeking quality assurance review of the Emergency Communications Center's (ECC) call handling, dispatch performance, and radio transmission processes to ensure compliance with established departmental policy, procedure, protocol, directives, and industry standards.

The quality assurance review process must demonstrate the ability to perform the audit and examine the records and have the ability to ensure correction of records, ensure collection of unrealized sales tax revenue, and provide recommendations for improvements.

**PROCUREMENT DETAILS:**

Procurement Method: Request for Proposal

Local Vendor  HUB Vendor  Denise Amber Lee Foundation  
Local Vendor  HUB Vendor  Moetivations, Inc.

Number of bidders: Two RFP #: 22079

Selection Details: Best Value

**FINANCIAL CONSIDERATION:**

Budgeted?	<input checked="" type="checkbox"/>	Fund Name: Contractual Services	282010-61065
Budgeted?	<input checked="" type="checkbox"/>	Fund Name: PSAP Assistance Program	300591-13522014-61065

**ATTACHMENTS / SUPPORTING DOCUMENTS:**

1- Bid Summary (Attachment A)



Bid Summary - Attachment A



RFP# 22079 - Quality Assurance Reviews Bid Tab

				Denise Amber Lee Foundation Venice Florida		Moetivations, Inc. Littleton, Colorado	
		QTY	UOM			\$	\$
1	Pre-Implementation Process Consultation	1	HR	\$ 125.00	\$125.00	\$ -	\$ -
2	Per Evaluation Cost (Call or radio audio up to 15 minutes in length)	1	EA	\$ 16.58	\$16.58	\$ 13.98	\$ 13.98
3	Cost per hour for evaluation of any call or radio audio, past the initial 15 minutes length	1	HR	\$ 40.00	\$40.00	\$ -	\$ -
4	Detailed Analysis of any specific call or radio audio, up to 15 minutes in length	1	HR	\$ 100.00	\$100.00	\$ 14.91	\$ 14.91
5	Cost per hour for Detailed Analysis of any specific call or radio audio, past the initial 15 minutes length	1	HR	\$ 100.00	\$100.00	\$ -	\$ -

Moetivations, Inc. - Line Items 1, 3 and 5 are no additional charge. Cost included in QA Evaluation Cost

#1 - We are already using Moetivations, so there is no pre-implementation consult needed

#3- They do not charge additional money for a standard evaluation greater than 15 mins

#5 - They do not charge additional money for a Detailed Analysis greater than 15 mins

Denise Amber Lee Foundation totals are misleading, as there really is no total. This is more of a pricing schema, based on which services we utilize.



CITY OF GRAND PRAIRIE  
COMMUNICATION

**MEETING DATE:** 09/06/2022

**PRESENTER:** Douglas Taylor, Director – Public Works - Water Utility Department

**TITLE:** Reject all Bids from RFB #22108 for Sewer Repair at the Doghouse Facility

**RECOMMENDED ACTION:**

**SUMMARY:**

<i>Vendor Name:</i>	Qkb Inc. and Rey-Mar Construction
<i>Synopsis:</i>	Reject bids for a sewer repair at the Doghouse Facility
<i>Recommendation:</i>	Approve

**PURPOSE OF REQUEST:**

Public Works – Water Utility Department requested bids to obtain a contract for the sewer repair at the doghouse facility.

Notice of bid #22108 advertised in the Fort Worth Star-Telegram and Public Purchase; distributed to fourteen vendors. Two bids were received.

The department is rejecting all bids received as part of RFB #22108 because the bids came in over the water department’s budget.

**FINANCIAL CONSIDERATION:**

None



**CITY OF GRAND PRAIRIE  
COMMUNICATION**

**MEETING DATE:** 09/06/2022

**PRESENTER:** Gabriel Johnson, Director of Public Works and Engineering

**TITLE:** Grant License to Ryder Truck Rental, Inc., to allow for continued encroachments in the Right-of-Way at the Corner of 500 South Great Southwest Parkway and W. E. Roberts Street for Outdoor Advertising Sign, Green Space, and Fencing, Ryder Truck Rental Addition, Tarpley Holland Survey, Abstract No. 750, Tarrant County

**SUMMARY:**

<i>Vendor Name:</i>	Ryder Truck Rental, Inc.
<i>Annual Cost/Total Cost:</i>	\$0.00
<i>Department:</i>	Planning and Development
<i>Recommended Action:</i>	Approve

**PURPOSE OF REQUEST:**

Ryder Truck Rental, Inc., has requested a license to encroach on City right-of-way at 500 South Great Southwest Parkway (See attached **Exhibit "A"** license area description). This will provide an additional 8,562 square feet of space

Approval of this license agreement will allow for additional fencing to square up the property, new green space, and continued use of an existing outdoor advertising sign (See attached **Exhibit "B"** for the site plan of the property).

All utilities have approved the use of the right of way. The license will have a 15-year term with either party having the right to terminate upon written notice. Comprehensive liability insurance is required to be maintained during the term of this license at no cost to the City.

No visibility issues are caused by allowing the encroachments in the right-of-way.

Staff recommends approval of the license agreement.

Revenue: \$100 application fee already paid and a \$500.00 one-time license fee which is recommended.

**FINANCIAL CONSIDERATION:**

None.

**ATTACHMENTS / SUPPORTING DOCUMENTS:**

- 1- Exhibit A – Property Description Ryder Truck
- 2- Exhibit B – Site Plan of the Property

LEGAL DESCRIPTION  
LICENSE AGREEMENT

# EXHIBIT 'A'

BEING A 0.1966 ACRE (8,562 SQUARE FOOT) TRACT OF LAND SITUATED IN THE TAPELY HOLLAND SURVEY, ABSTRACT No. 750, CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS, BEING A PORTION OF SHERMAN STREET (VARIABLE WIDTH RIGHT-OF-WAY) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT A MAG NAIL SET IN THE WEST LINE OF LOT 2, COUNTY LINE ADDITION, AN ADDITION TO THE CITY OF GRAND PRAIRIE, ACCORDING TO THE PLAT RECORDED IN CABINET A, PAGE 194, PLAT RECORDS, TARRANT COUNTY, TEXAS (P.R.T.C.T.) AND BEING THE SOUTHEAST CORNER OF LOT 1, BLOCK 1, RYDER TRUCK RENTAL ADDITION, AN ADDITION TO THE CITY OF GRAND PRAIRIE, ACCORDING TO THE PLAT RECORDED IN CABINET A, PAGE 325, P.R.T.C.T.;

**THENCE** SOUTH 01°25'25" EAST, ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 20.00 FEET TO A POINT FOR CORNER, FROM WHICH A 5/8" IRON ROD SET WITH A CAP STAMPED "KHA" BEARS SOUTH 01°25'25" EAST, 17.59 FEET, BEING THE SOUTHWEST CORNER OF SAID LOT 2;

**THENCE** SOUTH 89°47'20" WEST, DEPARTING THE WEST LINE OF SAID LOT 2, A DISTANCE OF 428.27 FEET TO A POINT FOR CORNER;

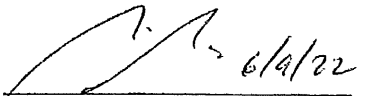
**THENCE** NORTH 00°31'16" WEST, A DISTANCE OF 20.00 FEET TO A POINT FOR CORNER;

**THENCE** NORTH 89°47'20" EAST, AT A DISTANCE OF 25.00 FEET PASSING A 5/8" IRON ROD SET WITH A CAP STAMPED "KHA", BEING THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID LOT 1, CONTINUING ALONG THE NORTH LINE OF SAID SHERMAN STREET AND THE SOUTH LINE OF SAID LOT 1 A TOTAL DISTANCE OF 427.95 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 8,562 SQUARE FEET OR 0.1966 ACRES OF LAND, MORE OR LESS.

NOTES

Bearing system based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone (4202). A survey plat of even survey date herewith accompanies this metes & bounds description.

The undersigned, Registered Professional Land Surveyor, hereby certifies that this plat of survey accurately sets out the metes and bounds of the subject tract.

 6/14/22

MICHAEL C. BILLINGSLEY  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6558  
801 CHERRY STREET,  
UNIT 11 SUITE 1300  
FORT WORTH, TEXAS 76102  
PH. 817-335-6511  
michael.billingsley@kimley-horn.com



LICENSE AGREEMENT  
PART OF SHERMAN STREET  
TAPELY HOLLAND SURVEY,  
ABSTRACT NO. 750  
CITY OF GRAND PRAIRIE  
TARRANT COUNTY, TEXAS

## Kimley»Horn

801 Cherry Street, Unit 11, # 1300  
Fort Worth, Texas 76102

FIRM # 10194040

Tel. No. (817) 335-6511  
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	SCR	MCB	June, 2022	061289217	1 OF 2

# EXHIBIT 'A'

Item 10.

RYDER TRUCK RENTAL, INC.  
(VOL. 9650, PG. 1300)

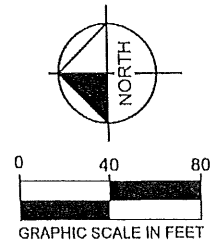
LOT 2  
COUNTY LINE ADDITION  
(CAB. A, PG. 194)

S1°25'25"E  
20.00'

P.O.B.  
MNS

IRSC

S1°25'25"E  
17.59'



**LICENSE AGREEMENT**  
**0.1966 ACRES**  
**8,562 SQ. FT.**

LOT 1, BLOCK 1  
RYDER TRUCK RENTAL ADDITION  
(CAB. A, PG. 325)

RYDER TRUCK RENTAL, INC.  
(VOL. 5023, PG. 857)

N89°47'20"E 427.95'

S89°47'20"W 428.27'

SHERMAN STREET  
(A VARIABLE WIDTH RIGHT-OF-WAY)

**LEGEND**

P.O.B. = POINT OF BEGINNING  
IRSC = 5/8" IRON ROD W/ "KHA"  
CAP SET  
MNS = MAG NAIL SET

TAPLEY HOLLAND SURVEY - ABST. NO. 750  
JOHN M ROSS SURVEY - ABST. NO. 1349

IRSC

25.00'

N0°31'16"W  
20.00'

GREAT SOUTHWEST PARKWAY  
(110-FOOT WIDE RIGHT-OF-WAY)

**NOTES**

Bearing system based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone (4202).  
A metes & bounds description of even survey date herewith accompanies this survey plat.

The undersigned, Registered Professional Land Surveyor, hereby certifies that this plat of survey accurately sets out the metes and bounds of the subject tract.

LICENSE AGREEMENT  
PART OF SHERMAN STREET  
TAPLEY HOLLAND SURVEY,  
ABSTRACT NO. 750  
CITY OF GRAND PRAIRIE  
TARRANT COUNTY, TEXAS

*[Signature]*  
6/19/22

MICHAEL C. BILLINGSLEY  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6558  
801 CHERRY STREET,  
UNIT 11 SUITE 1300  
FORT WORTH, TEXAS 76102  
PH. 817-335-6511

michael.billingsley@kimley-horn.com



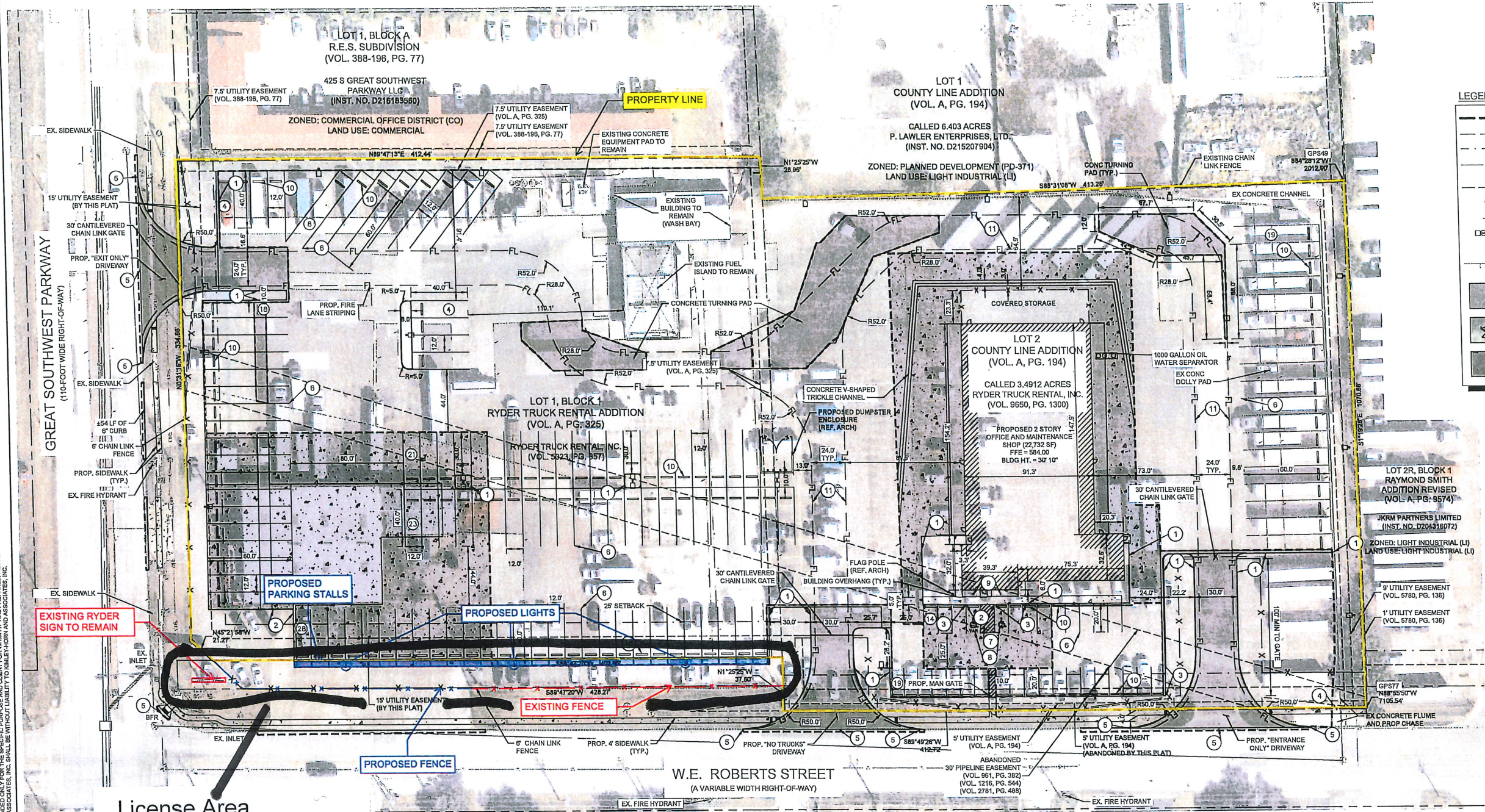
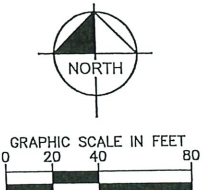
**Kimley»Horn**

801 Cherry Street, Unit 11, # 1300  
Fort Worth, Texas 76102

FIRM # 10194040

Tel. No. (817) 335-6511  
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 80'	SCR	MCB	June, 2022	061289217	2 OF 2

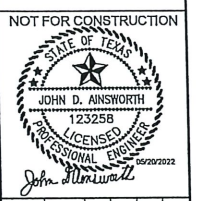


**LEGEND**

- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- SETBACK LINE
- PROPOSED 6" VINYL COATED CHAIN LINK FENCE
- FIRE LANE STRIPING
- PARKING COUNT
- SIGN
- LIGHT POLE (REF MEP)
- EX. FIRE HYDRANT
- LIMITS OF EX ASPHALT PAVEMENT
- PROPOSED CONCRETE (TRUCK TRAFFIC)
- PROPOSED CONCRETE SIDEWALK
- PROPOSED ASPHALT PAVEMENT

- KEYED NOTES:**
- 6" CURB (TYP.)
  - NO CURB
  - TRANSITION FROM 6" CURB TO NO CURB
  - CURB CHASE
  - MATCH EXISTING
  - 4" WHITE PAINTED PARKING STALL STRIPING
  - 4" WHITE PAINTED STRIPING Z.O.C. @ 45°
  - ACCESSIBLE PARKING SYMBOL
  - ACCESSIBLE PARKING SIGN
  - WHEEL STOP (REF. RYDER FACILITY MAINTENANCE MANUAL AND SHEET C8.00 FOR DETAILS)
  - PROPOSED FIRE LANE STRIPING

**Kimley** Horn  
 801 CHERRY STREET SUITE 1000, FORT WORTH, TX 76102  
 WWW.KIMLEYHORN.COM TX F-228



**NOT FOR CONSTRUCTION**

KHA PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
061289228	MAY 2022	AS SHOWN	JDA	GRW	JDA

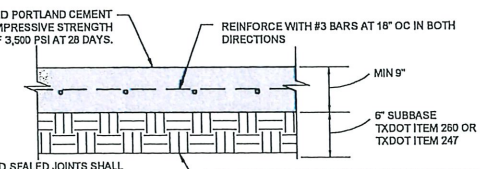
**RYDER GRAND PRAIRIE - NORTH**  
 RYDER SYSTEMS, INC.  
 500 S GREAT SW PKWY  
 GRAND PRAIRIE, TX 75051

**DEVELOPER/OWNER**  
**Ryder**  
 Ever better.  
 RYDER SYSTEM, INC  
 4712 SOUTH FREWAY  
 FORT WORTH, TEXAS 76115  
 CONTACT: MATTHEW DELLO RUSSO  
 PHONE: (817) 927-4417  
 EMAIL: MATTHEW\_I\_DELORUSSO@RYDER.COM

**License Area**  
 8,562 SF (0.1966 acre)



**ASPHALT PAVEMENT (N.T.S.)**



**TRUCK TRAFFIC CONCRETE PAVEMENT (N.T.S.)**

- NOTES**
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
  - EXISTING PAVEMENT (ASPHALT AND CONCRETE PAVEMENT) TO REMAIN WHERE FEASIBLE.
  - DIMENSIONS SHOWN FOR BUILDING CORNERS ARE APPROXIMATE OUTER BUILDING ENVELOPE FOR THE PURPOSES OF GRADING.
  - ALL RADIUS ARE 2.0' OR 5.0' UNLESS OTHERWISE NOTED.
  - CONTRACTOR TO PROVIDE BID ALTERNATIVE TO 2" MILL AND OVERLAY OF ALL EX. ASPHALT TO REMAIN WITH TY D H/MAC
  - CONTRACTOR TO CLEAN EXISTING ON-SITE PAVEMENT.
  - CONTRACTOR TO FOLLOW TRENCH AND REPAIR DETAIL PROVIDED ON C8.00 FOR PLACING UTILITIES, IRRIGATION, ETC. UNDER EXISTING PAVEMENT.

**SITE SUMMARY DATA TABLE**

BASE ZONING	COMMERCIAL OFFICE DISTRICT (CO)/SUP-516A
LAND USE	COMMERCIAL TRUCK LEASING/RENTAL & TRUCK MAINTENANCE FACILITY
SITE ACREAGE	6.78 AC
FRONT YARD SETBACK (ALONG W.E. ROBERTS ST AND S GREAT SOUTHWEST PKWY)	25.0'
SIDE YARD SETBACK	15.0'
REAR YARD SETBACK	0.0'
EX. WASH BAY	2,731 SF
TOTAL BLDG. FOOTPRINT	22,732 SF
EX. FUEL ISLAND	3,933 SF
PROP. CHAIN LINK FENCE	2,682 LF
DOMESTIC METER	1-2"
IRRIGATION METER	1-1"

**PARKING DATA TABLE**

	REQUIRED	PROVIDED	
20' STALL	25*	33	SP
ADA PASSENGER PARKING	1	2	SP
TOTAL PASSENGER PARKING (EMPLOYEES AND CLIENTS, 20' STALLS)	25	33	SP
40' STALL	N/A	80	SP
60' STALL	N/A	45	SP
TOTAL TRUCK PARKING (40' AND 60' STALLS)	N/A	125	SP

**LANDSCAPING DATA TABLE**

TOTAL SITE AREA	295.163	SF
LANDSCAPING REQUIRED	30,372 (10.0%)	SF
LANDSCAPING PROVIDED	38,766 (13.1%)	SF
TOTAL IMPERVIOUS AREA	256,997	SF

\* 3 SPACES PER SERVICE BAY (5.5 SERVICE BAYS) + 1 SPACE PER MAX. NUMBER OF EMPLOYEES ON A SHIFT (8)

**FLOODPLAIN NOTE**  
 TARRANT COUNTY, TEXAS  
 MAP NO. 484380390K  
 ZONE X  
 09/25/2009



**811** Know what's below.  
 Call before you dig.

**BENCH MARK LIST**

BM#1 MAG NAIL WITH WASHER STAMPED "YP CONTROL" SET ON NORTHWEST CORNER OF CONCRETE APRON OF A TRAFFIC SIGNAL CONTROL BOX, WEST SIDE OF GREAT SOUTHWEST PARKWAY, ±395 FEET NORTH FROM THE CENTERLINE INTERSECTION OF GREAT SOUTHWEST PARKWAY AND SHERMAN STREET. ELEV:579.11

BM#2 SQUARE WITH "X" CUT FOUND ON THE NORTHWEST CORNER OF A CONCRETE CURB INLET, WEST SIDE OF GREAT SOUTHWEST PARKWAY, ±69 FEET NORTHWEST FROM THE CENTERLINE INTERSECTION OF GREAT SOUTHWEST PARKWAY AND SHERMAN STREET. ELEV:575.04

BM#3 MAG NAIL WITH WASHER STAMPED "YP CONTROL" SET ON CONCRETE CURB, ±18 FEET SOUTH FROM THE SOUTH RIGHT-OF-WAY LINE OF SHERMAN STREET, ±442 FEET SOUTHWEST FROM THE CENTERLINE INTERSECTION OF GREAT SOUTHWEST PARKWAY AND SHERMAN STREET. ELEV:579.21

BM#4 A TOP SECURITY ROD MONUMENT WITH ALUMINUM CAP STAMPED "GPS 49" SET IN WELL WITH AN ALUMINUM ACCESS COVER (MISSING) SET FLUSH WITH THE GROUND, LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF JEFFERSON STREET AND NORTH WEST 23RD STREET, 57 FEET SOUTH OF TRAFFIC POLE AND 7 FEET EAST OF THE BACK OF CURB ON EAST LINE OF NORTH WEST 23RD STREET. ELEV:585.12

BM#5 BERNTSEN TOP SECURITY SLEEVE ROD MONUMENT STAMPED "CITY OF GRAND PRAIRIE SURVEY MARKER 77" WITH AN ALUMINUM ACCESS COVER SET FLUSH WITH THE GROUND, APPROXIMATELY 890 FEET SOUTH OF CONOVER DRIVE, JUST NORTH OF VETERANS MEMORIAL PARK. ELEV:525.38

**NOTES:**  
 The bearing system for this survey is based on the Texas Coordinate System of 1983, North Central Zone 4202 based on observations made on May 10, 2019 with an applied combined scale factor of 1.00012.

**EXHIBIT 'B'**

**PAVING & DIMENSION CONTROL PLAN**

SHEET NUMBER  
**C3.00**



**CITY OF GRAND PRAIRIE  
COMMUNICATION**

**MEETING DATE:** 09/06/2022

**PRESENTER:** Megan Mahan, Assistant City Manager

**TITLE:** Third Amendment to Lease with MS GP, LLC for EpicCentral restaurants to conform lease to mutually desired operational changes

**SUMMARY:**

<i>Vendor Name:</i>	MS GP, LLC
<i>Department:</i>	City Manager’s Office
<i>Recommended Action:</i>	Approve

**PURPOSE OF REQUEST:**

On August 4, 2020, the City entered into a lease agreement with MS GP, LLC, a Milkshake Concepts entity, for operation of Vidorra, the Finch, and Epic Eats. On January 29, 2021, City Council amended the lease to add an additional restaurant to the lease (Poach’d).

As the City and the Tenant has been working through the operational details, the need has arisen to amend the lease to refine and clarify certain aspects. For example, the original idea was for all Milkshake restaurants (Vidorra, the Finch, Epic Eats, and Poach’d) to be governed by one master lease with the City. For tax and reporting purposes, the Tenant has requested that we modify the structure so that there are subleases with the individual operating entities.

Additional edits are as follows:

- Change the operating hours
- Add more specificity on how the percentage rent is calculated and reported
- Add a requirement for a City training for all restaurant employees
- Clarify how the Tenant Improvements are divided between restaurants
- Define the Tenant’s responsibilities for the public restroom
- Define the parties’ respective responsibilities for the stage
- Approve the Logos
- Define the parties’ respective responsibilities for the art panels and murals

**FINANCIAL CONSIDERATION:** None.





**CITY OF GRAND PRAIRIE  
COMMUNICATION**

**MEETING DATE:** 9/6/22

**PRESENTER:** Megan Mahan

**TITLE:** Ground Lease Assignment from CNP6 Real Estate, LLC to SCF RC Funding IV, LLC; Second Amendment to Ground Lease to establish rights and obligations of Tenant and Subtenant; Encroachment Easement with SCF RC Funding IV, LLC

**REVIEWING COMMITTEE:**

**SUMMARY:**

<i>Vendor Name:</i>	SCF RC Funding IV, LLC
<i>Department:</i>	City Manager's Office
<i>Recommended Action:</i>	Approve

**PURPOSE OF REQUEST:**

CNP6 Real Estate, LLC (Chicken N Pickle) has refinanced their construction loan with a Real Estate Investment Trust (REIT), SCF RC Funding IV, LLC. This refinancing requires the ground lease tenant to be replaced with the REIT, while still keeping the subtenant the same, which is the operating entity. There will be no changes to operations related to this refinancing.

Related to this same transaction, the REIT is requesting an easement to permit two encroachments onto adjacent City owned property.

**FINANCIAL CONSIDERATION: none**



**CITY OF GRAND PRAIRIE  
ORDINANCE**

**MEETING DATE:** 09/06/2022

**REQUESTER:** Megan Mahan

**PRESENTER:** Megan Mahan, City Attorney

**TITLE:** Ordinance approving a Negotiated Settlement between the Atmos Cities Steering Committee and Atmos Energy Corp., Mid-Tex Division (the “Company”) regarding the Company’s 2022 Rate Review Mechanism filing

**RECOMMENDED ACTION:** Approve

**ANALYSIS:**

**BACKGROUND AND SUMMARY**

The City, along with 181 other Mid-Texas cities served by Atmos Energy Corporation, Mid-Tex Division (“Atmos Mid-Tex” or “Company”), is a member of the Atmos Cities Steering Committee (“ACSC”). In 2007, ACSC and Atmos Mid-Tex settled a rate application filed by the Company pursuant to Section 104.301 of the Texas Utilities Code for an interim rate adjustment commonly referred to as a GRIP filing (arising out of the Gas Reliability Infrastructure Program legislation). That settlement created a substitute rate review process, referred to as Rate Review Mechanism (“RRM”), as a substitute for future filings under the GRIP statute.

Since 2007, there have been several modifications to the original RRM Tariff. The most recent iteration of an RRM Tariff was reflected in an ordinance adopted by ACSC members in 2018. On or about April 1, 2022, the Company filed a rate request pursuant to the RRM Tariff adopted by ACSC members. The Company claimed that its cost-of-service in a test year ending December 31, 2021, entitled it to additional system-wide revenues of \$141.3 million.

Application of the standards set forth in ACSC's RRM Tariff reduces the Company's request to \$115 million, \$83.26 million of which would be applicable to ACSC members. ACSC's consultants concluded that the system-wide deficiency under the RRM regime should be \$95.8 million instead of the claimed \$141.3 million.

The Executive Committee recommends a settlement at \$115 million. The Effective Date for new rates is October 1, 2022. ACSC members should take action approving the Resolution/Ordinance before September 30, 2022.

### **RATE TARIFFS**

Atmos generated rate tariffs attached to the Resolution/Ordinance will generate \$115 million in additional revenues. Atmos also prepared a Proof of Revenues supporting the settlement figures. ACSC consultants have agreed that Atmos' Proof of Revenues is accurate.

### **BILL IMPACT**

The impact of the settlement on average residential rates is an increase of \$4.60 on a monthly basis, or 6.7 percent. The increase for average commercial usage will be \$14.34 or 4.3 percent. Atmos provided bill impact comparisons containing this figures.

### **SUMMARY OF ACSC'S OBJECTION TO THE UTILITIES CODE SECTION 104.301 GRIP PROCESS**

ACSC strongly opposed the GRIP process because it constitutes piecemeal ratemaking by ignoring declining expenses and increasing revenues while rewarding the Company for increasing capital investment on an annual basis. The GRIP process does not allow any review of the reasonableness of capital investment and does not allow cities to participate in the Railroad Commission's review of annual GRIP filings or allow recovery of Cities' rate case expenses. The Railroad Commission undertakes a mere administrative review of GRIP filings (instead of a full hearing) and rate increases go into effect without any material adjustments. In ACSC's view, the GRIP process unfairly raises customers' rates

without any regulatory oversight. In contrast, the RRM process has allowed for a more comprehensive rate review and annual evaluation of expenses and revenues, as well as capital investment.

**RRM SAVINGS OVER GRIP**

While residents outside municipal limits must pay rates governed by GRIP, there are some cities served by Atmos Mid-Tex that chose to remain under GRIP rather than adopt RRM. Additionally, the City of Dallas adopted a variation of RRM which is referred to as DARR. When new rates become effective on October 1, 2022, ACSC residents will maintain an economic monthly advantage over GRIP and DARR rates.

**Comparison to Other Mid-Tex Rates (Residential)**

	<u>Average Bill</u>	<u>Compared to RRM Cities</u>
RRM Cities:	\$73.22	-
DARR:	\$71.96	(\$1.26)
ATM Cities:	\$78.72	\$5.50
Environs:	\$78.53	\$5.31

Note: DARR rate is as-filed 1/22/22. Also note that DARR uses a test year ending in September rather than December.

**EXPLANATION OF “BE IT RESOLVED” PARAGRAPHS:**

1. This section approves all findings in the Resolution/Ordinance.
2. This section adopts the RRM rate tariffs and finds the adoption of the new rates to be just, reasonable, and in the public interest.
3. This section makes it clear that Cities may challenge future costs associated with gas leaks like the explosion in North Dallas or the evacuation in Georgetown.
4. This section finds that existing rates are unreasonable. Such finding is a necessary predicate to establishment of new rates. The new tariffs will permit Atmos Mid-Tex to recover an additional \$115 million from ACSC Cities.

5. This section approves an exhibit that establishes a benchmark for pensions and retiree medical benefits to be used in future rate cases or RRM filings.
6. This section requires the Company to reimburse the City for expenses associated with review of the RRM filing, settlement discussions, and adoption of the Resolution/Ordinance approving new rate tariffs.
7. This section repeals any resolution or ordinance that is inconsistent with the Resolution/Ordinance.
8. This section finds that the meeting was conducted in compliance with the Texas Open Meetings Act, Texas Government Code, Chapter 551.
9. This section is a savings clause, which provides that if any section is later found to be unconstitutional or invalid, that finding shall not affect, impair, or invalidate the remaining provisions of this Resolution/Ordinance. This section further directs that the remaining provisions of the Resolution/Ordinance are to be interpreted as if the offending section or clause never existed.
10. This section provides for an effective date upon passage.
11. This section directs that a copy of the signed Resolution/Ordinance be sent to a representative of the Company and legal counsel for ACSC.

## CONCLUSION

The Legislature's GRIP process allowed gas utilities to receive annual rate increases associated with capital investments. The RRM process has proven to result in a more efficient and less costly (both from a consumer rate impact perspective and from a ratemaking perspective) than the GRIP process. Given Atmos Mid-Tex's claim that its historic cost of service should entitle it to recover \$141.3 million in additional system-wide revenues, the RRM settlement at \$115 million for ACSC Cities reflects substantial savings to ACSC Cities. Settlement at \$115 million is fair and reasonable. The ACSC Executive Committee consisting of city employees of 18 ACSC members urges all ACSC members to pass the Resolution/Ordinance before September 30, 2022. New rates become effective October 1, 2022.

**FINANCIAL CONSIDERATION:**

None

**BODY**

**AN ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS, APPROVING A NEGOTIATED SETTLEMENT BETWEEN THE ATMOS CITIES STEERING COMMITTEE (“ACSC”) AND ATMOS ENERGY CORP., MID-TEX DIVISION REGARDING THE COMPANY’S 2022 RATE REVIEW MECHANISM FILING; DECLARING EXISTING RATES TO BE UNREASONABLE; ADOPTING TARIFFS THAT REFLECT RATE ADJUSTMENTS CONSISTENT WITH THE NEGOTIATED SETTLEMENT; FINDING THE RATES TO BE SET BY THE ATTACHED SETTLEMENT TARIFFS TO BE JUST AND REASONABLE AND IN THE PUBLIC INTEREST; APPROVING AN ATTACHMENT ESTABLISHING A BENCHMARK FOR PENSIONS AND RETIREE MEDICAL BENEFITS; REQUIRING THE COMPANY TO REIMBURSE ACSC’S REASONABLE RATEMAKING EXPENSES; DETERMINING THAT THIS ORDINANCE WAS PASSED IN ACCORDANCE WITH THE REQUIREMENTS OF THE TEXAS OPEN MEETINGS ACT; ADOPTING A SAVINGS CLAUSE; DECLARING AN EFFECTIVE DATE; AND REQUIRING DELIVERY OF THIS ORDINANCE TO THE COMPANY AND THE ACSC’S LEGAL COUNSEL**

**WHEREAS**, the City of Grand Prairie, Texas (“City”) is a gas utility customer of Atmos Energy Corp., Mid-Tex Division (“Atmos Mid-Tex” or “Company”), and a regulatory authority with an interest in the rates, charges, and services of Atmos Mid-Tex; and

**WHEREAS**, the City is a member of the Atmos Cities Steering Committee (“ACSC”), a coalition of similarly-situated cities served by Atmos Mid-Tex (“ACSC Cities”) that have joined together to facilitate the review of, and response to, natural gas issues affecting rates charged in the Atmos Mid-Tex service area; and

**WHEREAS**, ACSC and the Company worked collaboratively to develop a Rate Review Mechanism (“RRM”) tariff that allows for an expedited rate review process by ACSC Cities as a substitute to the Gas Reliability Infrastructure Program (“GRIP”) process instituted by the Legislature, and that will establish rates for the ACSC Cities based on the system-wide cost of serving the Atmos Mid-Tex Division; and

**WHEREAS**, the current RRM tariff was adopted by the City in a rate ordinance in 2018; and

**WHEREAS**, on about April 1, 2022, Atmos Mid-Tex filed its 2022 RRM rate request with ACSC Cities based on a test year ending December 31, 2021; and

**WHEREAS**, ACSC coordinated its review of the Atmos Mid-Tex 2022 RRM filing through its Executive Committee, assisted by ACSC’s attorneys and consultants, to resolve issues identified in the Company’s RRM filing; and

**WHEREAS**, the Executive Committee, as well as ACSC’s counsel and consultants, recommend that ACSC Cities approve an increase in base rates for Atmos Mid-Tex of \$115 million on a system-wide basis with an Effective Date of October 1, 2022; and

**WHEREAS**, ACSC agrees that Atmos plant-in-service is reasonable; and

**WHEREAS**, with the exception of approved plant-in-service, ACSC is not foreclosed from future reasonableness evaluation of costs associated with incidents related to gas leaks; and

**WHEREAS**, the attached tariffs (Attachment 1) implementing new rates are consistent with the recommendation of the ACSC Executive Committee, are agreed to by the Company, and are just, reasonable, and in the public interest; and

**WHEREAS**, the settlement agreement sets a new benchmark for pensions and retiree medical benefits (Attachment 2); and

**WHEREAS**, the RRM Tariff contemplates reimbursement of ACSC's reasonable expenses associated with RRM applications;

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

**Section 1.** That the findings set forth in this Ordinance are hereby in all things approved.

**Section 2.** That, without prejudice to future litigation of any issue identified by ACSC, the City Council finds that the settled amount of an increase in revenues of \$115 million on a system-wide basis represents a comprehensive settlement of gas utility rate issues affecting the rates, operations, and services offered by Atmos Mid-Tex within the municipal limits arising from Atmos Mid-Tex's 2022 RRM filing, is in the public interest, and is consistent with the City's authority under Section 103.001 of the Texas Utilities Code.

**Section 3.** That despite finding Atmos Mid-Tex's plant-in-service to be reasonable, ACSC is not foreclosed in future cases from evaluating the reasonableness of costs associated with incidents involving leaks of natural gas.

**Section 4.** That the existing rates for natural gas service provided by Atmos Mid-Tex are unreasonable. The new tariffs attached hereto and incorporated herein as Attachment 1, are just and reasonable, and are designed to allow Atmos Mid-Tex to recover annually an additional \$115 million on a system-wide basis, over the amount allowed under currently approved rates. Such tariffs are hereby adopted.

**Section 5.** That the ratemaking treatment for pensions and retiree medical benefits in Atmos Mid-Tex's next RRM filing shall be as set forth on Attachment 2, attached hereto and incorporated herein.

**Section 6.** That Atmos Mid-Tex shall reimburse the reasonable ratemaking expenses of ACSC in processing the Company's 2022 RRM filing.

**Section 7.** That to the extent any resolution or ordinance previously adopted by the Council is inconsistent with this Ordinance, it is hereby repealed.

**Section 8.** That the meeting at which this Ordinance was approved was in all things conducted in strict compliance with the Texas Open Meetings Act, Texas Government Code, Chapter 551.

**Section 9.** That if any one or more sections or clauses of this Ordinance is adjudged to be unconstitutional or invalid, such judgment shall not affect, impair, or invalidate the remaining provisions of this Ordinance, and the remaining provisions of the Ordinance shall be interpreted as if the offending section or clause never existed.

**Section 10.** That consistent with the City Ordinance that established the RRM process, this Ordinance shall become effective from and after its passage with rates authorized by attached tariffs to be effective for bills rendered on or after October 1, 2022.

**Section 11.** That a copy of this Ordinance shall be sent to Atmos Mid-Tex, care of Chris Felan, Vice President of Rates and Regulatory Affairs Mid-Tex Division, Atmos Energy Corporation, 5420 LBJ Freeway, Suite 1862, Dallas, Texas 75240, and to Thomas Brocato, General Counsel to ACSC, at Lloyd Gosselink Rochelle & Townsend, P.C., 816 Congress Avenue, Suite 1900, Austin, Texas 78701.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, ON THIS THE 6<sup>TH</sup> DAY OF SEPTEMBER 2022.**



<b>RATE SCHEDULE:</b>	<b>R – RESIDENTIAL SALES</b>	
<b>APPLICABLE TO:</b>	<b>ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF</b>	
<b>EFFECTIVE DATE:</b>	<b>Bills Rendered on or after 10/01/2022</b>	

**Application**

Applicable to Residential Customers for all natural gas provided at one Point of Delivery and measured through one meter.

**Type of Service**

Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

**Monthly Rate**

Customer's monthly bill will be calculated by adding the following Customer and Ccf charges to the amounts due under the riders listed below:

<b>Charge</b>	<b>Amount</b>
Customer Charge per Bill	\$ 21.55 per month
Rider CEE Surcharge	\$ 0.05 per month <sup>1</sup>
<b>Total Customer Charge</b>	<b>\$ 21.60 per month</b>
Commodity Charge – All <u>Ccf</u>	\$0.36223 per Ccf

Gas Cost Recovery: Plus an amount for gas costs and upstream transportation costs calculated in accordance with Part (a) and Part (b), respectively, of Rider GCR.

Weather Normalization Adjustment: Plus or Minus an amount for weather normalization calculated in accordance with Rider WNA.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

**Agreement**

An Agreement for Gas Service may be required.

**Notice**

Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company's Tariff for Gas Service.

<sup>1</sup>Reference Rider CEE - Conservation and Energy Efficiency as approved in GUD 10170. Surcharge billing effective July 1, 2022.

<b>RATE SCHEDULE:</b>	<b>C – COMMERCIAL SALES</b>	
<b>APPLICABLE TO:</b>	<b>ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF</b>	
<b>EFFECTIVE DATE:</b>	<b>Bills Rendered on or after 10/01/2022</b>	

**Application**

Applicable to Commercial Customers for all natural gas provided at one Point of Delivery and measured through one meter and to Industrial Customers with an average annual usage of less than 30,000 Ccf.

**Type of Service**

Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

**Monthly Rate**

Customer's monthly bill will be calculated by adding the following Customer and Ccf charges to the amounts due under the riders listed below:

<b>Charge</b>	<b>Amount</b>
Customer Charge per Bill	\$ 63.50 per month
Rider CEE Surcharge	(\$ 0.01) per month <sup>1</sup>
<b>Total Customer Charge</b>	<b>\$ 63.49 per month</b>
Commodity Charge – All Ccf	\$ 0.14137 per Ccf

Gas Cost Recovery: Plus an amount for gas costs and upstream transportation costs calculated in accordance with Part (a) and Part (b), respectively, of Rider GCR.

Weather Normalization Adjustment: Plus or Minus an amount for weather normalization calculated in accordance with Rider WNA.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

**Agreement**

An Agreement for Gas Service may be required.

**Notice**

Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company's Tariff for Gas Service.

<sup>1</sup> Reference Rider CEE - Conservation and Energy Efficiency as approved in GUD 10170. Surcharge billing effective July 1, 2022.

<b>RATE SCHEDULE:</b>	<b>I – INDUSTRIAL SALES</b>	
<b>APPLICABLE TO:</b>	<b>ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF</b>	
<b>EFFECTIVE DATE:</b>	<b>Bills Rendered on or after 10/01/2022</b>	

**Application**

Applicable to Industrial Customers with a maximum daily usage (MDU) of less than 3,500 MMBtu per day for all natural gas provided at one Point of Delivery and measured through one meter. Service for Industrial Customers with an MDU equal to or greater than 3,500 MMBtu per day will be provided at Company's sole option and will require special contract arrangements between Company and Customer.

**Type of Service**

Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

**Monthly Rate**

Customer's monthly bill will be calculated by adding the following Customer and MMBtu charges to the amounts due under the riders listed below:

<b>Charge</b>	<b>Amount</b>
Customer Charge per Meter	\$ 1,204.50 per month
First 0 MMBtu to 1,500 MMBtu	\$ 0.4939 per MMBtu
Next 3,500 MMBtu	\$ 0.3617 per MMBtu
All MMBtu over 5,000 MMBtu	\$ 0.0776 per MMBtu

Gas Cost Recovery: Plus an amount for gas costs and upstream transportation costs calculated in accordance with Part (a) and Part (b), respectively, of Rider GCR.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

**Curtailement Overpull Fee**

Upon notification by Company of an event of curtailement or interruption of Customer's deliveries, Customer will, for each MMBtu delivered in excess of the stated level of curtailement or interruption, pay Company 200% of the midpoint price for the Katy point listed in *Platts Gas Daily* published for the applicable Gas Day in the table entitled "Daily Price Survey."

**Replacement Index**

In the event the "midpoint" or "common" price for the Katy point listed in *Platts Gas Daily* in the table entitled "Daily Price Survey" is no longer published, Company will calculate the applicable imbalance fees utilizing a daily price index recognized as authoritative by the natural gas industry and most closely approximating the applicable index.

<b>RATE SCHEDULE:</b>	<b>I – INDUSTRIAL SALES</b>	
<b>APPLICABLE TO:</b>	<b>ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF</b>	
<b>EFFECTIVE DATE:</b>	<b>Bills Rendered on or after 10/01/2022</b>	

**Agreement**

An Agreement for Gas Service may be required.

**Notice**

Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company's Tariff for Gas Service.

**Special Conditions**

In order to receive service under Rate I, Customer must have the type of meter required by Company. Customer must pay Company all costs associated with the acquisition and installation of the meter.

<b>RATE SCHEDULE:</b>	<b>T – TRANSPORTATION</b>	
<b>APPLICABLE TO:</b>	<b>ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF</b>	
<b>EFFECTIVE DATE:</b>	<b>Bills Rendered on or after 10/01/2022</b>	

**Application**

Applicable, in the event that Company has entered into a Transportation Agreement, to a customer directly connected to the Atmos Energy Corp., Mid-Tex Division Distribution System (Customer) for the transportation of all natural gas supplied by Customer or Customer's agent at one Point of Delivery for use in Customer's facility.

**Type of Service**

Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

**Monthly Rate**

Customer's bill will be calculated by adding the following Customer and MMBtu charges to the amounts and quantities due under the riders listed below:

<b>Charge</b>	<b>Amount</b>
Customer Charge per Meter	\$ 1,204.50 per month
First 0 MMBtu to 1,500 MMBtu	\$ 0.4939 per MMBtu
Next 3,500 MMBtu	\$ 0.3617 per MMBtu
All MMBtu over 5,000 MMBtu	\$ 0.0776 per MMBtu

Upstream Transportation Cost Recovery: Plus an amount for upstream transportation costs in accordance with Part (b) of Rider GCR.

Retention Adjustment: Plus a quantity of gas as calculated in accordance with Rider RA.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

**Imbalance Fees**

All fees charged to Customer under this Rate Schedule will be charged based on the quantities determined under the applicable Transportation Agreement and quantities will not be aggregated for any Customer with multiple Transportation Agreements for the purposes of such fees.

**Monthly Imbalance Fees**

Customer shall pay Company the greater of (i) \$0.10 per MMBtu, or (ii) 150% of the difference per MMBtu between the highest and lowest "midpoint" price for the Katy point listed in *Platts Gas Daily* in the table entitled "Daily Price Survey" during such month, for the MMBtu of Customer's monthly Cumulative Imbalance, as defined in the applicable Transportation Agreement, at the end of each month that exceeds 10% of Customer's receipt quantities for the month.

<b>RATE SCHEDULE:</b>	<b>T – TRANSPORTATION</b>	
<b>APPLICABLE TO:</b>	<b>ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF</b>	
<b>EFFECTIVE DATE:</b>	<b>Bills Rendered on or after 10/01/2022</b>	

**Curtailment Overpull Fee**

Upon notification by Company of an event of curtailment or interruption of Customer’s deliveries, Customer will, for each MMBtu delivered in excess of the stated level of curtailment or interruption, pay Company 200% of the midpoint price for the Katy point listed in *Platts Gas Daily* published for the applicable Gas Day in the table entitled “Daily Price Survey.”

**Replacement Index**

In the event the “midpoint” or “common” price for the Katy point listed in *Platts Gas Daily* in the table entitled “Daily Price Survey” is no longer published, Company will calculate the applicable imbalance fees utilizing a daily price index recognized as authoritative by the natural gas industry and most closely approximating the applicable index.

**Agreement**

A transportation agreement is required.

**Notice**

Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company’s Tariff for Gas Service.

**Special Conditions**

In order to receive service under Rate T, customer must have the type of meter required by Company. Customer must pay Company all costs associated with the acquisition and installation of the meter.

<b>RIDER:</b>	<b>WNA – WEATHER NORMALIZATION ADJUSTMENT</b>	
<b>APPLICABLE TO:</b>	<b>ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF</b>	
<b>EFFECTIVE DATE:</b>	<b>Bills Rendered on or after 10/01/2022</b>	

Provisions for Adjustment

The Commodity Charge per Ccf (100 cubic feet) for gas service set forth in any Rate Schedules utilized by the cities of the Mid-Tex Division service area for determining normalized winter period revenues shall be adjusted by an amount hereinafter described, which amount is referred to as the "Weather Normalization Adjustment." The Weather Normalization Adjustment shall apply to all temperature sensitive residential and commercial bills based on meters read during the revenue months of November through April. The five regional weather stations are Abilene, Austin, Dallas, Waco, and Wichita Falls.

Computation of Weather Normalization Adjustment

The Weather Normalization Adjustment Factor shall be computed to the nearest one-hundredth cent per Ccf by the following formula:

$$WNAF_i = R_i \frac{(HSF_i \times (NDD-ADD))}{(BL_i + (HSF_i \times ADD))}$$

Where

- $i$  = any particular Rate Schedule or billing classification within any such particular Rate Schedule that contains more than one billing classification
- $WNAF_i$  = Weather Normalization Adjustment Factor for the  $i^{th}$  rate schedule or classification expressed in cents per Ccf
- $R_i$  = Commodity Charge rate of temperature sensitive sales for the  $i^{th}$  schedule or classification.
- $HSF_i$  = heat sensitive factor for the  $i^{th}$  schedule or classification divided by the average bill count in that class
- $NDD$  = billing cycle normal heating degree days calculated as the simple ten-year average of actual heating degree days.
- $ADD$  = billing cycle actual heating degree days.
- $BL_i$  = base load sales for the  $i^{th}$  schedule or classification divided by the average bill count in that class

The Weather Normalization Adjustment for the  $j$ th customer in  $i$ th rate schedule is computed as:

$$WNA_j = WNAF_i \times q_{ij}$$

Where  $q_{ij}$  is the relevant sales quantity for the  $j$ th customer in  $i$ th rate schedule.

<b>RIDER:</b>	<b>WNA – WEATHER NORMALIZATION ADJUSTMENT</b>	
<b>APPLICABLE TO:</b>	<b>ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF</b>	
<b>EFFECTIVE DATE:</b>	<b>Bills Rendered on or after 10/01/2022</b>	

Base Use/Heat Use Factors

Weather Station	<u>Residential</u>		<u>Commercial</u>	
	Base use <u>Ccf</u>	Heat use <u>Ccf/HDD</u>	Base use <u>Ccf</u>	Heat use <u>Ccf/HDD</u>
Abilene	10.58	0.1422	88.85	0.6666
Austin	9.90	0.1372	233.56	0.7819
Dallas	14.17	0.1938	186.38	0.9394
Waco	10.07	0.1308	140.10	0.7170
Wichita Falls	11.43	0.1398	131.57	0.5610

Weather Normalization Adjustment (WNA) Report

On or before June 1 of each year, the company posts on its website at [atmosenergy.com/mtx-wna](http://atmosenergy.com/mtx-wna), in Excel format, a *Weather Normalization Adjustment (WNA) Report* to show how the company calculated its WNAs factor during the preceding winter season. Additionally, on or before June 1 of each year, the company files one hard copy and an Excel version of the *WNA Report* with the Railroad Commission of Texas' Gas Services Division, addressed to the Director of that Division.



**ATMOS ENERGY CORP., MID-TEX DIVISION  
PENSIONS AND RETIREE MEDICAL BENEFITS FOR CITIES APPROVAL  
TEST YEAR ENDING DECEMBER 31, 2021**

Line No.	Description	Shared Services		Mid-Tex Direct			Adjustment Total
		Pension Account Plan	Post-Employment Benefit Plan	Pension Account Plan	Supplemental Executive Benefit Plan	Post-Employment Benefit Plan	
	(a)	(b)	(c)	(d)	(e)	(f)	(g)
1	Proposed Benefits Benchmark - Fiscal Year 2022 Willis Towers Watson Report as adjusted (1) (2) (3)	\$ 1,715,323	\$ 982,708	\$ 3,137,022	\$ 313,319	\$ (341,412)	
2	Allocation to Mid-Tex	44.72%	44.72%	76.88%	100.00%	76.88%	
3	Proposed Benefits Benchmark Costs Allocated to Mid-Tex (Ln 1 x Ln 2)	\$ 767,038	\$ 439,436	\$ 2,411,882	\$ 313,319	\$ (262,493)	
4	O&M and Capital Allocation Factor	100.00%	100.00%	100.00%	100.00%	100.00%	
5	Proposed Benefits Benchmark Costs to Approve (Ln 3 x Ln 4) (3)	\$ 767,038	\$ 439,436	\$ 2,411,882	\$ 313,319	\$ (262,493)	\$ 3,669,182
6							
7							
8	Summary of Costs to Approve (1):						
9							
10	O&M Expense Factor (WP_F-2.3, Ln 2)	79.88%	79.88%	38.60%	11.00%	38.60%	
11							
12							
13	Total Pension Account Plan	\$ 612,700		\$ 931,100			\$ 1,543,800
14	Total Post-Employment Benefit Plan		\$ 351,016			\$ (101,335)	249,681
15	Total Supplemental Executive Benefit Plan				\$ 34,465		34,465
16	Total (Ln 13 + Ln 14 + Ln 15)	\$ 612,700	\$ 351,016	\$ 931,100	\$ 34,465	\$ (101,335)	\$ 1,827,946

Notes:

1. Studies not applicable to Mid-Tex or Shared Services are omitted.
2. Mid-Tex is proposing that the Fiscal Year 2022 Willis Towers Watson actuarial amounts shown on WP\_F-2.3 and WP\_F-2.3.1, be approved by the RRM Cities as the benchmark amounts to be used to calculate the regulatory asset or liability for future periods. The benchmark amount approved by the RRM Cities for future periods includes only the expense amount.
3. The amount attributable to capital is recorded to utility plant through the overhead process as described in the CAM.
3. SSU amounts exclude cost centers which do not allocate to Mid-Tex for rate making purposes.



**CITY OF GRAND PRAIRIE  
COMMUNICATION**

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**MEETING DATE:** 09/06/2022

**PRESENTER:** Gabriel Johnson, Director of Public Works and Engineering

**TITLE:** Ordinance to Convey Required Utility Easement and Right of Way to Oncor Electric Delivery Company LLC Required for New Potable Water Pump Station Located at 1702 Robinson Road Water Tower, Dallas County

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**SUMMARY:**

<i>Vendor Name:</i>	Oncor Electric Delivery Company LLC
<i>Annual Cost/Total Cost:</i>	\$0.00
<i>Department:</i>	Planning and Development
<i>Recommended Action:</i>	Approve

**PURPOSE OF REQUEST:**

Oncor Electric requires an easement and right of way dedicated to their exclusive use at 1702 Robinson Road (See attached Exhibit "A" for easement and right of way description). The Robinson Road Pump Station project includes the construction of a new potable water pump station adjacent to an existing pump station that has neared the end of its service life. The new pump station was built next to the old pump station so that the old pump station could remain in service during construction of the new pump station. The new pump station requires a new Oncor easement to bring power to the facility. (See attached Exhibit "B" for aerial of location)

The easement is 15-feet wide and 307-feet long. It contains 4,496 sf (or 0.103 acres).

Staff is requesting authorization of the City Manager or his designated representative to convey the utility easement and right of way to Oncor Electric Delivery Company LLC and sign all related documents.

**FINANCIAL CONSIDERATION:**

None.

**ATTACHMENTS / SUPPORTING DOCUMENTS:**

- 1- Proposed Resolution/ Ordinance
- 2- Exhibit A – Easement Description
- 3- Exhibit B – Location Aerial

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, AUTHORIZING THE CONVEYANCE OF AN EXCLUSIVE PERMANENT EASEMENT AND RIGHT OF WAY TO ONCOR ELECTRIC DELIVERY COMPANY LLC FOR 0.103 ACRE OF LAND REQUIRED FOR THE INSTALLATION OF NEW ONCOR ELECTRIC FACILITIES LOCATED AT 1702 ROBINSON ROAD, DALLAS COUNTY; AUTHORIZING THE CITY MANAGER OR HIS DELEGATE TO ENTER INTO AND SIGN ANY REQUIRED DOCUMENTS TO COMPLETE EASEMENT AND RIGHT OF WAY CONVEYANCE; AND PROVIDING AN EFFECTIVE DATE**

**WHEREAS**, Oncor Electric Delivery Company, LLC, a Delaware limited liability company, requires the City convey an exclusive electric utility easement and right of way; and

**WHEREAS**, said easement and right of way is required to install new Oncor Electric facilities for the construction of a new potable water pump station adjacent to an existing pump station that has neared the end of its service life, Pablo Mansola Survey, Abstract No. 991, Dallas County (see attached **Exhibit "A"** for description of easement and right of way); and

**WHEREAS**, the City Council of the City of Grand Prairie desires to convey the required utility easement and right of way to Oncor Electric Delivery Company, LLC, a Delaware limited liability company.

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

**SECTION 1:** That the City of Grand Prairie hereby concurs in the and authorizes the conveyance of that described easement and right of way containing 0.103 acre (or 4,496 s.f.) acre of land, located in the City of Grand Prairie, Dallas County, Texas, to Oncor Electric Delivery Company, LLC, a Delaware limited liability company.

**SECTION 2:** That the City of Grand Prairie does hereby consent to the easement and right of way conveyance on this said this property.

**SECTION 3:** That the City Manager or his delegate is hereby authorized to sign any and all required documents related to the easement and right of way conveyance to Oncor Electric Delivery Company, LLC.

**SECTION 4:** That this ORDINANCE shall become effective immediately upon its passage and approval.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, ON THIS THE 6<sup>TH</sup> DAY OF SEPTEMBER 2022.**

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**ONCOR ELECTRIC DELIVERY COMPANY, LLC. EASEMENT**

BEING a 15 foot wide strip of land situated in the PABLO MANSOLA SURVEY, Abstract No. 991, City of Grand Prairie, Dallas County, Texas, and being a portion of the tract of land conveyed to the City of Grand Prairie, by the deed recorded in Volume 4868, Page 526, of the Deed Records of Dallas County, Texas. Said 15 foot wide strip of land being more particularly described by metes and bounds as follows:

BEGINNING at a point lying within aforesaid City of Grand Prairie Tract, being located S 22° 59' 06" E 119.54 feet, from a TXDOT monument found at the Northwest corner of the tract of land conveyed to the City of Grand Prairie, by the deed recorded in Volume 4884, Page 607, of the Deed Records of Dallas County, Texas;

THENCE S 65° 35' 12" E 26.36 feet, to a point;

THENCE N 89° 24' 48" E 135.79 feet, to a point lying in the East boundary line of aforesaid City of Grand Prairie Tract (Volume 4868, Page 526) and lying in the Westerly boundary line of the aforesaid City of Grand Prairie Tract (Volume 4884, Page 607);

THENCE S 00° 35' 12" E 146.67 feet, along the East and West boundary line of said City of Grand Prairie Tracts, to a point lying in the South boundary line of said City of Grand Prairie Tract (Volume 4868, Page 526) and the North boundary line of the tract of land conveyed to the City of Grand Prairie, by the deed recorded in County Clerk's File No. 201700346993, of the Official Public Records of Dallas County, Texas;

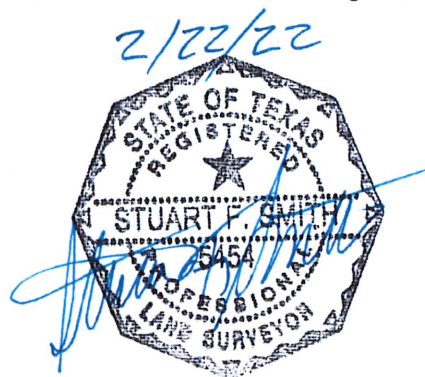
THENCE S 70° 32' 33" W 15.85 feet, along the South and North boundary line of said City of Grand Prairie Tracts, to a point;

THENCE N 00° 35' 12" W 136.80 feet, running along a line 15.0 feet West of and parallel to the East boundary line of said City of Grand Prairie Tract (Volume 4868, Page 526), to a point;

THENCE S 89° 24' 48" W 124.12 feet, to a point;

THENCE N 65° 35' 12" W 29.69 feet, to a point;

THENCE N 24° 24' 48" E 15.00 feet, to the POINT OF BEGINNING containing 0.103 acre (4,496 square feet) of land.



# EXHIBIT "A"

TX DOT MONUMENT #1839

Course	Bearing	Distance
L1	S 65°35'12" E	26.36'
L2	S 70°32'33" W	15.85'
L3	N 65°35'12" W	29.69'
L4	N 24°24'48" E	15.00'

CITY OF GRAND PRAIRIE  
VOL. 4884, PG. 607  
D.R.D.C.T.

S 22°59'06" E 119.54'

**POINT OF BEGINNING**

**ONCOR ELECTRIC  
DELIVERY COMPANY,  
LLC EASEMENT  
0.103 ACRE  
(4,496 SQ. FT.)**

PABLO MANSOLA SURVEY  
ABSTRACT NO. 991

L1  
L2  
L3  
N 89°24'48" E 135.79'  
S 89°24'48" W 124.12'

CITY OF GRAND PRAIRIE  
VOL. 4884, PG. 607  
D.R.D.C.T.

**BEARING BASE:**

THE BEARINGS SHOWN HEREON ARE TEXAS STATE PLANE GRID BEARINGS (NAD83 NORTH CENTRAL ZONE 4202) ESTABLISHED USING THE GLOBAL POSITIONING SYSTEM SATELLITES, AND LOCAL CONTINUOUSLY OPERATING REFERENCE STATIONS.

N 00°35'12" W 136.80'  
S 00°35'12" E 146.67'

CITY OF GRAND PRAIRIE  
VOL. 4868, PG. 526  
D.R.D.C.T.



PREPARED: FEBRUARY 22, 2022

CITY OF GRAND PRAIRIE  
CC# 201700346993  
O.P.R.D.C.T.

PAGE 2 OF 2



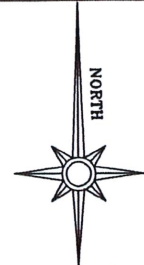
**BRITTAIN & CRAWFORD**  
LAND SURVEYING &  
TOPOGRAPHIC MAPPING

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WEB SITE: www.brittain-crawford.com

FIRM CERTIFICATION# 1019000

**ONCOR ELECTRIC  
DELIVERY COMPANY,  
LLC. EASEMENT**

LOCATED IN THE  
PABLO MANSOLA SURVEY,  
ABSTRACT NO. 991  
THE CITY OF GRAND PRAIRIE  
DALLAS COUNTY, TEXAS



SCALE 1"=40'



0.02 0 0.02 mi

Grand Prairie Maps

Date: 8/10/2022 Time: 9:48:33 AM

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.



Parcels

# EXHIBIT 'B'



**CITY OF GRAND PRAIRIE  
RESOLUTION**

**MEETING DATE:** 09/06/2022

**REQUESTER:** Fred Bates, Jr.

**PRESENTER:** Daniel Scesney, Chief of Police

**TITLE:** Resolution supporting the one-year continuation of the Police Department's Victim Assistance Program grant in the amount of \$179,822 (The Public Safety, Health and Environment Committee reviewed this item on 08/01/2022)

**RECOMMENDED ACTION:** Approve

**ANALYSIS:**

The Police Department is interested in applying to the Criminal Justice Division (CJD) of the Governor's Office for a one-year continuation grant for the Victim Assistance Program, which consists of two full-time Crime Victim Services Coordinators. The department has participated in this grant since 1996.

The Crime Victim Services Coordinators continue to plan, coordinate, and administer the Victim Assistance Program by recruiting, training, and supervising volunteers and interns; providing personal advocacy for crime victims and their families; planning, implementing, and monitoring new programs pertaining to victim outreach; court accompaniment and interfacing with law enforcement personnel, prosecutors, and others on behalf of victims; assisting victims in securing Crime Victims Compensation benefits; providing community education programs; and participating as a member of the Coalition of Crime Victim Services, Law Enforcement Victim Assistance, and Grand Prairie Human Services Coalition.

The Grand Prairie Police Department's Victims Assistance Unit provides a valuable service to community members in assisting crime victims in navigating the legal process, as well as offering assistance to survivors in the healing and recovery process.

**FINANCIAL CONSIDERATION:**

The grant period begins October 1, 2022, and ends September 30, 2023. The total grant amount is \$177,822 of which, 139,802 is awarded from the CJD. It is anticipated the total cost for the City during this 12-month period would amount to a cash match of \$29,848 and in-kind match of \$10,172. The appropriate amount of cash match will be allocated in the FY 2023.

The in-kind match will be calculated using volunteer hours through a formula established by CJD. The City will use the maximum amount of in-kind match, based on a conservative projection of volunteer hours. The remaining match amount will be a cash match. Continued participation in this grant program, requires the City to provide documentation of financial commitment to CJD each year of participation.

## **BODY**

### **A RESOLUTION OF THE CITY OF GRAND PRAIRIE, TEXAS, IN SUPPORT OF A GRANT FROM THE TEXAS CRIMINAL JUSTICE DIVISION OF THE GOVERNORS OFFICE FOR THE VICTIM ASSISTANCE PROGRAM, TO BECOME EFFECTIVE UPON ITS PASSAGE AND APPROVAL**

**WHEREAS**, the Texas Criminal Justice Division of the Governor's Office is accepting grant applications for the Victims of Crime Act; and

**WHEREAS**, the Grand Prairie Police Department wishes to apply for funding of the Victim Assistance Program.

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

**SECTION 1.** The City of Grand Prairie is authorized to submit an application and accept an award for a criminal justice grant for the Victim Assistance program (grant number 13591-22).

**SECTION 2.** The City of Grand Prairie agrees to provide any applicable cash match.

**SECTION 3.** The City Manager of the City of Grand Prairie is empowered to accept, reject, alter or terminate this grant on behalf of the City Council.

**SECTION 4.** In the event of loss or misuse of Criminal Justice Division funds, the City Council of the City of Grand Prairie assures that the funds will be returned to Criminal Justice Division in full.

**SECTION 5.** This resolution shall be in full force and effect from and after its passage and approval in accordance with the Charter of the City of Grand Prairie and it is accordingly so resolved.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, ON THIS THE 6<sup>th</sup> DAY OF SEPTEMBER 2022.**





**CITY OF GRAND PRAIRIE  
RESOLUTION**

**MEETING DATE:** 09/06/2022

**REQUESTER:** Fred Bates, Jr.

**PRESENTER:** Daniel Scesney, Chief of Police

**TITLE:** A Resolution ratifying the application for a grant from the Office of the Governor, Public Safety Office for a First Responder Mental Health Program in the amount of \$27,175 and authorizing the City Manager to accept, reject, alter, or terminate the grant, if awarded (The Public Safety, Health and Environment Committee reviewed this item on 08/01/2022)

**RECOMMENDED ACTION:** Approve

**ANALYSIS:**

Grand Prairie Police Officers have the primary responsibility of protecting and serving the citizens and visitors of Grand Prairie. Law enforcement officers, in general, experience unique challenges that can result in a detriment to their mental health if left unattended. Officers are often exposed to trauma, both personally and vicariously, due to the nature of their jobs. They are also required to be in a constant state of hypervigilance to perform efficiently. These line of duty stressors are also coupled with the compounded stress of everyday life creating a potentially turbulent emotional environment for officers. This turbulence can create concerns for the individual officer, their organization, and citizens they serve.

The line of duty trauma has the potential to harm an officer's ability to function in various domains of their life, such as family relationships, optimal health, etc. Due to these stressors, evidence shows that first responders are at a higher risk for mental illness and suicide. There is also often a stigma with first responders in asking for assistance with unmet mental health needs.

This envisioned program will offer educational opportunities to all participants on the science of trauma and building coping mechanisms for dealing with vicarious trauma and subsequent daily life stress. Having culturally competent mental health professionals helps to build trust with this population. Eye Movement Desensitization and Reprocessing therapy (EMDR), body awareness, Critical Incident Stress Management (CISM), and peer to peer conversations are effective in assisting first responders cope with the trauma associated with their roles.

**FINANCIAL CONSIDERATION:**

There is no required cash or in-kind match from the City.

**BODY**

**A RESOLUTION RATIFYING THE CITY OF GRAND PRAIRIE, TEXAS, GRANT APPLICATION FOR A GRANT FROM THE OFFICE OF THE GOVERNOR, PUBLIC SAFETY OFFICE, IN THE ESTIMATED AMOUNT OF \$27,175 FOR THE PURPOSE OF FUNDING A FIRST RESPONDER MENTAL HEALTH PROGRAM AND AUTHORIZING THE CITY MANAGER TO ACCEPT, REJECT, ALTER, OR TERMINATE THE GRANT, IF AWARDED**

**WHEREAS**, the City is eligible to receive a grant from the Office of the Governor, Public Safety Office, in the estimated amount of \$27,175 for first responder mental health; and

**WHEREAS**, if the grant is awarded, the City will have limited time to accept the grant; and

**WHEREAS**, the grant does not require cash or in-kind matching funds from the City; and

**WHEREAS**, the grant requires grant funds to be returned in the event of loss or misuse of program funds.

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

**SECTION 1.** the City Council of the City of Grand Prairie, Texas, hereby supports and ratifies grant application number 4541301 for a First Responder Mental Health Program from the Office of the Governor, Public Safety Office in the estimated amount of \$27,175.

**SECTION 2.** the City Manager of the City of Grand Prairie is empowered to accept, reject, alter, or terminate this grant of behalf of the City Council.

**SECTION 3.** the funds will be returned to the Office of the Governor, Public Safety Office in the event of loss or misuse of Program funds.

**SECTION 4.** this resolution shall be in full force and effect from and after its passage and approval in accordance with the Charter of the City of Grand Prairie and it is accordingly so resolved.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, ON THIS THE 16TH DAY OF AUGUST, 2022.**

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**Agency Name:** Grand Prairie, City of  
**Grant/App:** 4541301 **Start Date:** 10/1/2022 **End Date:** 9/30/2023

**Project Title:** First Responder Mental Health Program  
**Status:** Pending OOG Review

### Eligibility Information

**Your organization's Texas Payee/Taxpayer ID Number:**  
17560005435016

### Application Eligibility Certify:

Created on:2/10/2022 7:26:43 AM By:Ryan Simpson

### Profile Information

**Applicant Agency Name:** Grand Prairie, City of  
**Project Title:** First Responder Mental Health Program  
**Division or Unit to Administer the Project:** Grand Prairie Police Department  
**Address Line 1:** 1525 Arkansas Lane  
**Address Line 2:**  
**City/State/Zip:** Grand Prairie Texas 75052-7401  
**Start Date:** 10/1/2022  
**End Date:** 9/30/2023

**Regional Council of Governments(COG) within the Project's Impact Area:** North Central Texas Council of Governments

**Headquarter County:** Dallas

**Counties within Project's Impact Area:** Dallas, Ellis, Johnson, Tarrant

### Grant Officials:

#### Authorized Official

**Name:** Steve Dye  
**Email:** sdye@gptx.org  
**Address 1:** 1525 Arkansas Lane  
**Address 1:**  
**City:** Grand Prairie, Texas 75052  
**Phone:** 972-237-8710 Other Phone:  
**Fax:** 972-237-8714  
**Title:** Mr.  
**Salutation:** Mr.  
**Position:** Deputy City Manager

#### Financial Official

**Name:** Mary Patrick  
**Email:** cpatrick@gptx.org  
**Address 1:** 300 W Main St  
**Address 1:**  
**City:** Grand Prairie, Texas 75050  
**Phone:** 972-237-8090 Other Phone: 214-769-6882  
**Fax:**  
**Title:** Ms.  
**Salutation:** Ms.  
**Position:** CFO

#### Project Director

**Name:** Daniel Scesney  
**Email:** dscsney@gptx.org

**Address 1:** 1525 Arkansas Lane  
**Address 1:**  
**City:** Grand Prairie, Texas 75052  
**Phone:** 972-237-8713 Other Phone: 972-237-8713  
**Fax:**  
**Title:** Mr.  
**Salutation:** Chief  
**Position:** Chief of Police

#### **Grant Writer**

**Name:** Ryan Simpson  
**Email:** rsimpson@gptx.org  
**Address 1:** 1525 Arkansas Lane  
**Address 1:**  
**City:** Grand Prairie, Texas 75052  
**Phone:** 972-237-8717 Other Phone:  
**Fax:**  
**Title:** Mr.  
**Salutation:** Mr.  
**Position:** Sr. Financial Analyst

#### **Grant Vendor Information**

**Organization Type:** Unit of Local Government (City, Town, or Village)  
**Organization Option:** applying to provide direct services to victims only  
**Applicant Agency's State Payee Identification Number (e.g., Federal Employer's Identification (FEI) Number or Vendor ID):** 17560005435016  
**Unique Entity Identifier (UEI):** QZLGDCCP1DW7

#### **Narrative Information**

##### **Introduction**

The purpose of this program is to provide services and assistance directly to victims of crime to speed their recovery and aid them through the criminal justice process. Services may include the following:

- responding to the emotional and physical needs of crime victims;
- assisting victims in stabilizing their lives after a victimization;
- assisting victims to understand and participate in the criminal justice system; and
- providing victims with safety and security.

The funding announcement, located on the [eGrants Calendar](#) page, describes the organization types, activities, and costs that are eligible under the announcement. The PSO's [eGrants User Guide to Creating an Application](#) guides applicants through the process of creating and submitting an application in eGrants. Information and guidance related to the management and use of grant funds can be found in the PSO's Guide to Grants, located on the [PSO Resource for Applicants and Grantees webpage](#).

##### **Program-Specific Questions**

##### **Culturally Competent Victim Restoration**

Victim service providers must have the ability to blend cultural knowledge and sensitivity with victim restoration skills for a more effective and culturally appropriate recovery process. Cultural competency occurs when: (1) cultural knowledge, awareness and sensitivity are integrated into action and policy; (2) the service is relevant to the needs of the community and provided by trained staff, board members, and management; and (3) an advocate or organization recognizes each client is different with different needs, feelings, ideas and barriers.

Provide information in this section regarding how your organization is culturally competent when providing services to victims.

Law enforcement officers experience unique challenges that can result in a detriment to their mental health. Left unattended and mental wellness is a vital component of not only their job performance but to the betterment of the citizens they serve. Building mental wellness and resiliency is a journey and one that requires an individualized approach and reduction of stigma associated with seeking mental health care. Grand Prairie Police Department (GPPD) is progressive in their inclusion and support of wellness resources for their officers and our efforts to continue to build a robust mental health program are evident. GPPD has hired two mental health clinicians to build an internal mental health program, and in doing so, efforts to educate officers of mental health and trauma have resulted in an environment in which wellness is fostered and resiliency is grown. Peer support, education, and resource connection are integral pieces to GPPD's internal mental health program. Success is evident in the conversations that take place between officers after a critical incident. It's evident in the vast officer support of mental health treatment modalities, but our success does not stop there. We at GPPD are increasingly more aware of the need for our mental health program to incorporate a variety of wellness strategies. A variety of resources allows for our program to offer a more individualized approach to our officers which is essential in the treatment of mental health and wellness.

### **Culturally Specific and Underserved Populations**

Following are relevant definitions needed to answer this question.

- Underserved populations means populations who face barriers in accessing and using victim services, and includes populations underserved because of geographic location, religion, sexual orientation, gender identity, underserved racial and ethnic populations, populations underserved because of special needs (such as language barriers, disabilities, alienage status, or age), and any other population determined to be underserved by the Attorney General or by the Secretary of Health and Human Services, as appropriate.
- Culturally specific means the program is primarily directed toward racial and ethnic minority groups (as defined in section 1707(g) of the Public Health Service Act (42 U.S.C. 300u-6(g)).
- Racial and ethnic minority group means American Indians (including Alaska Natives, Eskimos, and Aleuts); Asian Americans; Native Hawaiians and other Pacific Islanders; Blacks; and Hispanics.
- Hispanic means individuals whose origin is Mexican, Puerto Rican, Cuban, Central or South American, or any other Spanish-speaking country.

Does your program have a primary focus on serving a culturally specific population? (The organization must do more than merely provide services to an underserved population or culturally specific group; rather, the organization's primary focus must be on providing culturally competent services designed to meet the specific needs of the target population in order to justify a YES response in the section below.)

Yes

No

If you answered '**YES**' above, you must explain in the box below how your organization's program is specifically designed to focus on and meet the needs of culturally specific populations. If this item does not apply enter '**N/A**'.

Yes, there is a barrier to care in the first responder population due to the stigma attached to receiving help. This stigma stems from a fear of being considered not fit for duty if seeking mental health treatment. Providing a program that allows for confidential referrals to culturally competent counseling that has no affiliation with the Grand Prairie police department can reduce the barrier to seeking help. Providing peer to peer programs and further education also assists in reducing the stigma due to the understanding of vicarious traumatization's that occurs as a result of their jobs.

### **Certifications**

In addition to the requirements found in existing statute, regulation, and the funding announcement, this program requires applicant organizations to certify compliance with the following:

### **Forensic Medical Examination Payments**

Health care facilities shall conduct a forensic medical examination of a victim of an alleged sexual assault if the victim arrived at the facility within 120 hours after the assault occurred and the victim consents to the examination. The victim is not required to participate in the investigation or prosecution of an offense as a condition of receiving a forensic medical examination, nor pay for the forensic examination or the evidence collection kit. Crime Victim Compensation funds may be used to pay for the medical portion of the exam unless the victim of sexual assault is required to seek reimbursement for the examination from their insurance carrier. If a health care facility does not provide diagnosis or treatment services for sexual assault victims, the facility is required to refer the victim to a facility that provides those services.

### **Confidentiality and Privacy**

Applicant agrees to maintain the confidentiality of client-counselor information and research data, as required by state and federal law. Personally identifying information or individual information collected in connection with services requested, utilized, or denied may not be disclosed, or reveal individual client information.

with services requested, utilized, or denied may not be disclosed; or, reveal individual client information without informed, written, reasonably time-limited consent of the person about whom information is so release of information is compelled by statutory or court mandate, reasonable attempts to provide notice to victims affected by the disclosure of information will be made and steps necessary to protect the privacy and safety of the persons affected by the release of information will be taken.

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### **Activities that Compromise Victim Safety and Recovery**

Applicant agrees to not engage in activities that jeopardize victim safety, deter or prevent physical or emotional healing for victims, or allow offenders to escape responsibility for their actions.

### **Polygraph Testing Prohibition**

A peace officer or attorney representing the state may not require an adult or child victim of an alleged sex offense to submit to a polygraph examination or other truth telling device as a condition for proceeding with the investigation of such an offense. In addition, the refusal of a victim to submit to a polygraph or other truth telling examination will not prevent the investigation, charging, or prosecution of an alleged sex offense or on the basis of the results of a polygraph examination.

### **Protection Orders**

Victims applying for a protective order or their attorney may not bear the costs associated with the filing of an order of protections.

### **Offender Firearm Prohibition**

The applicant certifies that its judicial administrative policies and practices include notification to domestic violence offenders of the requirements delineated in section 18 USC § 992(g)(8) and (g)(9).

### **Criminal Charges**

In connection with the prosecution of any misdemeanor or felony domestic violence offense, the victim may not bear the costs associated with the filing of criminal charges against a domestic violence offender, issuance or service of a warrant, or witness subpoena.

### **Cybersecurity Training Requirement**

Local units of governments must comply with the Cybersecurity Training requirements described in Section 772.012 and Section 2054.5191 of the Texas Government Code. Local governments determined to not be in compliance with the cybersecurity requirements required by Section 2054.5191 of the Texas Government Code are ineligible for OOG grant funds until the second anniversary of the date the local government is determined ineligible. Government entities must annually certify their compliance with the training requirements using the Cybersecurity Training Certification for State and Local Governments. A copy of the Training Certification must be uploaded to your eGrants application. For more information or to access available training programs, visit the Texas Department of Information Resources Statewide Cybersecurity Awareness Training page.

### **Criminal History Reporting**

Entities receiving funds from PSO must be located in a county that has an average of 90% or above on both adult and juvenile dispositions entered into the computerized criminal history database maintained by the Texas Department of Public Safety (DPS) as directed in the *Texas Code of Criminal Procedure, Chapter 66*. The disposition completeness percentage is defined as the percentage of arrest charges a county reports to DPS for which a disposition has been subsequently reported and entered into the computerized criminal history system.

Counties applying for grant awards from the Office of the Governor must commit that the county will report at least 90% of convictions within five business days to the Criminal Justice Information System at the Department of Public Safety.

### **Uniform Crime Reporting (UCR)**

Eligible applicants operating a law enforcement agency must be current on reporting complete UCR data and the Texas specific reporting mandated by 411.042 TGC, to the Texas Department of Public Safety (DPS) for inclusion in the annual Crime in Texas (CIT) publication. To be considered eligible for funding, applicants must have submitted a full twelve months of accurate data to DPS for the most recent calendar year by the deadline(s) established by DPS. Due to the importance of timely reporting, applicants are required to submit complete and accurate UCR data, as well as the Texas-mandated reporting, on a no less than monthly basis and respond promptly to requests from DPS related to the data submitted.

### **Immigration Legal Services**

PSO prioritizes funding of projects that provide a full spectrum of counseling, crisis services, and other dir

PSO prioritizes funding of projects that provide a full spectrum of counseling, crisis services, and other victim services. PSO will not fund projects that focus primarily on immigration legal services and do not provide a significant level of other types of victim services.

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**Discrimination**

Applicant agrees not to discriminate against victims because they disagree with the State's prosecution of the criminal case.

**Records**

Applicant agrees to maintain daily time and attendance records specifying the time devoted to allowable victim services.

**Volunteers**

If awarded VOCA funds, applicant agrees to use volunteers to support either the project or other agency-wide services/activities, unless PSO determines that a compelling reason exists to waive this requirement.

**Crime Victims' Compensation**

Applicant agrees to assist crime victims in applying for crime victims' compensation benefits.

**Community Efforts**

Applicant agrees to promote community efforts to aid crime victims. Applicants should promote, within the community, coordinated public and private efforts to aid crime victims. Coordination efforts qualify an organization to receive these funds, but are not activities that can be supported with these funds.

**Civil Rights Information**

Applicant agrees to maintain statutorily required civil rights statistics on victims served by race, national origin, sex, age, and disability of victims served, within the timeframe established by PSO. This requirement is waived when providing services, such as telephone counseling, where soliciting the information may be inappropriate or offensive to the crime victim.

**Victims of Federal Crime**

Applicant agrees to provide equal services to victims of federal crime. (Note: Victim of federal crime is a victim of an offense that violates a federal criminal statute or regulation; federal crimes also include crimes that occur in an area where the federal government has jurisdiction, such as Indian reservations, some national parks, some federal buildings, and military installations.)

**No Charge**

Applicant agrees to provide grant-funded services at no charge to victims of crime. Applicants are also prohibited from billing Crime Victims Compensation, private insurance, Medicaid, or Medicare for services provided using VOCA funds.

**Effective Services**

Applicants applying for funds to provide victim services must demonstrate a record of providing effective services to crime victims. (See "Eligible Organizations" in the Funding Announcement.)

**College Campus Confidential Direct Services Providers**

All personnel compensated through OOG or match funds are Confidential Direct Service Providers that maintain victim's confidentiality for all case information (written or oral) and share information only at the victim's request and with the victim's informed consent, except when release of information is required by law. Confidential Direct Service Providers compensated with grant funds shall not be required to disclose client or case information to any entity, including a campus Title IX officer or coordinator, except when release of information is required by law. A victim may not be coerced or required to file a report or disclose information regarding their victimization with any entity as a condition of receiving services from a Confidential Direct Service Provider.

Failure to comply with this certification may result in PSO, at its sole discretion, withholding reimbursement on personnel line items contained in the program budget until satisfactory evidence of compliance is provided.

### Compliance with State and Federal Laws, Programs and Procedures

Local units of government, including cities, counties and other general purpose political subdivisions, as appropriate, and institutions of higher education that operate a law enforcement agency, must comply with all aspects of the programs and procedures utilized by the U.S. Department of Homeland Security ("DHS") to: (1) notify DHS of all information requested by DHS related to illegal aliens in Agency's custody; and (2) detain such illegal aliens in accordance with requests by DHS. Additionally, counties and municipalities may NOT have in effect, purport to have in effect, or make themselves subject to or bound by, any law, rule, policy, or practice (written or unwritten) that would: (1) require or authorize the public disclosure of federal law enforcement information in order to conceal, harbor, or shield from detection fugitives from justice or aliens illegally in the United States; or (2) impede federal officers from exercising authority under 8 U.S.C. § 1226(a), § 1226(c), § 1231(a), § 1357(a), § 1366(1), or § 1366(3). Lastly, eligible applicants must comply with all provisions, policies, and penalties found in Chapter 752, Subchapter C of the Texas Government Code.

Each local unit of government, and institution of higher education that operates a law enforcement agency, must download, complete and then upload into eGrants the [CEO/Law Enforcement Certifications and Assurances Form](#) certifying compliance with federal and state immigration enforcement requirements. This Form is required for each application submitted to PSO and is active until August 31, 2023 or the end of the grant period, whichever is later.

#### Civil Rights Liaison

A civil rights liaison who will serve as the grantee's civil rights point of contact and who will be responsible for ensuring that the grantee meets all applicable civil rights requirements must be designated. The designee will act as the grantee's liaison in civil rights matters with PSO and with the federal Office of Justice Programs.

Enter the Name of the Civil Rights Liaison:

Lisa Norris

Enter the Address for the Civil Rights Liaison:

318 W. Main Street, Grand Prairie, Texas 75050

Enter the Phone Number for the Civil Rights Liaison [(999) 999-9999 x9999]:

972-237-8071

Each applicant agency must certify to the specific requirements detailed above as well as to comply with all requirements within the PSO Funding Announcement, the *Guide to Grants*, the *Grantee Conditions and Responsibilities*, any authorizing or applicable state and federal statutes and regulations to be eligible for this program.

**I certify to all of the application content & requirements.**

#### Project Abstract :

Law Enforcement mental wellness is a vital component of not only their job performance but to the betterment of the citizens they serve. Building mental wellness and resiliency is a journey and one that requires an individualized approach and reduction of stigma associated with seeking mental health care. Grand Prairie Police Department (GPPD) is progressive in their inclusion and support of wellness resources for their officers and our efforts to continue to build a robust mental health program are evident. GPPD has hired two mental health clinicians to build an internal mental health program, and in doing so, efforts to educate officers of mental health and trauma have resulted in an environment in which wellness is fostered and resiliency is grown. Peer support, education, and resource connection are integral pieces to GPPD's internal mental health program. Success is evident in the conversations that take place between officers after a critical incident. It's evident in the vast officer support of mental health treatment modalities, but our success does not stop there. We at GPPD are increasingly more aware of the need for our mental health program to incorporate a variety of wellness strategies. A variety of resources allows for our program to offer a more individualized approach to our officers which is essential in the treatment of mental health and wellness.

#### Problem Statement :

Law enforcement officers experience unique challenges that can result in a detriment to their mental health if left unattended. Officers are exposed to trauma, both personally and vicariously, due to the nature of their jobs. They are also required to be in a constant state of hypervigilance to perform efficiently. These line of duty stressors are also coupled with the compounded stress of everyday life creating a potentially turbulent emotional environment for officers. This turbulence can create concerns for the individual officer, their organization, and citizens they serve. The line of duty trauma has the potential to harm an officer's ability to function in various domains of their life, such as family, health, etc. Due to these stressors evidence shows



first responders are at a higher risk for mental illness and suicide. There is often a stigma with first responders in asking for assistance with unmet mental health needs. Having culturally competent mental health professionals helps to build trust with this population. Eye Movement Desensitization and Reprocessing therapy (EMDR), body awareness, Critical Incident Stress Management (CISM), and peer to peer conversations are effective in assisting first responders cope with the trauma associated with their roles.

### Supporting Data :

SUPPORTING RESEARCH: IACP. May 2020, Employee Mental Health & Wellness. International Association of Chiefs of Police. <https://www.theiacp.org/sites/default/files/2020-05/Employee%20Mental%20Health%2005-06-2020.pdf>. • Providing peer intervention training to all employees. • Offering ongoing in-service training and education to agency employees to promote mental health and overall wellness, to include training related to resiliency, mindfulness, and retirement planning. • Developing an informational program for family/relationship members concerning available support and counseling services

SUPPORTING RESEARCH: International Association of Chiefs of Police. 2018, Practices in Modern Policing, Officer Health & Wellness, [https://www.theiacp.org/sites/default/files/2018-11/IACP\\_PMP\\_SafetyandWellness.pdf](https://www.theiacp.org/sites/default/files/2018-11/IACP_PMP_SafetyandWellness.pdf) • "In order to secure and protect the communities they serve, police officers must receive the tools and resources they need to secure and protect their own health and safety. In order to be effective, those tools and resources must address all facets of officer safety and wellness—including occupational, physical, and mental health"

SUPPORTING RESEARCH: International Association of Chiefs of Police. 2014, Breaking the Silence on Law Enforcement Suicides, <https://cops.usdoj.gov/ric/Publications/cops-p281-pub.pdf>. • Promotes the implementation of an annual mental health wellness check on the checklist for a comprehensive mental wellness and suicide prevention program.

SUPPORTING RESEARCH: Community-Oriented Policing Services. 2019, Law Enforcement Mental Health and Wellness Act Report to Congress, <https://cops.usdoj.gov/ric/Publications/cops-p370-pub.pdf>. • Mental health wellness checks promote early detection and prevent serious mental illness. • Law enforcement mental health needs are often overlooked unless and until it is highlighted by a negative behavior or significant event. • The National Surveillance of Police Suicides study conducted by the Badge of Life Police Mental Health Foundation "tentatively attributes [an 11-percent drop in police suicides in a four-year period] to . . . the increased willingness of officers, many of them younger, to seek professional assistance—not only when they have a problem but also through preventive measures such as annual mental health checkups." • Many agencies recommend annual wellbeing checks but some promote wellbeing checks periodically during big career transitions.

### Project Approach & Activities:

Increase awareness of effective mental health and wellness strategies – GPPD intends to administer a formal Organizational Resiliency Assessment that will identify the needs of each individual member and the organization as a whole. Members will have the ability to build their own personal workplace wellbeing plan to increase personal wellbeing. GPPD will use the assessment results to guide the GPPD Fit Force program to meet the needs of the members. The Connor-Davidson Resiliency Scale (CD-RISC) is one of the most highly utilized and reliable self-assessment tools used to measure resiliency across a wide range of populations. The CD-RISC-10 is a ten-part questionnaire that rates one's ability to bounce back after events that affect ability to cope and will be used by GPPD's Fit Force Program to assess for one's baseline level of resiliency. The CD-RISC-10 will be appropriate for this purpose as it will provide baseline data and is also suitable for reassessment to track progression of resiliency. The second self-assessment tool that will be used within the GPPD fit Force Program will be the "Personal Assessment: 8 Dimensions of Wellness" created by the University of Colorado- Boulder's Department of Health and Wellness Services. This assessment lists out the 8 areas of wellness recognized by the Substance Abuse and Mental Health Services Administration (SAMHSA) to include emotional, spiritual, intellectual, physical, environmental, financial, occupational, and social. The assessment allows one to scale strength of individual dimensions in order to identify areas of improvement. This assessment tool will allow members of GPPD Fit Force Program to assess what dimensions of their wellness are robust and which areas could use strengthening. Substance Abuse and Mental Health Services Administration. (n.d.). CREATING A HEALTHIER LIFE: A STEP-BY-STEP GUIDE TO WELLNESS. Retrieved from <https://store.samhsa.gov/sites/default/files/d7/priv/sma16-4958.pdf>

Introduction. CD-RISC: The Connor-Davidson Resilience Scale. (n.d.). Retrieved February 9, 2022, from <https://www.cd-risc.com/about.php>

Develop Knowledge – Based on the results of the Organizational Resiliency Assessment, the GPPD Fit Force will design custom workshops, videos and resources to educate members on the identified areas of need. The Fit Force program currently targets the four cornerstones of health: Physical, Emotional, Spiritual, and Financial. Funds from the First Responder Mental Health program will be used to enhance education in targeted areas of GPPD wellbeing. Increase the skills and abilities of law enforcement – Although resiliency is a journey, it is also a teachable skill. Using resources from the Positive Psychology program from University of Pennsylvania,

physiology knowledge from Biofeedback certification, and peer support training, we seek to increase the of our first responders to provide informal peer support on a daily basis, provide formal peer support when necessary, and improve personal resiliency both upstream and downstream of a critical incident. Peer Support – Funds will be used to provide more advanced peer support training for the formal GPPD peer support team. It will also be used to promote a culture of “every person a peer” through education on how to have a supportive conversation for both critical and chronic stress. Family Resources – GPPD currently offers a family support program called Behind the Badge. Funds will be used to provide education for family members on trauma and resources that are available to support families in need. Suicide Awareness – GPPD would like to provide education for the peer support team using the Safetalk suicide awareness program. Other Promising Practices – GPPD has performed extensive research into new and evidence-based wellness strategies. Grant funds will be used to create a positive and resilient culture using the tenets of Positive Psychology. We would also like to increase our members knowledge of current and groundbreaking research on the science behind trauma.

### **Capacity & Capabilities:**

Grand Prairie Police Department has 2 licensed mental health clinicians that work for the department. These clinicians will collaborate and partner with trauma informed and culturally competent counselors within the community that have a background in working with first responders. These clinicians will also partner with organizations that offer trainings in evidence based practices that will assist first responders in dealing with the vicarious trauma they are exposed to. The leadership at the Grand Prairie police department has provided an organizational structure that encourages confidentiality and works to de stigmatize asking for help.

### **Performance Management :**

Goal 1: First Responder Mental Health Program will provide 50 counseling sessions for participating first responders. Goal 2: First Responder Mental Health Program will provide 4 Safetalk suicide awareness trainings Goal 3: First Responder Mental Health Program will provide 6 "every person a peer" training workshops Goal 4: First Responder Mental Health Program will provide quarterly training sessions to first responders and families related to trauma Goal 5: First Responder Mental Health Program will enhance resiliency program by offering advanced trainings and certifications to clinicians within the department to better serve the first responders. Data management will be provided by the Grand Prairie Police Department mental health clinicians

### **Target Group :**

The target group will consist of approximately 380 personnel including police officers, dispatch personnel, corrections officers, and family members of the Grand Prairie police department who have experienced vicarious traumatization through criminal acts.

### **Evidence-Based Practices:**

EMDR Efficacy: Shapiro, F. (2014). The role of eye movement desensitization and reprocessing (EMDR) therapy in medicine: Addressing the psychological and physical symptoms stemming from adverse life experiences. *The Permanente journal*. Retrieved February 1, 2022, from <https://www.ncbi.nlm.nih.gov/pmc/articles/PMC3951033/> First Responder Mental Health, Suicide, and Fear of Seeking Help: International Association of Chiefs of Police. 2017. Breaking the Silence on Law Enforcement Suicides: IACP National Symposium on Law Enforcement Officer Suicide and Mental Health. Washington, DC: Office of Community Oriented Policing Services. Peer Support: Argentero, P., & Setti, I. (2011). Engagement and vicarious traumatization in rescue workers. *International Archives of Occupational and Environmental Health*, 84, 67-75. Doi:10.1007/s00420-010-0601-8. Cultural Competence in Promoting First Responder Wellness: International Association of Chiefs of Police. 2017. Breaking the Silence on Law Enforcement Suicides: IACP National Symposium on Law Enforcement Officer Suicide and Mental Health. Washington, DC: Office of Community Oriented Policing Services. Yoga for First Responders: Yoga promotes mindful recovery for veterans experiencing PTSD. SAMHSA. (n.d.). Retrieved February 1, 2022, from <https://www.samhsa.gov/homelessness-programs-resources/hpr-resources/yoga-promotes-mindful-recovery> Biofeedback & Yoga: Crisis counseling assistance and training program. SAMHSA. (2013). 82-83. Retrieved February 1, 2022, from <https://archive.org/download/www.samhsa.gov/www.samhsa.gov/sites/default/files/dtac/ccptoolkit/exercises-trainers-tips.pdf>

### **Project Activities Information**

## Introduction

This section contains questions about your project. It is very important for applicants to review their funding announcement for guidance on how to fill out this section. Unless otherwise specified, answers should be about the EXPECTED activities to occur during the project period.

### Selected Project Activities:

ACTIVITY	PERCENTAGE:	DESCRIPTION
Crisis Services	75.00	An Education Program to educate all participants on the science of trauma and building coping mechanisms for dealing with vicarious trauma and subsequent daily life stress • Administer Breach point training to first responders and families • Breach Point training has 3 programs directed at leadership, police officers, and families. These trainings assist the target audience in strategies to remain strong physically, emotionally, and spiritually. • First Responder Yoga Program • The benefits of yoga are widely researched and validated as a method for enhancing one's mental and physical health. Recent research has also shown that yoga is a helpful tool in treating those suffering from PTSD in the veteran community. The Yoga For First Responder (YFFR) certification program allows practitioners to offer these same benefits to the law enforcement community with a focus on cultural competence. The law enforcement community is a unique population due to the physical and emotional demands of their duties and having a yoga program that is designed with this population's culture at its root is essential for obtaining buy in and utilization. YFFR incorporates language and visualizations specific to law enforcement officers creating an environment that is relatable and welcoming. Specific movements are used to target stress reduction and enhance performance as it relates to the specific duties of a law enforcement officer. Providing YFFR within the Grand Prairie Police Department would offer officers the ability to enhance their physical and mental wellness, while working through the stress and trauma experienced in their daily fulfillment of job duties. • Obtain Biofeedback certification to first responders for a person centered approach Biofeedback is a therapy tool in which participants learn the inseparable connection between mind and body. Through observation and understanding of one's physiological responses, participants can learn to recognize and adjust these
Peer Support Groups	15.00	Advanced peer to peer training in dealing with individuals in crisis. • Advance training for the Fit Force Peer Support team members o 40 hours of advanced peer-to-peer mentoring o 4-hours of in-person suicide awareness training using the SAFETALK program o Provide Advanced ICISF CISM training to peer members- assisting individuals in crisis • Workshops for GPPD Personnel o 2 hours of "Every Person a Peer" training workshop for all GPPD members focusing on how to have a supportive conversation for both critical and chronic stress • Workshops for GPPD Family Behind the Badge Program o 4 custom family resiliency workshops for the Behind the Badge program o Breachpoint training for families
Professional Therapy and Counseling	10.00	Facilitating referrals to third party culturally competent counselors providing counseling services. Individual counseling with trauma informed counselors who provide solution focused treatment for those that suffer vicarious trauma. Counselors will also have training in Eye Movement Desensitization and Reprocessing (EMDR). This is shown to have quick results in properly working through trauma in the brain.

### CJD Purpose Areas

PERCENT DEDICATED	PURPOSE AREA	PURPOSE AREA DESCRIPTION
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### Measures Information

## Objective Output Measures

<b>OUTPUT MEASURE</b>	<b>TARGET LEVEL</b>
Number of counseling hours provided to survivors.	50
Number of support group sessions held.	4
Number of survivors participating in support groups.	10
Number of survivors receiving counseling / therapy.	10
Number of survivors receiving crisis counseling.	0
Number of victims / survivors seeking services who were served.	20
Number of victims seeking services who were not served.	0

## Objective Outcome Measures

<b>OUTCOME MEASURE</b>	<b>TARGET LEVEL</b>
------------------------	---------------------

## Custom Output Measures

<b>CUSTOM OUTPUT MEASURE</b>	<b>TARGET LEVEL</b>
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## Custom Outcome Measures

<b>CUSTOM OUTCOME MEASURE</b>	<b>TARGET LEVEL</b>
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### Resolution from Governing Body

Applications from nonprofit corporations, local units of governments, and other political subdivisions must include a [resolution](#) that contains the following:

1. Authorization by your governing body for the submission of the application to the Public Safety Office (PSO) that clearly identifies the name of the project for which funding is requested;
2. A commitment to provide all applicable matching funds;
3. A designation of the name and/or title of an authorized official who is given the authority to apply for, accept, reject, alter, or terminate a grant (Note: If a name is provided, you must update the PSO should the official change during the grant period.); and
4. A written assurance that, in the event of loss or misuse of grant funds, the governing body will return all funds to PSO.

Upon approval from your agency's governing body, upload the approved resolution to eGrants by clicking on the **Upload Files** sub-tab located in the **Summary** tab.

### Contract Compliance

Will PSO grant funds be used to support any contracts for professional services?

Select the appropriate response:

Yes

No

For applicant agencies that selected **Yes** above, describe how you will monitor the activities of the sub-contractor(s) for compliance with the contract provisions (including equipment purchases), deliverables, and all applicable statutes, rules, regulations, and guidelines governing this project.

Enter a description for monitoring contract compliance:

The supervisor over Crisis Support will manage all monitoring of the contracted vendors. The supervisor will approve patients for care to the contracted vendors and review case upon completion for further referrals if necessary. The supervisor will monitor progress to ensure that all deadlines and objectives are being met.

### Lobbying

For applicant agencies requesting grant funds in excess of \$100,000, have any federally appropriated funds been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a member of Congress, an officer or employee of Congress, or an employee of a member of Congress in connection with the awarding of any federal contract, the making of any federal grant, the making of any federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any federal contract, grant loan, or cooperative agreement?

Select the appropriate response:

Yes

No

N/A

For applicant agencies that selected either **No** or **N/A** above, have any non-federal funds been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a member of Congress, an officer or employee of Congress in connection with this federal contract, loan, or cooperative agreement?

Select the appropriate response:

Yes

No

N/A

### Fiscal Year

Provide the begin and end date for the applicant agency's fiscal year (e.g., 09/01/20xx to 08/31/20xx)

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Enter the Begin Date [mm/dd/yyyy]:

10/1/2022

Enter the End Date [mm/dd/yyyy]:

9/30/2023

### Sources of Financial Support

Each applicant must provide the amount of grant funds expended during the most recently completed fiscal year for the following sources:

Enter the amount (in Whole Dollars \$) of Federal Grant Funds expended:

57688519

Enter the amount (in Whole Dollars \$) of State Grant Funds expended:

691489

### Single Audit

Applicants who expend less than \$750,000 in federal grant funding or less than \$750,000 in state grant funding are exempt from the Single Audit Act and cannot charge audit costs to a PSO grant. However, PSO may require a limited scope audit as defined in 2 CFR Part 200, Subpart F - Audit Requirements.

Has the applicant agency expended federal grant funding of \$750,000 or more, or state grant funding of \$750,000 or more during the most recently completed fiscal year?

Select the appropriate response:

Yes

No

Applicant agencies that selected **Yes** above, provide the date of your organization's last annual single audit, performed by an independent auditor in accordance with the State of Texas Single Audit Circular; or CFR Part 200, Subpart F - Audit Requirements.

Enter the date of your last annual single audit:

3/15/2021

### Equal Employment Opportunity Plan

#### Compliance

The EEOP certification information must be submitted to the Office of Civil Rights, Office of Justice Programs through their on-line [EEOP Reporting Tool](#). For more information and guidance on how to complete and submit the federal EEOP certification information, please visit the US Department of Justice, Office of Justice Programs website at <https://ojp.gov/about/ocr/eeop.htm>.

#### Type I Entity

Defined as an applicant that meets one or more of the following criteria:

- has less than 50 employees;
- is a non-profit organization;
- is a medical institution;
- is an Indian tribe;
- is an educational institution, or
- is receiving a single award of less than \$25,000.

#### Requirements

- The applicant agency is exempt from the requirement to prepare an EEOP because it is a Type I Entity as defined above, pursuant to 28 CFR 42, subpart E;
- the applicant will comply with applicable federal civil rights laws that prohibit discrimination in employment and in the delivery of services; and
- the applicant must submit EEOP Certification information the Office for Civil Rights (OCR) to claim the exemption from developing an EEOP.

**Type II Entity**

Defined as an applicant that meets the following criteria:

- has 50 or more employees, and
- is receiving a single award of \$25,000 or more, but less than \$500,000.

Requirements

- The applicant agency is required to formulate an EEOP in accordance with 28 CFR 42.301, subpart E;
- the EEOP is required to be formulated and signed into effect within the past two years by the proper authority;
- the EEOP is available for review by the public and employees or for review or audit by officials of OOG, OOG's designee, or the Office of Civil Rights, Office of Justice Programs, U.S. Department of Justice, as required by relevant laws and regulations;
- the applicant will comply with applicable federal civil rights laws that prohibit discrimination in employment and in the delivery of services;
- the applicant must submit EEOP information to the Office for Civil Rights (OCR) to claim the exemption from submitting an EEOP to OCR; and
- the EEOP is required to be on file with the applicant agency.

Enter the name of the person responsible for the EEOP and the address of the office where the EEOP is filed:  
Lisa Norris, 318 W Main, Grand Prairie Texas 75050

**Type III Entity**

Defined as an applicant that is NOT a Type I or Type II Entity.

Requirements

- The EEOP is required to be formulated and signed into effect within the past two years by the proper authority;
- the EEOP has been submitted to the Office of Civil Rights (OCR), Office of Justice Programs, U.S. Department of Justice and has been approved by the OCR, or it will be submitted to the OCR for approval upon award of the grant, as required by relevant laws and regulations; and
- the applicant will comply with applicable federal civil rights laws that prohibit discrimination in employment and in the delivery of services; and
- the applicant must submit EEOP information to the Office for Civil Rights (OCR).

**Certification**

Based on the definitions and requirements above, the applicant agency certifies to the following entity type:

- Type I Entity  
 Type II Entity  
 Type III Entity

**Debarment**

Each applicant agency will certify that it and its principals (as defined in 2 CFR Part 180.995):

- Are not presently debarred, suspended, proposed for debarment, declared ineligible, sentenced to a denial of Federal benefits by a State or Federal Court, or voluntarily excluded from participation in this transaction by any federal department or agency;
- Have not within a three-year period preceding this application been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (federal, state, or local) transaction or contract under a public transaction; violation of federal or state antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property; or
- Are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (federal, state, or local) with commission of any of the offenses enumerated in the above bullet; and have not within a three-year period preceding this application had one or more public transactions (federal, state, or local) terminated for cause or default.

Select the appropriate response:

- I Certify  
 Unable to Certify

If you selected **Unable to Certify** above, please provide an explanation as to why the applicant agency cannot certify the statements.

**FFATA Certification****Certification of Recipient Highly Compensated Officers**

The Federal Funding Accountability and Transparency Act (FFATA) requires Prime Recipients (CJD) to report the names and total compensation of each of the five most highly compensated officers (a.k.a. positions) of each sub recipient organization for the most recently completed fiscal year preceding the year in which the grant is awarded if the subrecipient answers **YES** to the **FIRST** statement but **NO** to the **SECOND** statement listed below.

In the sub recipient's preceding completed fiscal year, did the sub recipient receive: (1) 80 percent or more of its annual gross revenue from Federal contracts (and subcontracts), loans, grants (and subgrants) and cooperative agreements; AND (2) \$25,000,000 or more in annual gross revenue from Federal contracts (and subcontracts), loans, grants (and subgrants) and cooperative agreements?

Yes

No

Does the public have access to information about the compensation of the senior executives through periodic reports filed under Section 13(a) or 15(d) of the Securities Exchange Act of 1934 (15 U.S.C. 78m(a), 78o(d)) or Section 6104 of the Internal Revenue Code of 1986?

Yes

No

If you answered **YES** to the **FIRST** statement and **NO** to the **SECOND** statement, please provide the name and total compensation amount of each of the five most highly compensated officers (a.k.a. positions) within your agency for the current calendar year. If you answered NO to the first statement you are NOT required to provide the name and compensation amounts. NOTE: "Total compensation" means the complete pay package of each of the sub recipient's compensated officers, including all forms of money, benefits, services, and in-kind payments (see SEC Regulations: 17 CCR 229.402).

Position 1 - Name:

Position 1 - Total Compensation (\$):

0

Position 2 - Name:

Position 2 - Total Compensation (\$):

0

Position 3 - Name:

Position 3 - Total Compensation (\$):

0

Position 4 - Name:

Position 4 - Total Compensation (\$):

0

Position 5 - Name:

Position 5 - Total Compensation (\$):

0

**Fiscal Capability Information****Section 1: Organizational Information**

\*\*\* FOR PROFIT CORPORATIONS ONLY \*\*\*

Enter the following values in order to submit the application

Enter the Year in which the Corporation was Founded: 0

Enter the Date that the IRS Letter Granted 501(c)(3) Tax Exemption Status: 01/01/1900

Enter the Employer Identification Number Assigned by the IRS: 0

Enter the Charter Number assigned by the Texas Secretary of State: 0

Enter the Year in which the Corporation was Founded:

Enter the Date that the IRS Letter Granted 501(c)(3) Tax Exemption Status:

Enter the Employer Identification Number Assigned by the IRS:

Enter the Charter Number assigned by the Texas Secretary of State:

**Section 2: Accounting System**



The grantee organization must incorporate an accounting system that will track direct and indirect costs organization (general ledger) as well as direct and indirect costs by project (project ledger). The grantee must establish a time and effort system to track personnel costs by project. This should be reported on an hourly basis, or in increments of an hour.

Is there a list of your organization's accounts identified by a specific number (i.e., a general ledger of accounts)?

Select the appropriate response:

- Yes
- No

Does the accounting system include a project ledger to record expenditures for each Program by required budget cost categories?

Select the appropriate response:

- Yes
- No

Is there a timekeeping system that allows for grant personnel to identify activity and requires signatures by the employee and his or her supervisor?

Select the appropriate response:

- Yes
- No

If you answered 'No' to any question above in the Accounting System section, in the space provided below explain what action will be taken to ensure accountability.

Enter your explanation:

### Section 3: Financial Capability

Grant agencies should prepare annual financial statements. At a minimum, current internal balance sheet and income statements are required. A balance sheet is a statement of financial position for a grant agency disclosing assets, liabilities, and retained earnings at a given point in time. An income statement is a summary of revenue and expenses for a grant agency during a fiscal year.

Has the grant agency undergone an independent audit?

Select the appropriate response:

- Yes
- No

Does the organization prepare financial statements at least annually?

Select the appropriate response:

- Yes
- No

According to the organization's most recent Audit or Balance Sheet, are the current total assets greater than the liabilities?

Select the appropriate response:

- Yes
- No

If you selected 'No' to any question above under the Financial Capability section, in the space provided below explain what action will be taken to ensure accountability.

Enter your explanation:

### Section 4: Budgetary Controls

Grant agencies should establish a system to track expenditures against budget and / or funded amounts.

Are there budgetary controls in effect (e.g., comparison of budget with actual expenditures on a monthly basis) to include drawing down grant funds in excess of:

a) Total funds authorized on the Statement of Grant Award?  
 Yes  
 No

b) Total funds available for any budget category as stipulated on the Statement of Grant Award?  
 Yes  
 No

If you selected 'No' to any question above under the Budgetary Controls section, in the space provided below please explain what action will be taken to ensure accountability.

Enter your explanation:

**Section 5: Internal Controls**

Grant agencies must safeguard cash receipts, disbursements, and ensure a segregation of duties exist. For example, one person should not have authorization to sign checks and make deposits. Are accounting entries supported by appropriate documentation (e.g., purchase orders, vouchers, receipts, invoices)?

Select the appropriate response:  
 Yes  
 No

Is there separation of responsibility in the receipt, payment, and recording of costs?

Select the appropriate response:  
 Yes  
 No

If you selected 'No' to any question above under the Internal Controls section, in the space provided below please explain what action will be taken to ensure accountability.

Enter your explanation:

**Budget Details Information**

**Budget Information by Budget Line Item:**

CATEGORY	SUB CATEGORY	DESCRIPTION	OOG	CASH MATCH	IN-KIND MATCH	GPI	TOTAL	UNIT/%
Contractual and Professional Services	Non-Substance Abuse-Related Case Management, Forensic Interviews, Counseling, Outpatient, and/or Treatment Services	Counseling Contract that is \$125 per session for officers up to 50 sessions = \$6250.00. . Counseling will be provided by Forged in Valor Counseling. They have culturally competent counselors who have extensive history working	\$6,250.00	\$0.00	\$0.00	\$0.00	\$6,250.00	0

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		<p>with victims of vicarious trauma and first responders. Individual counseling utilizing several treatment modalities such as Cognitive Behavioral Therapy (CBT), Eye Movement Desensitization and Reprocessing (EMDR), and other trauma focused approaches will be provided to victims of secondary trauma. By reducing the effects of vicarious trauma, the first responder victims will be better able to serve their community.</p>						
<p>Contractual and Professional Services</p>	<p>Professional, Presentation, and/or Training Services</p>	<p>Breachpoint Seminar for police officers and their families providing transformational training that directly relates to the unique challenges law enforcement faces every day. Provides tools needed to stay healthy both physically and mentally. Allows up to 50 attendees per day.. Breach Point training has 3 programs directed at leadership, police officers, and families. These</p>	<p>\$5,000.00</p>	<p>\$0.00</p>	<p>\$0.00</p>	<p>\$0.00</p>	<p>\$5,000.00</p>	<p>0</p>

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trainings assist the target audience in strategies to remain strong physically, emotionally, and spiritually. By providing awareness training those that are victims of vicarious trauma to understand stressors. This seminar provides members of an agency to create healthier work groups. Through educating leadership in the signs to look for in officers and providing techniques to create better resiliency the effects of trauma can be minimized. Tools to help first responders create a healthy work/life balance can also minimize the effects of stress. This seminar also takes a wholistic approach to assisting in keeping first responders mentally and spiritually healthy.. . Breachpoint seminar is in person. The rate is a flat rate per seminar. The seminar is a 2 day seminar and it is \$5000 for the 2 day seminar.

Travel and	In-State	ICISF CIM	\$3,525.00	\$0.00	\$0.00	\$0.00	\$3,525.00	92
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<p>Training</p>	<p>Registration Fees, Training, and/or Travel</p>	<p>Certification Training- \$225 per person and \$150 Registration fee for 15 in house Peer Support Team (15X \$225= \$3375 + \$150 = \$3525). This training will provide knowledge and tools to provide several group crisis interventions, specifically demobilizations, defusings and the Critical Incident Stress Debriefing. These tools allow trained members to provide crisis intervention techniques to those suffering from vicarious trauma which assists in minimizing the long term effects of the trauma.</p>						
<p>Travel and Training</p>	<p>In-State Registration Fees, Training, and/or Travel</p>	<p>Safetalk Suicide Awareness Training- 4 separate training events at \$300 per event = \$1200. This provide participants with ways to prevent suicide, the signs of suicide, ways to engage persons with suicidal thoughts and how to direct them to resources. This allows peers to engage victims to present with signs of suicide and</p>	<p>\$1,200.00</p>	<p>\$0.00</p>	<p>\$0.00</p>	<p>\$0.00</p>	<p>\$1,200.00</p>	<p>0</p>

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		intervene appropriately.							
Travel and Training	In-State Registration Fees, Training, and/or Travel	Peer Support Certification Course= 1 course event \$600.. . This course provides peer support members with the understanding of trauma and how it affects people. Peers will get advanced training in one on one peer interventions, communication, and resource referrals. Peer support is often the first line of intervention provided to first responders who were victims of vicarious trauma. This training will allow the members to provide efficient intervention to begin the healing process.	\$600.00	\$0.00	\$0.00	\$0.00	\$600.00	0	
Travel and Training	In-State Registration Fees, Training, and/or Travel	Peer to Peer (2 hour course) 6 separate courses @ \$600 per course= \$3600.00. . This course provides first responders with the understanding of every one is a peer. By training first responders in how to engage in immediate conversations following a traumatic call that can lead to victimization, the process towards	\$3,600.00	\$0.00	\$0.00	\$0.00	\$3,600.00	0	

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		effectively processing that trauma begins. Trainee's will gain a deeper understanding of the science of trauma, how trauma stores in the brain, and ways to speak to peers to facilitate appropriate processing of trauma.						
Travel and Training	In-State Registration Fees, Training, and/or Travel	The Yoga training helps participants understand the why and how of yoga and its benefit for public safety and military. Participants will be able to practice the principles of YFFR for themselves, as well as properly educate others in an informal setting on YFFR culture and methodology and why it is a distinct and unique program. Level 1 and 2 at \$1275 per person = \$2550 This will give us 2 instructors to offer our officers yoga sessions.. . This training will provide 2 instructor certifications. This will allow the members of GPPD to implement a yoga for first responders program and facilitate the	\$2,550.00	\$0.00	\$0.00	\$0.00	\$2,550.00	0

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		classes. Yoga for first responders benefits victims by using movements to target stress reduction and enhance physical and mental wellness.						
Travel and Training	In-State Registration Fees, Training, and/or Travel	<p>Biofeedback is a type of therapy that uses sensors attached to your body to measure key body functions. Biofeedback is intended to help you learn more about how your body works. This information may help you to develop better control over certain body functions and address health concerns. With the 2 attendees it will certify the clinicians to be able to provide neuro biofeedback to first responders. 2 @ \$1225= \$2450.00. . This training will provide 2 certifications for internal clinicians to provide biofeedback to victims. Biofeedback is a tool that assists persons to learn the connection between mind and body. Through understanding of a victims physiological</p>	\$2,450.00	\$0.00	\$0.00	\$0.00	\$2,450.00	0



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		responses to trauma and stress, a person is then able to recognize and adjust these responses to more effectively manage stress.							
Travel and Training	In-State Registration Fees, Training, and/or Travel	Understanding trauma training provides understanding of how the brain responds to trauma, how trauma affects the body and techniques to use to minimize stress and trauma responses. It is a 4 hour course @ \$500 per attendee = \$2000.00. . Assists first responders in understanding how the brain responds to trauma, how trauma affects the body, and techniques to use to minimize stress and trauma response. This awareness training provides victims techniques needed to manage stress immediately upon recognition of the signs. Through education and awareness victims are able to assist others to help minimize the level of trauma experienced.	\$2,000.00	\$0.00	\$0.00	\$0.00	\$2,000.00	0	

**Source of Match Information**

**Detail Source of Match/GPI:**

DESCRIPTION	MATCH TYPE	AMOUNT
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**Summary Source of Match/GPI:**

Total Report	Cash Match	In Kind	GPI Federal Share	GPI State Share
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

**Budget Summary Information****Budget Summary Information by Budget Category:**

CATEGORY	OOG	CASH MATCH	IN-KIND MATCH	GPI	TOTAL
Contractual and Professional Services	\$11,250.00	\$0.00	\$0.00	\$0.00	\$11,250.00
Travel and Training	\$15,925.00	\$0.00	\$0.00	\$0.00	\$15,925.00

**Budget Grand Total Information:**

OOG	CASH MATCH	IN-KIND MATCH	GPI	TOTAL
\$27,175.00	\$0.00	\$0.00	\$0.00	\$27,175.00

**Condition Of Fundings Information**

Condition of Funding / Project Requirement	Date Created	Date Met	Hold Funds	Hold Line Item Funds
<p>Resolution: Applications from nonprofit corporations, local units of governments, and other political subdivisions must submit a resolution electronically using the 'Upload' function in the eGrants system. The <a href="#">resolution</a> must contain the following:</p> <ul style="list-style-type: none"> <li>• Authorization by your governing body for the submission of the application to OOG that clearly identifies the name of the project for which funding is requested;</li> <li>• A commitment to provide all applicable matching funds;</li> <li>• A designation of the name and/or title of an authorized official who is given the authority to apply for, accept, reject, alter, or terminate a grant</li> </ul>	5/9/2022 2:56:10 PM		Yes	No

<p>(Note: If a name is provided, you must update OOG should the official change during the grant period.); and</p> <ul style="list-style-type: none"> <li>• A written assurance that, in the event of loss or misuse of grant funds, the governing body will return all funds to OOG.</li> </ul>				Item 16.
<p>Compliance with State and Federal Laws, Programs and Procedures: Local units of government, including cities, counties and other general purpose political subdivisions, as appropriate, and institutions of higher education that operate a law enforcement agency, must comply with all aspects of the programs and procedures utilized by the U.S. Department of Homeland Security ("DHS") to: (1) notify DHS of all information requested by DHS related to illegal aliens in Agency's custody; and (2) detain such illegal aliens in accordance with requests by DHS. Additionally, counties and municipalities may NOT have in effect, purport to have in effect, or make themselves subject to or bound by, any law, rule, policy, or practice (written or unwritten) that would: (1) require or authorize the public disclosure of federal law enforcement information in order to conceal, harbor, or shield from detection fugitives from justice or aliens illegally in the United States; or (2) impede federal officers from exercising authority under 8 U.S.C. § 1226(a), § 1226(c), § 1231(a), § 1357(a), § 1366(1), or § 1366(3). Lastly, eligible grantees/applicants must comply with all provisions, policies, and penalties found in Chapter 752, Subchapter C of the Texas Government Code. Each local unit of government and institution of higher education that operates a law enforcement agency must download, complete and then upload the <a href="#">CEO/Law Enforcement Certifications and Assurances Form</a> certifying compliance with federal and state immigration enforcement requirements.</p>	5/9/2022 2:56:23 PM		Yes	No

You are logged in as **User Name:** rsimpson

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**Agency Name:** Grand Prairie, City of  
**Grant/App:** 4541301 **Start Date:** 10/1/2022 **End Date:** 9/30/2023

**Project Title:** First Responder Mental Health Program  
**Status:** Pending OOG Review

### Budget Summary Information

#### Budget Summary Information by Budget Category:

CATEGORY	OOG	CASH MATCH	IN-KIND MATCH	GPI	TOTAL
Contractual and Professional Services	\$11,250.00	\$0.00	\$0.00	\$0.00	\$11,250.00
Travel and Training	\$15,925.00	\$0.00	\$0.00	\$0.00	\$15,925.00

#### Budget Grand Total Information:

OOG	CASH MATCH	IN-KIND MATCH	GPI	TOTAL
\$27,175.00	\$0.00	\$0.00	\$0.00	\$27,175.00

You are logged in as **User Name:** rsimpson



**CITY OF GRAND PRAIRIE  
RESOLUTION**

**MEETING DATE:** 09/06/2022

**REQUESTER:** Fred Bates, Jr.

**PRESENTER:** Daniel Scesney, Chief of Police

**TITLE:** A Resolution ratifying a Justice Assistance Grant (JAG) application to the Office of the Governor, Public Safety Office, Criminal Justice Division for the purpose of funding a Crisis Support Specialist position's annual salary and fringe benefits in the amount of \$60,000 and authorizing the City Manager to accept, reject, alter, or terminate the grant, if awarded (The Public Safety, Health and Environment Committee reviewed this item on 08/01/2022)

**RECOMMENDED ACTION:** Approve

**ANALYSIS:** The City of Grand Prairie has received notification from the Office of the Governor, Public Safety Office, Criminal Justice Division that a Justice Assistance Grant was available for application. Staff determined the best qualified use of these funds if received would be to continue the Crisis Support Specialist position.

Grand Prairie Police Officers have the primary responsibility of protecting and serving the citizens and visitors of Grand Prairie. Many of the officers' service calls involve persons who are suffering from a mental health crisis. Supporting evidence shows that these encounters can become dangerous because of the inherent fluidity and unknown factors of dealing with people in mental health crisis events. A mental health crisis can encompass a broad range of calls for service to include domestic disturbances, community disturbances, suspicious person, or if a person becomes suicidal/homicidal. Mentally ill persons will be seen and followed up on after initially being identified by police calls for service.

A Crisis Support Specialist is mental health professional who is trained to assist persons suffering from mental illness. This supporting staff person continues to partner with Grand Prairie officers to become co-responders in offering assistance in intervention and prevention of further crisis in each patient client.

**FINANCIAL CONSIDERATION:**

There is no required cash or in-kind match from the City.

**BODY**

**A RESOLUTION RATIFYING THE CITY OF GRAND PRAIRIE, TEXAS, JUSTICE ASSISTANCE GRANT (JAG) APPLICATION TO THE OFFICE OF THE GOVERNOR, PUBLIC SAFETY OFFICE, CRIMINAL JUSTICE DIVISION FOR THE PURPOSE OF FUNDING A CRISIS SUPPORT SPECIALIST POSITION'S ANNUAL SALARY AND FRINGE**

**BENEFITS IN THE AMOUNT OF \$60,000 AND AUTHORIZING THE CITY MANAGER TO ACCEPT, REJECT, ALTER, OR TERMINATE THE GRANT, IF AWARDED**

**WHEREAS**, the City is eligible to receive a grant for the Justice Assistance Grant (JAG) program from the Office of the Governor, Public Safety Office, Criminal Justice Division in the amount of \$60,000; and

**WHEREAS**, if the grant is awarded, the City will have limited time to accept the grant; and

**WHEREAS**, the grant does not require a cash or in-kind match from the City; and

**WHEREAS**, the grant requires grant funds to be returned in the event of loss or misuse of program funds.

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

**SECTION 1.** The City Council of the City of Grand Prairie, Texas, hereby supports and ratifies grant application number 4307602 for the Justice Assistance Grant (JAG) program from the Office of the Governor, Public Safety Office, Criminal Justice Division in the amount of \$60,000.

**SECTION 2.** The City Manager of the City of Grand Prairie is empowered to accept, reject, alter, or terminate this grant of behalf of the City Council.

**SECTION 3.** The funds will be returned to the Office of the Governor, Public Safety Office in the event of loss or misuse of program funds.

**SECTION 4.** This resolution shall be in full force and effect from and after its passage and approval in accordance with the Charter of the City of Grand Prairie and it is accordingly so resolved.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, ON THIS THE 6<sup>TH</sup> DAY OF SEPTEMBER 2022.**



**CITY OF GRAND PRAIRIE  
RESOLUTION**

**MEETING DATE:** 09/06/2022

**REQUESTER:** Damara Winfrey

**PRESENTER:** Damara Winfrey, Emergency Management Specialist

**TITLE:** Ratification of the application for the FY23 Office of the Governor’s (OOG) Homeland Security Grants Division’s (HSGD) Statewide Emergency Radio Infrastructure (SERI) grant; and authorize the City Manager to accept grant funding provided by the HSGD through the North Central Texas Council of Governments (NCTCOG) for the amount of up to \$1,000,000 (The Finance and Government Committee reviewed this item on 09/06/2022)

**RECOMMENDED ACTION:** Approve

**ANALYSIS:**

The Office of Emergency Management (OEM) is seeking ratification of the FY23 SERI joint grant application with the City of Irving; and authorization of the City Manager to accept funding of up to \$1,000,000. Of the \$10 million available for SERI projects statewide, the \$1 million our joint project was conditionally approved for will reduce capability gaps by providing additional network infrastructure. The awarded grant funds will be used to install radio technology equipment and expand regional communications coverage between the City of Irving and the City of Grand Prairie to newly populated areas. Ratification is necessary due to the City quickly applying for the competitive SERI grant; which held a short timeline for project development and submission prior to the State deadline.

**FINANCIAL CONSIDERATION:**

The City of Grand Prairie is committed to providing applicable matching funds. However, the NCTCOG does not require any matching funds for this SERI grant. As a result, there is no cash match requirement for this funding source. The exact allocation amount is not yet known as this project is also split with the City of Irving. Any additional funding required to complete the project within our City will be allocated by the IT department.

**BODY****A RATIFICATION OF THE APPLICATION FOR THE FY23 HSGD STATEWIDE EMERGENCY RADIO INFRASTRUCTURE GRANT; AUTHORIZE THE CITY MANAGER TO ACCEPT GRANT FUNDING PROVIDED BY THE OOG THROUGH THE NCTCOG**

**WHEREAS,** the NCTCOG, directed by the Office of the Governor’s Homeland Security Grants Division allocated funds to improve State and regional interoperable emergency radio infrastructure, and

**WHEREAS,** the City of Grand Prairie in the State of Texas applied for funding for the Statewide Emergency Radio Infrastructure grant through the request for project applications, and

**WHEREAS,** the City of Grand Prairie’s expansion of radio tower equipment technology with grant funding will support City and regional radio infrastructure to provide efficient coverage to newly populated areas across Grand Prairie and Irving, and

**WHEREAS,** this grant award would allow the City to accept this grant and purchase needed equipment during the grant performance period from September 1, 2022 through August 31, 2024, and

**WHEREAS,** in the event of loss or misuse of grant funds, the city will return all funds to the OOG.

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

**SECTION 1.** The City Manager or designee is authorized to accept the application for the FY23 HSGD SERI grant award including the installation of the tower infrastructure in Grand Prairie using awarded funding by the HSGD through the North Central Texas Council of Governments.

**SECTION 2.** The City of Grand Prairie will comply with the requirements of the NCTCOG and the HSGD and use the grant funds for which they are intended under the project.

**SECTION 3.** Activities comply and support the Texas Homeland Security Priority Action to make strategic investments in statewide communications infrastructure to strengthen operability and interoperability for the geographical area in which the activities are performed.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, ON THIS THE SIXTH DAY OF SEPTEMBER 2022.**





**CITY OF GRAND PRAIRIE  
RESOLUTION**

**MEETING DATE:** 09/06/2022

**REQUESTER:** Damara Winfrey

**PRESENTER:** Damara Winfrey, Emergency Management Specialist

**TITLE:** Resolution for the City of Grand Prairie to enter into an Interlocal Agreement (ILA) with the North Central Texas Council of Governments (NCTCOG); and authorize the City Manager to accept the ILA to proceed with the Statewide Emergency Radio Infrastructure (SERI) grant project of up to \$1,000,000 from the NCTCOG (The Finance and Government Committee reviewed this item on 09/06/2022)

**RECOMMENDED ACTION:** Approve

**ANALYSIS:**

The Office of Emergency Management (OEM) is seeking a resolution for an Interlocal Agreement with the North Central Texas Council of Governments for the Statewide Emergency Radio Infrastructure joint grant project; and authorization of the City Manager to accept the ILA to proceed with the grant project of up to \$1,000,000. The ILA will allow OEM and the IT department to proceed with the grant project and begin the agreement to install radio technology equipment between the City of Irving and the City of Grand Prairie.

**FINANCIAL CONSIDERATION:**

The City of Grand Prairie is committed to providing applicable matching funds. However, the NCTCOG does not require any matching funds for this SERI grant and the required ILA. As a result, there is no cash match requirement for this funding source. Any additional funding required to complete the project within our City will be allocated by the IT department.

**BODY****A RESOLUTION FOR AN ILA WITH THE NCTCOG; AUTHORIZE THE CITY MANAGER TO ACCEPT AN ILA FOR THE STATEWIDE EMERGENCY RADIO INFRASTRUCTURE GRANT PROJECT BY THE FUNDING AGENCY, NCTCOG**

**WHEREAS,** the NCTCOG, directed by the Office of the Governor's Homeland Security Grants Division allocated funds to improve State and regional interoperable emergency radio infrastructure, and

**WHEREAS,** the City of Grand Prairie in the State of Texas applied for funding for the Statewide Emergency Radio Infrastructure grant through the request for project applications, and

**WHEREAS,** the City of Grand Prairie's expansion of radio tower equipment technology with grant funding will support City and regional radio infrastructure to provide efficient coverage to newly populated areas across Grand Prairie and Irving, and

**WHEREAS,** this grant award would allow the City to accept this grant and purchase needed equipment during the grant performance period from September 1, 2022 through August 31, 2024, and

**WHEREAS,** in the event of loss or misuse of grant funds, the city will return all funds to the OOG, and

**WHEREAS,** the City of Grand Prairie must enter into an ILA with the funding agency, the NCTCOG, to start the grant project and begin allocation of funds and installment of radio technology equipment.

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

**SECTION 1.** The City Manager or designee is authorized to accept the application for the FY23 HSGD SERI grant award including the installation of the tower infrastructure in Grand Prairie using awarded funding by the HSGD through the North Central Texas Council of Governments.

**SECTION 2.** The City of Grand Prairie will comply with the requirements of the NCTCOG and the HSGD and use the grant funds for which they are intended under the project.

**SECTION 3.** Activities comply and support the Texas Homeland Security Priority Action to make strategic investments in statewide communications infrastructure to strengthen operability and interoperability for the geographical area in which the activities are performed.

**SECTION 4.** The City of Grand Prairie will complete an ILA with the NCTCOG to begin the project agreement as required by the funding agency.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, ON THIS THE SIXTH DAY OF SEPTEMBER 2022.**



**CITY OF GRAND PRAIRIE  
RESOLUTION**

**MEETING DATE:** 09/06/2022

**REQUESTER:** Damara Winfrey

**PRESENTER:** Damara Winfrey, Emergency Management Specialist

**TITLE:** Resolution for the City of Grand Prairie to enter into an Interlocal Agreement (ILA) with the North Central Texas Council of Governments (NCTCOG); and authorize the City Manager to accept the ILA to proceed with the Solid Waste Implementation Grant project of \$48,560 from the NCTCOG

**RECOMMENDED ACTION:** Approve

**ANALYSIS:**

The Office of Emergency Management (OEM) is seeking a resolution for an Interlocal Agreement with the North Central Texas Council of Governments for the Solid Waste Implementation Grant project; and authorization of the City Manager to accept the ILA to proceed with the grant project of \$48,560. The ILA will allow OEM to proceed with the grant project and begin the agreement to hire a consulting company to complete the updated Disaster Debris Management (DDM) Plan and facilitate a disaster debris management tabletop exercise for City stakeholders.

**FINANCIAL CONSIDERATION:**

The City of Grand Prairie is committed to providing applicable matching funds. However, the North Central Texas Council of Governments does not require any matching funds for this Solid Waste Implementation grant and the required ILA. As a result, there is no cash match requirement for this funding source.

**BODY****A RESOLUTION FOR AN ILA WITH THE NCTCOG; AUTHORIZE THE CITY MANAGER TO ACCEPT AN ILA FOR THE SOLID WASTE IMPLEMENTATION GRANT PROJECT BY THE FUNDING AGENCY, NCTCOG**

**WHEREAS,** the NCTCOG, directed by the Texas Commission on Environmental Quality (TCEQ), allocates solid waste project funds to local Implementation Grants, and

**WHEREAS,** the City of Grand Prairie in the State of Texas applied for funding for an updated Disaster Debris Management Plan and disaster debris tabletop exercise for City stakeholders through the Request for Project Applications, and

**WHEREAS,** the City of Grand Prairie's updated DDM plan and disaster debris tabletop exercise will supplement the City of Grand Prairie's Emergency Management Plan, and

**WHEREAS,** the City of Grand Prairie must enter into an ILA with the funding agency, the NCTCOG, to start the project and to define the scope of services for the Solid Waste Implementation project and meet the provisions of the Texas Health and Safety Code and regional solid waste management plan objectives.

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

**SECTION 1.** The City Manager or designee is authorized to accept the application for the NCTCOG FY22-23 Solid Waste Grant award including the updated DDM plan and tabletop exercise project with awarded funding by the TCEQ through the NCTCOG.

**SECTION 2.** The City of Grand Prairie will comply with the requirements of the NCTCOG, the TCEQ, and the State of Texas, and use the grant funds for which they are intended under the project.

**SECTION 3.** Activities comply and support the adopted regional and local solid waste management plans adopted for the geographical area in which the activities are performed.

**SECTION 4.** The City of Grand Prairie will complete an ILA with the NCTCOG to begin the project agreement as required by the funding agency.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, ON THIS THE SIXTH DAY OF SEPTEMBER 2022.**



## CITY OF GRAND PRAIRIE COMMUNICATION

**MEETING DATE:** 09/06/2022

**REQUESTER:** Brady Olsen

**PRESENTER:** Brady Olsen, Assistant Finance Director

**TITLE:** Public Hearing on the FY 2022/2023 Operating Budget

**RECOMMENDED ACTION:** Table to September 20, 2022 Council Meeting

### ANALYSIS:

On July 31, 2022, the City Manager's proposed budget was submitted to the City Council. The City Council met to deliberate the proposed budget at the workshop on August 18, 2022.

Texas Local Government Cod Ann. § 102.007(a) A city must take some sort of action on the budget at conclusion of the budget hearing Id. at § 102.007(a) This action could be either to adopt the budget, or it could be a vote to postpone the final budget vote. It is generally accepted that the city need not adopt the budget at the end of the hearing. Before adopting the proposed budget, the city council may make any changes it considers warranted by law or in the best interest of the taxpayers. Id. § 102.007(b).

Postpone to the September 20 meeting, I move to postpone this item to the September 20, 2022.

### FINANCIAL CONSIDERATION:

The combined FY 2022/2023 City Operating Budgets proposed total is \$470,055,261. Significant changes and issues included in the Proposed FY 2022/2023 Operating Budgets are summarized as follows:

#### **GENERAL FUND RESOURCES \$168,196,912**

Taxable value increase of 12.03864% increase of \$9,895,592

Decrease in proposed property tax rate of 0.004998 and moved 0.001017 to debt service. Current rate is 0.446076.

Decrease in TIF Reimbursement, Interest & Delinquent Taxes of (\$640,874)

Increase in sales tax of \$4,342,730

Increase in franchise fees and other taxes of \$616,602

Increase in proceeds from the sale of surplus capital of \$615,000

Increase in charges for services of \$508,805

Increase in licenses and permits of \$423,282

Increase in indirect costs of \$285,562

Increase in rents and royalties of \$121,375

Decrease in fines and forfeitures of (\$487,912)

Decrease in intergovernmental revenue of (\$128,461)  
 Decrease in other, miscellaneous revenue of (\$188,210)

**GENERAL FUND APPROPRIATIONS \$172,337,817**

Proposed improvements in the General Fund include:

- Personnel market adjustments
- Civil Service Step
- Merit Civil and Non-Civil
- Proposed capital outlay in the General Fund totals \$440,000 for new and replacement vehicles

**WATER/WASTEWATER FUND \$93,055,792**

An average increase of 4.5% to water and wastewater rates for residential, commercial, and industrial customers. Includes increased water and wastewater purchase costs for anticipated growth and system demands. Includes funding for capital outlay.

**GENERAL OBLIGATION DEBT SERVICE FUND \$41,587,166**

Meets debt service requirements.

Moved 0.001017 of the Proposed property tax rate from the General Fund. Current rate is 0.213924.

**PARK VENUE FUND \$24,627,661**

Includes a transfer of \$7,474,491 from the General Fund.

Expenditures include the aquatics and athletics programs, Alliance Skate Park, Charley Taylor Recreation Center, Dalworth Recreation Center, Market Square Ruthe Jackson Center, Tony Shotwell Recreation Center, the Summit, Uptown Theatre, and other community programs.

Includes a transfer of \$5,600,000 to the Park Capital Projects Fund.

**EMPLOYEE INSURANCE FUND \$23,292,882**

Includes employee and retiree medical and prescription claims of \$22,654,097.

**SOLID WASTE FUND \$19,268,326**

Includes funding for:

- Landfill and Recycling operations and Keep Grand Prairie Beautiful program \$12,907,649
- Brush Crew program \$949,670
- Auto-Related Business program \$384,292
- Capital Outlay of \$3,717,715
- Transfer to the Solid Waste Capital Projects Fund of \$1,309,000

**WATER/WASTEWATER DEBT SERVICE FUND \$17,866,202**

Includes debt service payment.

**EPIC AND EPIC WATERS FUND \$15,530,677**

Includes expenditures for the Epic recreation center, debt service payment, and a \$5,000,000 transfer to the Epic Capital Projects Fund.

**COMMUNITY POLICING FUND \$10,978,990**

Includes 64 positions. Expenditures include capital outlay items totaling \$200,000.

The FY 2022/2023 budget for this fund was adopted at the August 16, 2022 City Council meeting.

**STORMWATER UTILITY FUND \$9,077,758**

Includes \$366,500 for storm sewer maintenance.

Includes a transfer of \$6,000,000 to the Stormwater Utility Capital Projects Fund.

**FLEET SERVICES FUND \$8,260,317**

Expenditures include vehicle maintenance and fuel inventory.

**RISK MANAGEMENT FUND \$5,268,157**

Expenditures include premium payments for worker's compensation and property and liability insurance.

**EQUIPMENT ACQUISITION FUND \$5,165,900**

Expenditures include capital outlay for various city departments.

**CEMETERY FUND \$4,088,802**

Expenditures include cemetery operations. Includes a transfer of \$3,000,000 to the Cemetery Capital Projects Fund.

**GOLF FUND \$3,227,025**

Includes the operation of two City owned golf courses.

**LAKE PARKS FUND \$3,218,383**

Expenditures include Loyd and Lynn Creek Park Sites, the Lodge, Cabins, and Camp Store, and debt service payment.

**POOLED INVESTMENTS FUND \$3,172,812**

Expenditures include three full-time positions, and a transfer of \$2,000,000 to the Equipment Acquisition Fund.

**HOTEL/MOTEL TAX FUND \$2,629,772**

Expenditures include Council directed funding for the Historical Museum sign and parking lot improvements, and historical preservation for program for marginalized groups.

**EPIC CENTRAL FUND \$2,476,165**

Expenditures include operations and maintenance for Epic Central, PlayGrand, Grand Lawn Special Events.

**AIRPORT FUND \$2,138,893**

Expenditures include the operation of the City owned municipal airport, and a transfer of \$125,000 to the Airport Capital Projects Fund.

**PRAIRIE LIGHTS FUND \$1,646,488**

Expenditures include funding for the Prairie Lights event and operations.

**RED LIGHT SAFETY FUND \$409,500**

No new revenues are collected in this fund. Expenditures to utilize the remaining fund balance include license plate reader cameras and ticket-writers.

**CABLE OPERATIONS FUND \$320,296**

Expenditures include two full-time positions, and capital outlay of \$35,000 for GPTV equipment upgrades.

**COMMERCIAL VEHICLE FUND \$127,624**

Expenditures associated with the enforcement of the commercial vehicle program.

**MUNICIPAL COURT BUILDING SECURITY FUND \$126,329**

Expenditures include three part-time City Marshals.

**MUNICIPAL COURT TRUANCY PREVENTION AND DIVERSION FUND \$100,427**

Expenditures include one full-time Juvenile Caseworker.

**MUNICIPAL COURT TECHNOLOGY FUND \$44,500**

Expenditures include computer replacements.

**MUNICIPAL COURT JUDICIAL EFFICIENCY FUND \$10,600**

Expenditures include delinquent payment notifications.





**CITY OF GRAND PRAIRIE  
COMMUNICATION**

**MEETING DATE:** 09/06/2022

**REQUESTER:** Brady Olsen

**PRESENTER:** Brady Olsen, Assistant Finance Director

**TITLE:** Public Hearing on the FY 2022/2023 Capital Improvement Projects Budgets

**RECOMMENDED ACTION:** Table to September 20, 2022 Council Meeting

**ANALYSIS:**

On July 31, 2022, the City Manager's proposed budget was submitted to the City Council. The City Council met to deliberate the proposed budget at the workshop on August 18, 2022.

Texas Local Government Cod Ann. § 102.007(a) A city must take some sort of action on the budget at conclusion of the budget hearing Id. at § 102.007(a) This action could be either to adopt the budget, or it could be a vote to postpone the final budget vote. It is generally accepted that the city need not adopt the budget at the end of the hearing. Before adopting the proposed budget, the city council may make any changes it considers warranted by law or in the best interest of the taxpayers. Id. § 102.007(b).

Postpone to the September 20 meeting, I move to postpone this item to the September 20, 2022.

**FINANCIAL CONSIDERATION:**

The FY 2022/2023 Capital Improvement Projects Budgets proposed total is **\$97,876,344**. Detail by fund for the Proposed FY 2022/2023 Capital Improvement Projects Budgets are summarized as follows:

<b><u>Proposed Appropriations:</u></b>	<b><u>\$97,876,344</u></b>
<b>Airport</b>	<b>303,292</b>
<b>Cemetery</b>	<b>150,000</b>
<b>EPIC and EPIC Water</b>	<b>1,725,000</b>
<b>Fire</b>	<b>5,423,350</b>
<b>IT</b>	<b>2,638,002</b>
<b>Lake</b>	<b>150,000</b>

**Proposed Appropriations:**

<b>Library</b>	<b>250,000</b>
<b>Municipal Facilities</b>	<b>16,739,000</b>
<b>Parks</b>	<b>6,430,000</b>
<b>Police</b>	<b>115,000</b>
<b>Solid Waste</b>	<b>2,900,000</b>
<b>Storm Water</b>	<b>10,111,000</b>
<b>Streets</b>	<b>23,352,700</b>
<b>Water</b>	<b>16,638,000</b>
<b>Wastewater</b>	<b>10,951,000</b>

**Funding sources:**

<b>Cash/Other resources</b>	<b>56,344,527</b>
<b>Certificates of Obligation</b>	<b>46,457,146</b>
<b>Revenue Bonds</b>	<b>11,000,000</b>

**FUTURE SCHEDULE**

➤ September 20, 2022                      Approve Budget



**CITY OF GRAND PRAIRIE  
ORDINANCE**

**MEETING DATE:** 9/06/2022

**REQUESTER:** Fred Bates, Jr.  
**PRESENTER:** Daniel Scesney, Chief of Police

**TITLE:** Public hearing to receive citizen input regarding the renewal of the City's Juvenile Curfew Ordinance and Renewal of Juvenile Curfew Section 17-45 of the Code of Ordinances

**RECOMMENDED ACTION:** Public Hearing Only - No Action

**ANALYSIS:**

Every three years the City Council shall review the curfew ordinance; conduct a public hearing on the need to continue the ordinance; and abolish, continue or modify the ordinance. The Police Department believes the current curfew ordinance, as written, meets the needs of the City and the community. It is used as an effective tool to both reduce juvenile victimization and investigate criminal activity of juvenile offenders. The purpose of the curfew ordinance is to prevent juveniles from committing crimes or becoming victims of crime.

Initial research into a juvenile ordinance for the City of Grand Prairie began in 1991. The ordinance was subsequently delayed until a lawsuit, challenging the constitutionality of the ordinance involving the City of Dallas, was resolved. After the Supreme Court upheld the validity of the Dallas Ordinance, a curfew ordinance was passed by the Grand Prairie City Council on May 17, 1994, for a trial period of six months. After the trial period and on November 15, 1994, a curfew ordinance for the City of Grand Prairie became effective and must be renewed every three years.

The curfew is in effect from 11:00 p.m. on Sunday through Thursday until 6:00 a.m. the following day and from 12:01 a.m. until 6:00 a.m. any Saturday or Sunday. Violations of the ordinance include:

- When a minor remains in any public place or on the premises of any establishment within the city during curfew hours
- When a parent or guardian of a minor knowingly permits the minor to violate the curfew ordinance
- When an owner, operator, or any employee of an establishment knowingly allows a minor to remain at the establishment during curfew hours

Juvenile curfew violator defenses to the ordinance include:

- Accompanied by the minor's parent or guardian
- On an errand at the direction of the minor's parent or guardian
- Engaged or going to or returning from an employment activity
- On the sidewalk abutting the minor's residence or abutting the residence of a next-door neighbor if the neighbor did not complain to the police department

- Attending an official school, religious, or other recreational activity supervised by adults
- Exercising First Amendment rights
- Married or certified as an adult

The current curfew ordinance has served as an effective tool for law enforcement and the community as it aids in controlling illegal activity and provides a measure of protection to vulnerable youth after hours. The ordinance compels children to be off the streets during curfew hours but provides for the aforementioned exceptions.

In an effort to continue the Community Policing philosophy of the Police Department, further protect children and reduce juvenile crime, staff recommends the City Council renew the current curfew ordinance.

This is the first of two public hearings on this item. The second and final public hearing will be held on September 20, 2022.

**FINANCIAL CONSIDERATION:**

None

**BODY**

**AN ORDINANCE REENACTING OR CONTINUING CHAPTER 17, OFFENSES AND MISCELLANEOUS PROVISIONS," SECTION 17- 45, CURFEW REGULATIONS FOR MINORS," OF THE GRAND PRAIRIE CITY CODE, ESTABLISHING A CURFEW FOR MINORS, PROVIDING A SAVINGS CLAUSE, AND PROVIDING AN EFFECTIVE DATE UPON PASSAGE AND PUBLICATION**

**WHEREAS**, on May 17, 1994, after public hearing, the City of Grand Prairie enacted Ordinance 5250, as amended on November 11, 1994, which established a curfew for minors 16 and younger between 11: 00 p.m. on Sunday through Thursday and 6: 00 a.m. of the following day and from 12: 01 a.m. until 6: 00 a.m. on any Saturday or Sunday, and provided certain defenses; and

**WHEREAS**, Section 370. 002 of the Texas Local Government Code provides that cities enacting a curfew must, every three years, review the ordinance' s effects on the community and on problems the ordinance or order was intended to remedy; and

**WHEREAS**, Section 370. 002 of the Texas Local Government Code provides the cities must conduct public hearings on the need to continue the ordinance; and

**WHEREAS**, on January 15, 2013, after a public hearing and a finding that there was still a need for the juvenile curfew, Ordinance 9481 was adopted reenacting and reinstating the curfew provisions; and

**WHEREAS**, the Council City of Grand Prairie finds the curfew ordinance has been a valuable tool for the police in fighting juvenile crime and juvenile victimization; and

**WHEREAS**, after a public hearing, the City Council of the City of Grand Prairie finds an urgent public necessity to continue the curfew ordinance in its enacted format;

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

**SECTION 1:** That Ordinance 5250, enacting a night juvenile curfew ordinance as Section 17-29 of Chapter 17 of the Grand Prairie City Code, as passed on May 17, 1994, and amended on November 11, 1994, Ordinance 6482, passed and approved on August 7, 2001, Ordinance 7009, passed and approved on March 16, 2004, Ordinance 7563, passed and approved on March 6, 2007, Ordinance 8083, passed and approved on February 2, 2010, Ordinance 9481, passed on January 15, 2013, and Ordinance 10000, passed and approved on January 19, 2016, Ordinance 10583, passed and approved on January 8, 2019 which reinstated the curfew, and is codified in Section 17-45 of the Code of Ordinances, are hereby reenacted, and the provisions of Section 17-45 are to continue in full force and effect, to the effect that minors are subject to a curfew as set out in the Ordinance.

**SECTION 2:** If any section, subsection, sentence, clause, phrase, or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions thereof.

**SECTION 3:** That all ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

**SECTION 4:** That this ordinance shall be in full force and effect from and after its passage and approval.

**SECTION 5:** That, violation of this ordinance shall be punishable in accordance with Section 1-8 of the Code of Ordinances.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, THIS THE 20<sup>TH</sup> DAY OF SEPTEMBER 2022.**



**CITY OF GRAND PRAIRIE  
ORDINANCE**

**MEETING DATE:** 09/06/2022

**REQUESTER:** Patricia Redfearn

**PRESENTER:** Patricia D. B. Redfearn, Ph.D., Solid Waste and Recycling Director

**TITLE:** First of two readings of an ordinance modifying the solid waste collection franchise agreement with Republic Waste Services of Texas Ltd., dba Republic Services of Arlington to provide for a rate increase on residential, commercial, and industrial services, and to modify the agreement

**RECOMMENDED ACTION:** Approve

**ANALYSIS:**

Since 1962, the company, currently doing business as Republic Services of Arlington has provided solid waste collection services for the City of Grand Prairie. The current franchise agreement between Republic Waste Services and the City allows a once-per-year request for a rate increase if it can be justified by the Director of Finance.

The most recent franchise agreement is for a 10-year period, commencing in October of 2018. The proposed franchise agreement modification will allow for a 10% increase in residential, and industrial rates, and a 10% increase to commercial rates, plus the amount required to pass through the landfill gate rate increase. It will also allow a change to Sections 28 and 41, by shifting the deadline for potential rate increase requests, the deadline for responding to the rate increase requests and by returning the requirement for a professional third-party audit of financials to be provided to the city with any rate increase request.

**FINANCIAL CONSIDERATION:**

Funding for the increase for residential solid waste customers is in the FY 2022/2023 Proposed Solid Waste Operating Budget.

**BODY**

**AN ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS, AMENDING THE SOLID WASTE COLLECTION AND DISPOSAL FRANCHISE AGREEMENT BETWEEN THE CITY OF GRAND PRAIRIE (CITY) AND REPUBLIC WASTE SERVICES OF TEXAS LTD., DBA REPUBLIC SERVICES OF ARLINGTON (FRANCHISEE) TO ALLOW A 10% RATE INCREASE TO RESIDENTIAL, COMMERCIAL, AND INDUSTRIAL SOLID WASTE CUSTOMERS, ALLOWING CHANGES TO SECTIONS 28 AND 41 OF THE FRANCHISE AGREEMENT, AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, the City entered into a ten-year franchise agreement with Republic Waste Services of Texas, Ltd. (the “Franchisee”), on October 17, 2018; and

**WHEREAS**, the Franchisee submitted a rate increase request to provide solid waste collection and disposal within the City; and

**WHEREAS**, the City has determined that the proposed rate increase submitted by the Franchisee is in the best interest of the City; and

**WHEREAS**, the proposed rate increase and amendments to the franchise agreement are necessary for the City to promote, preserve, and protect the public health of its citizens;

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

**SECTION 1.** That Sections 28 and 41 of the of the solid waste and disposal franchise agreement entered into between the City of Grand Prairie and Republic Waste Services of Texas, Ltd., on October 17, 2018 shall be amended as provided in the Fourth Amendment to the Franchise Agreement, which is attached to this ordinance.

**SECTION 2.** That Attachment A of the solid waste and disposal franchise agreement entered into between the City of Grand Prairie and Republic Waste Services of Texas, Ltd., on October 17, 2018 shall be amended to read as follows:

**SOLID WASTE AND DISPOSAL FRANCHISE AGREEMENT BY AND BETWEEN THE CITY OF GRAND PRAIRIE, TEXAS AND REPUBLIC WASTE SERVICES OF TEXAS, LTD., DBA REPUBLIC SERVICES OF ARLINGTON**

ATTACHMENT A – RATE SHEET  
EFFECTIVE OCTOBER 1, 2022

<b>RESIDENTIAL RATES</b>	
<b>SERVICE TYPE</b>	<b>RATE</b>
<b>Residential Curbside Services FRANCHISEE Collection Rate</b>	<b>\$8.44</b>
<b>Commercial Hand Collect FRANCHISEE Trash Collection Rate – Commercial Bags</b>	<b>\$10.86</b>
<b>Commercial Hand Collect FRANCHISEE Recycling Collection Rate</b>	<b>\$3.19</b>
<b>Commercial Cart FRANCHISEE Collection Rate – One Cart</b>	<b>\$16.36</b>

<b>Commercial Cart FRANCHISEE Collection Rate – additional cart (limit one)</b>	<b>\$11.24</b>
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**Collector Disposal Rate: \$40 per ton**

<b>COMMERCIAL FRONT-LOAD RATES</b>							
<b>SIZE</b>	<b>1X/WEEK</b>	<b>2X/WEEK</b>	<b>3X/WEEK</b>	<b>4X/WEEK</b>	<b>5X/WEEK</b>	<b>6X/WEEK</b>	<b>EXTRA</b>
<b>2 YD</b>	<b>\$92.96</b>	<b>\$144.84</b>	<b>\$200.21</b>	<b>\$231.73</b>	<b>\$321.17</b>	<b>\$415.76</b>	<b>\$26.53</b>
<b>4 YD</b>	<b>\$144.84</b>	<b>\$218.15</b>	<b>\$301.61</b>	<b>\$386.84</b>	<b>\$473.79</b>	<b>\$615.20</b>	<b>\$37.73</b>
<b>8 YD</b>	<b>\$218.15</b>	<b>\$371.56</b>	<b>\$463.61</b>	<b>\$603.43</b>	<b>\$761.91</b>	<b>\$959.64</b>	<b>\$63.58</b>
<b>4 YD PKR</b>	<b>\$199.68</b>	<b>\$399.35</b>	<b>\$597.35</b>	<b>\$802.15</b>	<b>\$1,000.15</b>	<b>\$1,199.82</b>	<b>\$43.82</b>
<b>6 YD PKR</b>	<b>\$298.66</b>	<b>\$599.11</b>	<b>\$901.14</b>	<b>\$1,199.82</b>	<b>\$1,500.26</b>	<b>\$1,621.31</b>	<b>\$65.84</b>
<b>8 YD PKR</b>	<b>\$395.45</b>	<b>\$794.39</b>	<b>\$1,188.16</b>	<b>\$1,588.20</b>	<b>\$1,984.33</b>	<b>\$2,378.13</b>	<b>\$91.88</b>
<b>LANDFILL FEE PER TON: \$ 48.58</b>							

<b>COMMERCIAL ROLL-OFF RATES</b>			
<b>SIZE</b>	<b>TYPE</b>	<b>LEASE RATE</b>	<b>HAUL RATE</b>
<b>20 YD</b>	<b>OPEN TOP</b>	<b>\$155.24</b>	<b>\$171.74</b>
<b>30 YD</b>	<b>OPEN TOP</b>	<b>\$195.21</b>	<b>\$171.74</b>
<b>30 YD</b>	<b>CLOSED TOP</b>	<b>\$331.32</b>	<b>\$171.74</b>
<b>40 YD</b>	<b>OPEN TOP</b>	<b>\$239.47</b>	<b>\$171.74</b>
<b>30 YD</b>	<b>COMPACTOR</b>	<b>VARIABLE</b>	<b>\$171.74</b>
<b>42 YD</b>	<b>COMPACTOR</b>	<b>VARIABLE</b>	<b>\$171.74</b>
<b>Roll-off Delivery Fee: \$78.93</b>			



**LANDFILL FEE PER TON: \$ 48.58**

<b>OTHER CHARGES</b>		
<b>Containers with Casters</b>	<b>\$5.13</b>	<b>Per Month</b>
<b>Containers inside fence</b>	<b>\$1.71</b>	<b>Per pick-up, per container</b>
<b>Additional Yardage Fee</b>	<b>\$16.25</b>	<b>Per yard for overloaded container per collection event</b>
<b>South of I-20 Charge Front-load</b>	<b>\$17.00</b>	<b>Per month</b>
<b>South of I-20 Charge Roll Off</b>	<b>\$18.02</b>	<b>Per trip</b>
<b>Deliver Fee – Front Load Only</b>	<b>\$74.80</b>	
<b>Obstruction Charge – Front Load</b>	<b>Equal to extra collection fee for customer’s container size</b>	
<b>Obstruction Charge – Roll Off</b>	<b>\$79.62</b>	
<b>Deposit</b>	<b>Equal to one month’s service plus taxes</b>	

<b>BURNED CONTAINER FEES</b>	
<b>2 YARD</b>	<b>\$74.53</b>
<b>4 YARD</b>	<b>\$98.64</b>
<b>8 YARD</b>	<b>\$125.80</b>
<b>20 YARD</b>	<b>\$175.35</b>
<b>30 YARD</b>	<b>\$254.98</b>
<b>40 YARD</b>	<b>\$345.09</b>

**Late Fee: 1.75% of outstanding balance.**

**SECTION 3.** That this ordinance shall become effective on October 1, 2022.

**FIRST READING PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, ON THIS THE 6<sup>th</sup> DAY OF SEPTEMBER 2022.**

## FOURTH AMENDMENT TO FRANCHISE AGREEMENT

This Fourth Amendment to the Franchise Agreement (the “Fourth Amendment”) is entered into as of \_\_\_\_\_, 2022 (the “Fourth Amendment Effective Date”) between the CITY of Grand Prairie, Texas (the “CITY”), and Republic Waste Services of Texas, Ltd. d/b/a Republic Services of Arlington (“FRANCHISEE”).

### Recitals

A. On October 17, 2018, the CITY and FRANCHISEE entered into that certain Franchise Agreement (the “Agreement”) pursuant to which the CITY granted FRANCHISEE a franchise and permit for the use of public streets, alleys, and thoroughfares to provide refuse collection, removal, and disposal services and recycling collection for the residential, commercial, and industrial units within the corporate limits of the CITY in compliance with the Charter, ordinances, and regulations of the CITY; and

B. First Amendment. On September 17, 2019, the parties amended the Agreement after the CITY approved FRANCHISEE’s request for (1) a \$0.39 rate increase for residential services; (2) a 3.8% increase for commercial services collected in 2, 4, or 8 cubic yard containers or in commercial bags; and (3) a 3.8% increase for roll-off or compactor customers, as provided in Attachment A – Rate Sheet, which became effective on October 1, 2019; and

C. Second Amendment. On September 15, 2020, the parties amended the Agreement after the CITY approved FRANCHISEE’s request for an increase to (1) the “per household/per month” rate of \$0.22; (2) the industrial disposal rate to \$37.65; (3) the industrial haul rate to \$154.50 per haul; and (4) the industrial delivery fee to \$71.00, as provided in Attachment A – Rate Sheet, which became effective on October 1, 2020; and

D. Third Amendment. On November 16, 2021, the parties amended the Agreement (1) by increasing the Franchise Fee in SECTION 39 to 5%, and (2) by authorizing a rate increase submitted by FRANCHISEE, as provided in Attachment A – Rate Sheet, which became effective on December 1, 2021; and

E. The parties desire to enter into this Fourth Amendment to modify certain of the terms set forth in the Agreement.

### Agreement

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which the parties acknowledge, the CITY and FRANCHISEE agree to amend the Agreement as follows:

1. Section 41. The parties desire to delete Section 41 in its entirety and replace with the following:

“**SECTION 41.** Base rate adjustments will be considered by the CITY no more than once per year during the life of the FRANCHISE. FRANCHISEE shall notify the CITY in writing of any proposed base rate adjustment by April 1st of each year. The CITY shall notify FRANCHISEE of its recommendation to approve, in part or in whole, or to deny such request by June 1st of each year. However, any request for a base rate adjustment must receive approval from the CITY Council, after public hearing, in order to change the base rates. The CITY shall not unreasonably withhold approval of such request. Should the CITY deny a base rate adjustment increase for two

(2) consecutive years, FRANCHISEE will have the option to terminate this Agreement with eighteen (18) months' notice to the CITY; provided, however, if the CITY denies a base rate adjustment increase in 2023, FRANCHISEE shall have the option to terminate this Agreement with 18 months' notice to the CITY. Any request for a base rate adjustment by FRANCHISEE must include at the same time the request is submitted to the CITY, an annual financial audit report prepared by a registered public accounting firm that complies with all applicable professional auditing standards, regarding all services provided by the FRANCHISEE to the CITY under the Agreement during the previous 12-month period."

2. Section 28. The parties desire to amend the Agreement by adding the following Section 28.1:

**"SECTION 28.1 - Local Call Center Agents.** The FRANCHISEE has previously provided customer services agents in the local area at the CITY's request, but local area call center agent positions were converted to remote call agents in 2018. The FRANCHISEE is in the early states of developing a bank of customer service agents that will primarily field calls from cities serviced by the FRANCHISEE and its affiliates out of the Arlington operations facility. To the extent possible, these agents will be primarily located in the north Texas area, with other agents potentially located in other markets in Texas. The primary goal is to have a group of agents that have specific knowledge of the contracts and services provided from the Arlington operation location. The FRANCHISEE is agreeable to this requirement, provided it retains flexibility to adjust to market availability of quality employees needed to sufficiently staff this group of call agents. This Section 28.1 does not modify or relieve FRANCHISEE of its obligations under Section 28, and it does not limit the CITY's right to provide FRANCHISEE's phone numbers or other contact information to customers."

3. Capitalized Terms. Capitalized terms used but not otherwise defined in this Fourth Amendment shall have the meanings assigned to them in the Agreement.

4. Continuing Effect. Except as expressly modified or amended by this Fourth Amendment, all terms and provisions of the Agreement shall remain in full force and effect. In the case of a conflict in meaning between the Agreement and this Fourth Amendment, this Fourth Amendment shall prevail.

5. Counterparts. This Fourth Amendment may be executed in one or more counterparts, each of which shall be deemed an original and all of which combined shall constitute one and the same instrument. Facsimile and/or electronic copies of the parties' signatures shall be valid and treated the same as original signatures.

IN WITNESS WHEREOF, the parties have entered into this Fourth Amendment to be effective as of the Effective Date.

**CITY:**

**FRANCHISEE:**

The CITY of Grand Prairie

Republic Waste Services of Texas, Ltd.

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_



**CITY OF GRAND PRAIRIE  
ORDINANCE**

**MEETING DATE:** 09/06/2022

**REQUESTER:** Patricia Redfearn

**PRESENTER:** Patricia D. B. Redfearn, Ph.D., Solid Waste and Recycling Director

**TITLE:** First reading of an ordinance of the City of Grand Prairie, Texas, amending Chapter 26, Utilities and Services, of the Code of Ordinance of the City of Grand Prairie, Texas by amending Article VI, "Garbage Collection and Disposal," Sections 26-113 Residential Fees, 26-115 Commercial Fees, and 26-119 Rates for Disposal; making this amendment cumulative; repealing all ordinances in conflict herewith; providing a savings clause, severability clause, and a penalty clause; and providing for an effective date, after publication, of October 1, 2022

**RECOMMENDED ACTION:** Approve

**ANALYSIS:**

Since 1962, the company, currently doing business as Republic Services of Arlington has provided solid waste collection services for the City of Grand Prairie. The current franchise agreement between Republic Waste Services and the City allows a once-per-year request for a rate increase, if it can be justified by the Director of Finance.

The most recent franchise agreement is for a 10-year period, commencing in October of 2018. The proposed franchise agreement modification will allow for a 10% increase in residential, and industrial rates from those agreed to in September of 2021, as well as a commercial rate increase of 10% and the amount necessary to allow for the increase to the landfill gate rate. The modification will also allow a change to Sections 28 and 41 of the Franchise Agreement, by shifting the deadline for potential rate increase requests, the deadline for responding to the rate increase requests and will return the requirement for a professional third-party audit of financials to be provided to the city with any rate increase request.

The landfill tipping fee, per ton, has remained stagnant for several years. A recent Cost of Service Analysis reveals that the rate needs to be adjusted to provide for current and future projects and to replenish reserve balances, over time.

**FINANCIAL CONSIDERATION:**

Funding for the increase for residential solid waste customers is in the FY 2022/2023 Proposed Solid Waste Operating Budget.

**BODY**

**AN ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS, AMENDING CHAPTER 26, “UTILITIES AND SERVICES” OF THE CODE OF ORDINANCES OF THE CITY OF GRAND PRAIRIE, TEXAS BY THE AMENDMENT OF ARTICLE VI, “GARBAGE COLLECTION AND DISPOSAL,” SECTIONS 26-113 RESIDENTIAL FEES, 26-115 COMMERCIAL FEES, AND 26-119 RATES FOR DISPOSAL; MAKING THIS AMENDMENT CUMULATIVE; REPEALING ALL ORDINANCES IN CONFLICT HERewith; PROVIDING A SAVINGS CLAUSE, PROVING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE, AFTER PUBLICATION, OF OCTOBER 1, 2022**

**WHEREAS**, the City has an interest in protecting public health through proper collection and disposal of solid waste; and

**WHEREAS**, the City has the authority to regulate residential and commercial solid waste collection rates; and

**WHEREAS**, Republic Waste Services of Texas, Ltd. d/b/a Republic Services of Arlington has requested an increase in certain fees; and

**WHEREAS**, increases to residential, commercial and industrial garbage collection services are reasonable and within the market range;

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

**SECTION 1.** That Chapter 26, Article VI, “Garbage Collection and Disposal” Sections 26-113, 26-115, and 26-119, are hereby amended to read as follows:

**Sec. 26-113. Residential Fees.**

(a) The collection and removal of garbage and trash in disposable containers from premises used for residential purposes shall be made two (2) times per week (and collection of recyclables shall be made one (1) time each week). The fair and reasonable charge for such service is hereby determined to be seventeen dollars and eighty-two (\$17.82) per residential unit for each calendar month, and the charges shall accrue for each month or portion thereof during which the service is available and provided to the customer. Eligible for a one dollar (\$1.00) discount are water account customers aged sixty-five (65) and older with the account in the senior citizen's name and certified by ad valorem tax exemption, and permanently disabled customers eligible for transportation with city services for the disabled with the account in the disabled citizen's name. When a customer has an active water bill account with the city, the charges shall be due and payable simultaneously with charges for water service.

Residential curbside services franchise collection rate.....\$8.44

(b) Non-senior citizen residents and certified senior and disabled citizens with an active account, who opted out of the recycling program prior to July 31, 2000 shall be charged a fee of fifteen dollars and eighty-two cents (\$15.82) per residential unit for each calendar month, and the charges shall accrue for each month or portion thereof during which the service is available and provided to the customer. When a customer has

an active water bill account with the city, the charges shall be due and payable simultaneously with charges for water service.

- (c) A person who fails to pay residential solid waste fees shall be subject to the termination of collection service. Additionally, the failure to pay fees shall be an offense subject to the enforcement of provisions contained in section 26-123.

Sec. 26-115. - Commercial fees.

(a) Charges-Commercial Cart Service. Commercial cart service is available to small commercial customers whose service address is located on Main Street or Jefferson Street. The fair and reasonable monthly charges for small commercial rolling carts are determined to be as follows:

Number of rolling carts emptied twice per week (maximum 2):

One cart \$32.11

Two carts \$43.35

(b) Charges Commercial Bag Service. Commercial bag service is available to small commercial customers who do not qualify for commercial cart service. Fair and reasonable charges for commercial bag service are hereby determined to be twenty-six dollars and sixty-one (\$26.61) for the first cubic yard or portion thereof and twelve dollars and forty-five cents (\$12.45) for each additional cubic yard per month.

(c) Charges-Commercial-type containers. As an alternative to the collection methods and charges provided in subsection (a) above, commercial, institutional and industrial customers may dispose of garbage and trash by means of approved commercial-type containers. Additionally, multifamily residential complexes may employ commercial-type containers for garbage and trash collection in the same manner as commercial, institutional, and industrial customers. For the purposes of this section only, town homes organized as nonprofit homeowner associations and consisting of a minimum of four hundred (400) dwelling units may be considered multifamily residential complexes when such nonprofit status has been verified by the city attorney and the finance director upon submittal by the nonprofit homeowners association of a full financial disclosure statement showing detailed revenues and expenses to demonstrate the nonprofit status of the association. "Town homes" means two (2) or more adjoining single-family attached dwellings in which there is a separate, real property interest in each dwelling unit and the common areas are owned by the nonprofit homeowners association or by each dwelling unit owner through an undivided interest in common with all other dwelling unit owners.

(d) All charges for commercial services are monthly unless specified otherwise. The fair and reasonable charges for commercial service are determined to be as follows:

Two (2) cubic yards:

Emptied 1 time per week: \$92.96  
 Emptied 2 times per week: \$144.84  
 Emptied 3 times per week: \$200.21  
 Emptied 4 times per week: \$231.73  
 Emptied 5 times per week: \$321.17  
 Emptied 6 times per week: \$415.76  
 Extra \$ 26.53

Four (4) cubic yards:

Emptied 1 time per week: \$144.84  
 Emptied 2 times per week: \$218.15

Emptied 3 times per week: \$301.61  
 Emptied 4 times per week \$386.84  
 Emptied 5 times per week \$473.79  
 Emptied 6 times per week \$615.20  
 Extra \$37.73

Eight (8) cubic yards:

Emptied 1 time per week: \$218.15  
 Emptied 2 times per week: \$371.56  
 Emptied 3 times per week: \$463.61  
 Emptied 4 times per week \$603.43  
 Emptied 5 times per week \$761.91  
 Emptied 6 times per week \$959.64  
 Extra \$63.58

Front load packers:

Four (4) cubic yards:

Emptied 1 time per week: \$199.68  
 Emptied 2 times per week: \$399.35  
 Emptied 3 times per week: \$597.35  
 Emptied 4 times per week \$802.15  
 Emptied 5 times per week \$1,000.15  
 Emptied 6 times per week \$1,199.82  
 Extra \$43.82

Six (6) cubic yards:

Emptied 1 time per week: \$298.66  
 Emptied 2 times per week: \$599.11  
 Emptied 3 times per week: \$901.14  
 Emptied 4 times per week \$1,199.82  
 Emptied 5 times per week \$1,500.26  
 Emptied 6 times per week \$1,800.62  
 Extra \$65.84

Eight (8) cubic yards:

Emptied 1 time per week: \$395.45  
 Emptied 2 times per week: \$794.39  
 Emptied 3 times per week: \$1,188.16  
 Emptied 4 times per week \$1,588.20  
 Emptied 5 times per week \$1,984.3  
 Emptied 6 times per week \$2,378.13  
 Extra \$91.88

Roll-offs:

Twenty (20) cubic yards, roll-off:

Per Pickup \$171.74

Lease charge, per month: \$155.24

Thirty (30) cubic yards, roll-off (open top):



Per pickup \$ 171.74  
Lease charge, per month \$ 195.21

Thirty (30) cubic yards, roll-off (closed top):  
Per pickup \$ 171.74  
Lease charge, per month \$331.32

Thirty (30) cubic yards-Compactor:  
Per pickup \$ 171.74  
Lease charge, per month: Variable

Forty (40) cubic yards, roll-off (open top):  
Per pickup \$ 171.74  
Lease charge, per month \$239.47

Forty-two (42) cubic yards-Compactor:  
Per pickup \$171.74  
Lease charge, per month: Variable

Additional charges:  
Container with casters, per month \$5.13  
Container inside fence/container-pickup \$1.71  
Additional Yardage Fee \$16.25 per yard for overflowing dumpster  
South of I-20 Charge - Front loaders \$17.00 per month  
South of I-20 Roll-off \$18.02 per trip  
Placement or Relocation Fee (front loaders): \$74.80  
Obstruction Charge – Front load- Equal to extra dump fee for customer’s container size.  
Obstruction Charge - Roll Off \$79.62

**Burned Container Fees:**

2 cubic yards: \$74.53  
4 cubic yards: \$98.64  
8 cubic yards: \$125.80  
20 cubic yards: \$173.35  
30 cubic yards: \$254.98  
40 cubic yards: \$345.09

(e) Obstruction charge. The charge for an extra pickup will be assessed to all commercial accounts that have obstructions in front of containers on the day of pickup that result in return-trips, and also the same charge shall apply for containers being picked up for past due billings.

(f) Placement charge- Industrial-type containers. There shall be a charge of seventy-eight dollars and ninety-three cents (\$78.93) for the original placement of a container and such charges shall apply if the container must be removed and replaced as result of nonpayment of the customer's bill.

(g) Deposit. There shall be a customer deposit for service in the amount of one (1) month's bill for service as determined by the agreement between customer and collector to provide service pursuant to this chapter.

(h) Landfill fees. Landfill fees for roll-off containers shall be forty-eight dollars and fifty-eight cents (\$48.58) per ton, unless modified by a contract with the city.

(i) Refund policy. Household and commercial customers who have been charged by the City of Grand Prairie for the incorrect collection services rate may be credited for up to six (6) months of overcharges. The credit given will be the difference between the correct month rate and monthly rate actually charged and paid, multiplied by the number of months involved to a maximum of six (6) months. No credit will be given for overcharges that are more than twelve (12) months old.

Sec. 26-119 Same-Rates for disposal.

(a) The following rates will be charged for disposal at the city landfill:

(1) Residential rates:

- a. Residential loads (containing household generated wastes and delivered by household member) one (1) load free per month with current water bill and a picture identification.
- b. Three dollar (\$3.00) per load without current water bill or after one (1) load free that month.
- c. The maximum amount that a resident may dispose of per calendar year, at the residential rate, is 5 tons. All weight in excess of 5 tons, shall be billed at the commercial rate.

(2) Commercial rates: Commercial loads: contains any waste generated or hauled by a Grand Prairie business, transported by vehicles larger than a one (1) ton truck, or hauled by a resident, who has already disposed of 5 tons in the calendar year.

- a. Per ton \$40
- b. Remediated soils per ton \$40.00
- c. Per cubic yard \$10
- d. Clean brush or wood, per ton \$22.50

(b) Additional fees:

- (1) Auto tires (for recycling) – Per tire/no more than 4 tires per trip \$1.00
- (2) Truck tires (for recycling) – Per tire/no more than 3 tires per trip \$3.00
- (3) Tractor tires (for recycling) – Per tire/no more than 2 tires per trip \$10.00
- (4) Livestock, per animal \$15.00
- (5) Domestic animals, per animal \$5.00

Notes for rates:

(a) Current water bill means issued within thirty (30) days. Water bill must indicate that resident pays for (subscribes to) residential garbage service in order to gain free access. If City of Grand Prairie water service is not provided to residence, a current bill indicating payment for garbage collection service must be presented to gain free access.

(b) Loads from apartments or other residences that do not receive curbside or alley collection of residential wastes will not be eligible for any free loads at the landfill. Any and all residential loads from these residences will be subject to the fee of forty dollars (\$40.00) per ton.

(c) Fees are charged on a per load basis, for example: a pickup (one (1) load) with wastes that is hauling a trailer (one (1) load) with wastes is subject to a fee for two (2) loads on each visit to the landfill.

(d) Contractors hauling waste from Grand Prairie residences must provide documentation stating where the waste was generated. All contractors will be assessed a bill based on forty (\$40.00) per ton. At no time will a contractor's bill be assessed against the residence where the work is being accomplished. All

contractors must have a billable address, or they must use a deposit system established by the operations supervisor or solid waste manager.

(e) Rented moving trucks (such as U-Haul and Ryder) are considered residential vehicles when driven by a resident.

(f) Any person bringing garbage from rental property shall be assessed a commercial charge.

**SECTION 2.** That if any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such shall be deemed a separate, distinct, and independent provision and such holding shall not affect validity of the remaining portions thereof.

**SECTION 3.** That all ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

**SECTION 4.** All of the regulations provided in this ordinance are hereby declared to be governmental and for the health, safety and welfare of the general public. Any member of the City Council or any City official or employee charged with the enforcement of this ordinance, acting for the City of Grand Prairie, Texas, in the discharge of his duties, shall not thereby render himself personally liable, and he is hereby relieved from all personal liability for damage that may accrue to person or property as a result of any act required or permitted in the discharge of said duties.

**SECTION 5.** That Chapter 26, "Utilities and Services," of the Code of Ordinances of the City of Grand Prairie, Texas, as amended shall be and remain in full force and effect save and except as amended by this Ordinance.

**SECTION 6.** That a violation of any provision of this Ordinance shall be a misdemeanor punishable in accordance with Section 1-8 of the Code of Ordinances of the City of Grand Prairie, Texas.

**SECTION 7.** That this ordinance shall be effective, after publication, on October 1, 2022.

**FIRST READING OF THE ORDINANCE IS PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, ON THIS THE 6<sup>TH</sup> DAY OF SEPTEMBER 2022.**



**CITY OF GRAND PRAIRIE  
COMMUNICATION**

**MEETING DATE:** 09/06/2022

**PRESENTER:** City Manager Steve Dye and Deputy City Manager Cheryl De Leon

**TITLE:** Town Hall Meetings and City Council Community Events Policy

**REVIEWING COMMITTEE:** (City Council briefed on 08/16/2022)

**SUMMARY:**

<i>Vendor Name:</i>	None
<i>Annual Cost/Total Cost:</i>	\$32,400
<i>Department:</i>	City Manager's Office / City Council
<i>Recommended Action:</i>	Approve

**PURPOSE OF REQUEST:**

Amend Council Administrative Directive 2.0 to define and include a provision for City Council Community Events.

**FINANCIAL CONSIDERATION:**

Budgeted?	<input type="checkbox"/>	Fund Name:	Add \$32,400 annually to 101010-61130 City Council/Special Events Account (\$3600 x 9)
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**ATTACHMENTS / SUPPORTING DOCUMENTS:**

- 1- Administrative Directive 2.0 - Town Hall Meetings and City Community Events

**MAYOR AND CITY COUNCIL  
ADMINISTRATIVE DIRECTIVE**

**SUBJECT:** Town Hall Meetings and City Council Community Events

A.D. No. 2.0

Effective Date: 7/15/2014

Revised: 09/06/2022

**PURPOSE:**

To provide guidelines for City Council Town Hall Meetings and Community Events

**POLICY:**

1. *A "Town Hall Meeting" is defined as "Any meeting with constituents called by or on behalf of one or more council members on more than one topic with City Staff assistance or support at the meeting." A "City Council Community Event" is defined as a public event in order to engage with constituents and provide information on one or more topic(s) of community interest.*
2. The Town Hall Meetings and City Council Community Events will be used for the following:
  - a. To gather citizen input about community concerns; and/or
  - b. To provide general information of interest to the community.
3. *Town Hall Meetings/City Council Community Events and elections:* For the Mayor or Council Members running for reelection, Town Hall Meetings and City Council Community Events cannot be held between January 1<sup>st</sup> and the election date or run-off election date, if called. A City Council Community Event cannot be held within four months after being elected or reelected. Town Hall Meetings and City Council Community Events shall not serve as campaign promotional events at any time, and political advertising is strictly prohibited.
4. Mayor/Council Members will be limited to two (2) Town Hall Meetings.

Guidelines for the City Council Community Events are as follows:

- ◇ With six weeks prior notice of event date, City Staff can promote the event beginning one month prior to the event with appropriate digital marketing;
- ◇ City Staff will not be available to assist with planning, coordinating vendors, setup/cleanup or working during the event. If the event will be held at a City facility, Staff may assist with reserving that City facility.
- ◇ The city's block party trailer is available for free use on a first come, first serve basis, by contacting the Communications and Marketing Department to reserve;

- ◇ A special event permit may be required. The application and information regarding the special event permitting process (required insurance, fees, site plan mapping and additional permits/documentation) may be obtained from the Office of Emergency Management: <https://www.gptx.org/Departments/Emergency-Management/Special-Event-Permit> ;
  - ◇ Each Fiscal Year, an annual budget of \$3,600 will be allocated for the Mayor and each Council Member in the City Council Special Events account for reimbursable expenses pertaining to these community events. Mayor/Council Members must provide receipts for reimbursement and may combine their allotments to jointly sponsor one event;
  - ◇ Outside sponsorships and alcoholic beverages are not allowed at City Council Community Events.
5. The City Secretary shall poll the City Council to determine if a quorum of its members may be present at any Town Hall Meeting or Community Event and, if so, post a notice of possible quorum in accordance with the Texas Open Meeting Act.
6. Any deviations from this policy must be approved by a majority vote of the City Council.

The City Council finds and determines that the use of City supplies, equipment, and facilities in accordance with this policy for Town Hall Meetings and City Council Community Events is conducted for official city business. The foregoing policy was approved by the City Council at the \_\_\_\_\_ City Council meeting.

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Ron Jensen, Mayor



## CITY OF GRAND PRAIRIE COMMUNICATION

**MEETING DATE:** 09/06/2022

**REQUESTER:** Monica Espinoza, Administrative Supervisor

**PRESENTER:** Savannah Ware, AICP, Chief City Planner

**TITLE:** STP-22-07-0035 - Site Plan - Trinity Basin Preparatory (City Council District 2). Site Plan for Trinity Basin Preparatory School on 9.439 acres. Tract 5.1, Edward O'Connor Survey, Abstract 1100, City of Grand Prairie, Dallas County, Texas, zoned Planned Development (PD-99) with General Retail (GR) uses, within the SH-161 Corridor Overlay District with an approximate address of 3116 Carrier Pkwy (On August 22, 2022, the Planning and Zoning Commission recommended approval by a vote of 6-2)

**APPLICANT:** Gabrielle Robbins, Sedalco Construction Services

**RECOMMENDED ACTION:** Approve

### SUMMARY:

Site Plan for Trinity Basin Preparatory School on 9.439 acres. Tract 5.1, Edward O'Connor Survey, Abstract 1100, City of Grand Prairie, Dallas County, Texas, zoned Planned Development (PD-99) with General Retail (GR) uses, within the SH-161 Corridor Overlay District with an approximate address of 3116 Carrier Pkwy.

### PURPOSE OF REQUEST:

The applicant seeks Site Plan approval to construct a K-8 School on 9.439 acres. The Unified Development Code (UDC) requires City Council approval of a Site Plan to ensure that the development meets requirements in the UDC by providing adequate circulation as well as quality site planning techniques. The UDC identifies criteria for evaluating proposed developments such as density and dimensional standards, landscaping and screening requirements, and architectural design requirements.

### ADJACENT LAND USES:

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

**Table 1. Zoning and Land Use**

Direction	Zoning	Existing Use
North	Planned Development PD-243 General Retail Uses	Vacant
South	Planned Development PD-152 Single Family Detached	Single-Family
West	Planned Development PD-91 Single Family Detached	Single-Family
East	General Retail (GR)	Reino Cleaners, Ruthe Jackson Center, Offices

**HISTORY:**

- November 20, 1990: City Council approved the city-wide zoning ordinance where this property was given the zoning of General Retail (GR) uses.

**PROPOSED USE CHARACTERISTICS AND FUNCTION:**

The proposal is for a school and athletic space to accommodate enrollment of 984 students. The school has a building footprint of 84,600 Sq. Ft. The site plan depicts two separate drop-off/pickup points. One is located on Carrier Pkwy. and another is on Robinson Rd.

As part of the site plan review, the applicant conducted a Traffic Impact Analysis (TIA) to assess the effects of the specific development activity on the existing and planned roadway system. The TIA analyzes how traffic generated by the development relates to traffic on adjacent roadways.

After reviewing the revised TIA and Site Plan, staff believes that the proposed mitigation will adequately support the proposed development if operated in the following manner. The left turn onto Carrier Parkway must be blocked during drop-off and pick-up times to prevent on-site traffic from backing up during these times.

**ZONING REQUIREMENTS:***Density and Dimensional Requirements*

The property is subject to the General Retail (GR) density and dimensional requirements Article 6 of the Unified Development Code (UDC). The following table summarizes these requirements. The proposal meets the density and dimensional requirements except for the height of the roof deck.

**Table 2. Site Data Summary**

Standard	GR Required	Proposed	Compliance
Min. Lot Area (Sq. Ft.)	5,000	411,145	Yes
Min. Lot Width (Ft.)	50	736	Yes
Min. Lot Depth (Ft.)	100	569	Yes
Front Setback (Ft.)	25	183	Yes
Rear Setback adj. Residential (Ft.)	20	136	Yes
Max. Floor Area Ratio (FAR)	0.35:1	0.21:1	Yes
Max. Height (Ft.)	25	32	Variance



### *Parking Requirements*

The property is subject to parking requirements in Article 10 of the UDC. The following table summarizes parking requirements.

**Table 3. Parking Summary**

Standard	Required	Proposed	Meets
2.5 Spaces Per Classroom (Elementary)	85	85	Yes
3.5 Spaces Per Classroom (Jr. High)	28	28	Yes

### *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 the landscape and screening requirements.

**Table 5. Landscape & Screening Requirements**

Standard	Required	Provided	Meets
Landscape Area 10% (Sq. Ft.)	41,114	206,510	Yes
75% in Front Yard (Sq. Ft.)	30,835	114,558	Yes
Street And Buffer Trees (1 per 500 Sq. Ft. of Req. Landscape Area)	83	83	Yes
Pedestrian Walkway Trees (1/20 LF)	68	73	Yes
Parking Trees (1 Landscape Island with tree per 10 parking spaces)	12	20	Yes
Shrubs (1 per 50 Sq. Ft. of Req. Landscaping)	823	830	Yes

### *Building Design*

The exterior building materials include brick, stucco, and cast stone. There is very little vertical articulation.

Appendix F contains two window requirements. The first is that facades shall consist of windows that equal 50% of the length of all facades. The proposed elevations include window glazing with 43% (north), 29% (west), and 42% (east) on respective facades. The second requirement is that windows shall account for 30% of the primary facade which faces north towards Warrior Trail. The primary facade only has 15.4% glazing. The proposed facades do not meet either window requirement.

### *Appendix F Checklist*

Appendix F requires that applicants provide Menu Items from four categories: Usable Open and Pedestrian Walkways; Site Design and Building Orientation; Building Design; and Healthy, Smart, and Sustainable Community. The table below lists the Menu Items included in the proposal. The proposal includes 16.5 Menu Items and meets the Appendix F Menu Items requirement of 12 items.

**Table 6. Appendix F Menu Items**

Category	Amenity
Building Design	Material Mix (Single Color/Texture not > 60%)
Building Design	Color Contrast (Min. of 2)
Building Design	Corner Treatments
Building Design	Articulated Public Entrance
Building Design	Building at Key Intersections
Building Design	Roof Profile Variation
Building Design	Enhanced Windows
Building Design	Design Elements
Healthy, Smart & Sustainable Community	70% Native Plants
Healthy, Smart & Sustainable Community	Recycling Program
Healthy, Smart & Sustainable Community	Pollinator Friendly Flowers (.5)

The following Items are also proposed to be included in the Appendix F categories:

Learning Courtyard - Site Design - 1 point - This element enhances the site and provides a useful environment for all users of the facility. The courtyard is defined on 3 sides by the building and on one by a fence on the western edge. The area will be used by students, staff, and visitors for outdoor learning, exploration, and exercise. Concrete stairs, and a round presentation area define a gathering space for daily use. Reference Architectural site plan AS101 and AS401 for the location and details for this element.

Outdoor Playground and Basketball Court - Site Design and or Healthy Smart Sustainable Community – 1 point - 2 areas for outdoor activity are south of the building and are fenced with gates to create a safe environment. These spaces will be open for public use and are intended to enhance the community by providing opportunity for outdoor play and health. They include, play structures with artificial turf, paved area, and basketball goals. Reference Architectural site plan AS101 for location and details for these elements.

Bicycle Racks – Healthy Smart Sustainable Community – 1 point - Bicycle racks are included in the project, Reference Architectural site plan AS101, to encourage students and the community to ride to school/work each day. Sidewalks are provided on the site to provide a safe environment for use of bicycles and pedestrians.

Tornado Shelter – Healthy Smart Sustainable Community – 1 point - With the recent code requirement of Tornado Shelters for E occupancies, this building has a tornado shelter designed in accordance with the ICC 500 and the required wind speeds. Reference sheet G-020. The shelter, which is in the gymnasium, is designed for 1,080 occupants, including students, teachers, administrators, and visitors.

Bus and Car Drop off Canopies – Site Design – 1 point Walkway canopies are provided at both the rear and front entrances of the school. Use of these canopies will provide shelter and shade for the occupants of the building while also enhancing the exterior appearance of the building. Reference Architectural site plan AS101 for location and details for these elements.

Increase Green Space/ 2-Story Building – Site Design – 1 point - The 2-story design of the building was intentional. This design creates more green space for the overall property and decreases the amount of roof surface a single story would have provided. Therefore, this creates less impervious surface, more landscape area, and more curb appeal for the campus.

**VARIANCES:**

The applicant is requesting the following variances:

1. Maximum Allowable Height – The UDC states that the maximum allowable height for the General Retail (GR) zoning district is 25 Ft. The top of roof deck is 32 ft.
2. Glazing width per Facade – Appendix F requires that facades shall consist of windows that equal 50% of the length of all facades. The proposed elevations provide window glazing with 43% (north), 29% (west), and 42% (east) of the length of all facades.
3. Glazing on Primary Facade – Appendix F requires that windows account for 30% of the area of the primary facade (Warrior Trail). Windows account for 15.4% of the primary facade.

**RECOMMENDATION:**

- On August 22, 2022, the Planning and Zoning Commission recommended approval by a vote of 6-2.
- The Development Review Committee (DRC) recommends approval with the condition that the applicant close the left turn onto Carrier Pkwy. during the drop-off/pick-up times.

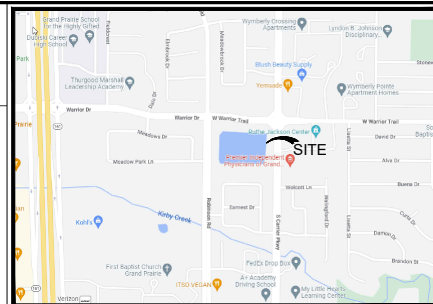
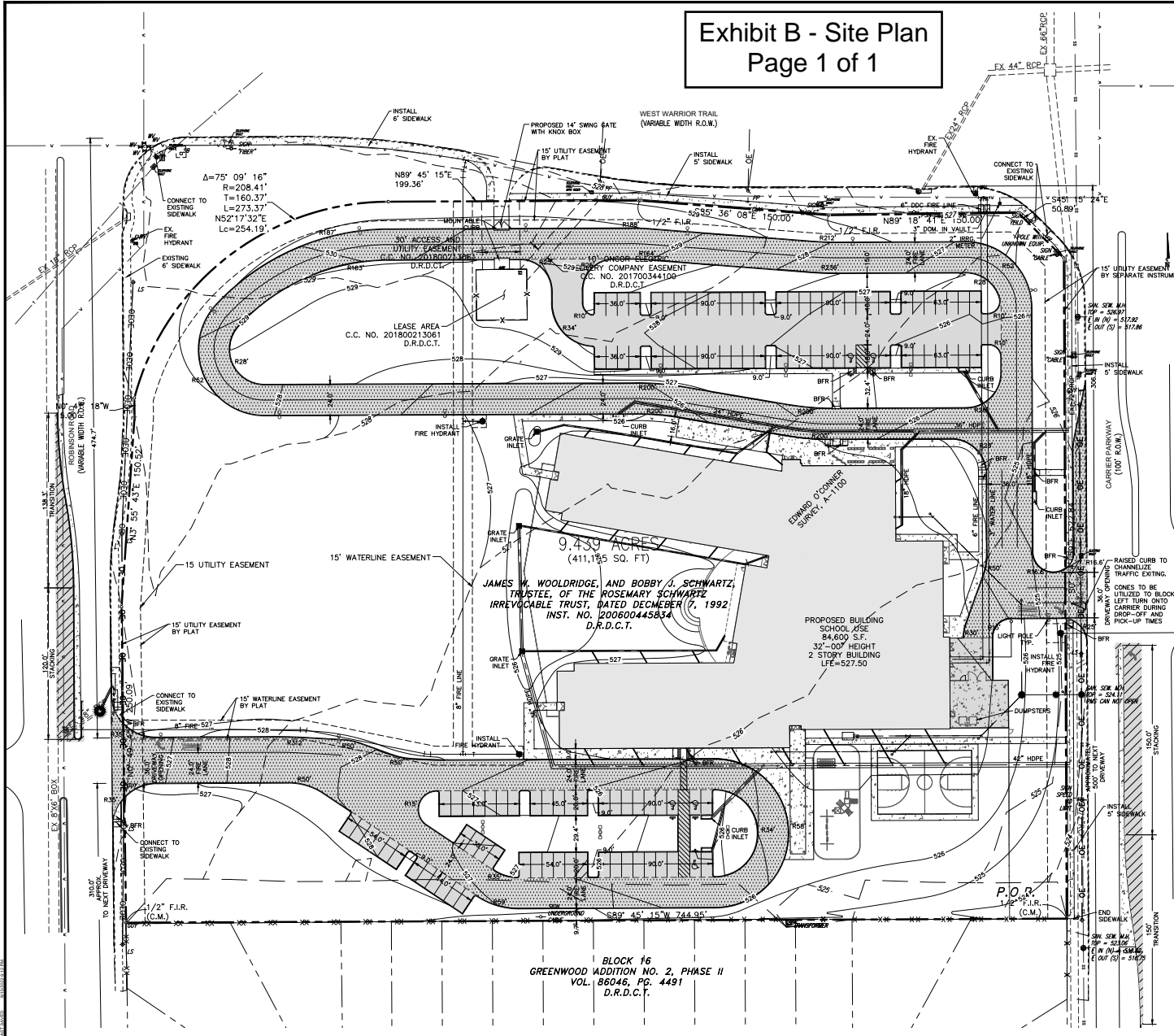


**CASE LOCATION MAP**  
**STP-22-07-0035 - Site Plan**  
**Trinity Basin**



**City of Grand Prairie**  
**Development Services**  
 ☎ (972) 237-8255  
 🌐 www.gptx.org

## Exhibit B - Site Plan Page 1 of 1



### LEGEND

- PROPERTY LINE
- — — — EXISTING WATER LINE
- — — — EXISTING SEWER LINE
- — — — EXISTING GAS LINE
- — — — EXISTING STORM LINE
- · - · - · PROPOSED WATER LINE
- · - · - · PROPOSED SEWER LINE
- · - · - · PROPOSED STORM LINE
- — — — EXISTING CONTOURS
- · - · - · PROPOSED CONTOURS
- [Pattern] CONCRETE SIDEWALK
- [Pattern] CONCRETE FIRE LANE
- [Pattern] PARKING COUNT

### SITE DATA SUMMARY TABLE

LOT	LOT 1, BLOCK 1
EXISTING ZONING	FD-20
PROPOSED ZONING	FD-20
PROPOSED USE	SCHOOL
LOT AREA (ACRES)	8.430
MIN LOT AREA (SQUARE FEET)	411,148
MIN LOT WIDTH (FT)	128
MIN LOT DEPTH (FT)	269
FRONT SETBACK (FT)	175
REAR SET BACK ADD. RESIDENTIAL (FT)	120
MAX FLOOR AREA PER FOOT	6.881
BUILDING FOOTPRINT AREA (SQUARE FEET)	84,830
BUILDING HEIGHT (# STORIES)	2
BUILDING HEIGHT (FEET)	32'
FLOOR AREA (SQUARE FEET)	84,830
PROPOSED PARKING (# SPACES)	85
TOTAL PARKED AREA (SQUARE FEET)	73,719
SQUARE FOOTAGE OF IMPERVIOUS SURFACE	183,843

### TABLE 3. PARKING SUMMARY

STANDARD	REQUIRED	PROPOSED	MEETS
2.3 SPACES PER CLASSROOM (ELEMENTARY)	85	85	
1.5 SPACES PER CLASSROOM (K-8, HS)	28	28	

### SITE PLAN TRINITY BASIN PREPARATORY

TRINITY BASIN ADDITION LOT 1, BLOCK 1  
8.148 AC. (354,927 S.F.)  
EDWARD O'CONNOR SURVEY, ABSTRACT NO. 1100  
901 WEST WARRIOR TRAIL, CITY OF GRAND PRAIRIE,  
DALLAS COUNTY, TEXAS 75052  
PROJECT NO. CE-22-0039

ISSUED: TRINITY BASIN PREPARATORY 2700 N. HWY 40 GRAND PRAIRIE, TEXAS 75050 972.299.1490 CONTACT: HART GAUGLER hgaugler@hartgaugler.com	REGISTERED ENGINEER HART GAUGLER + ASSOCIATES 1280 N. CENTRAL EXPRESS, SUITE 1400 DALLAS, TEXAS 75201 972.350.1111 (BUSINESS HOURS FAX) CONTACT: JOHN HILBLADDER jhilbladder@hartgaugler.com	REGISTERED SURVEYOR GRAMHAM ASSOCIATES, INC. CONSULTING SURVEYORS & PLANNERS 600 SW HOAD DRIVE, SUITE 500 IRVING, TEXAS 75039 972.433.5240 (FAX)	REGISTERED ARCHITECT HART GAUGLER + ASSOCIATES 100 THROCKMORTON, SUITE 1550 FORT WORTH, TX 76102 P 817.353.4333 LES OSBORN LES.OSBORN@RBP.com
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**HART GAUGLER + ASSOCIATES**  
 Structural & Civil Engineering Services  
 1280 N. CENTRAL EXPRESS, SUITE 1400  
 DALLAS, TEXAS 75201  
 972.299.1111 / 972.299.5055 fax  
 www.hartgaugler.com  
 Texas Registered Engineering Firm #F-0653

**MINN D. BLACKER**  
 REGISTERED SURVEYOR  
 83300  
 2719

**TRINITY BASIN  
PREPARATORY**  
 901 WEST WARRIOR TRAIL  
 CITY OF GRAND PRAIRIE,  
 TEXAS

**C0.01-SITE - C0.01**

Scale: AS SHOWN  
 Designed by: HGA  
 Drawn by: HGA  
 Checked by: HGA  
 Date: AUGUST 2022  
 Project No. 222508

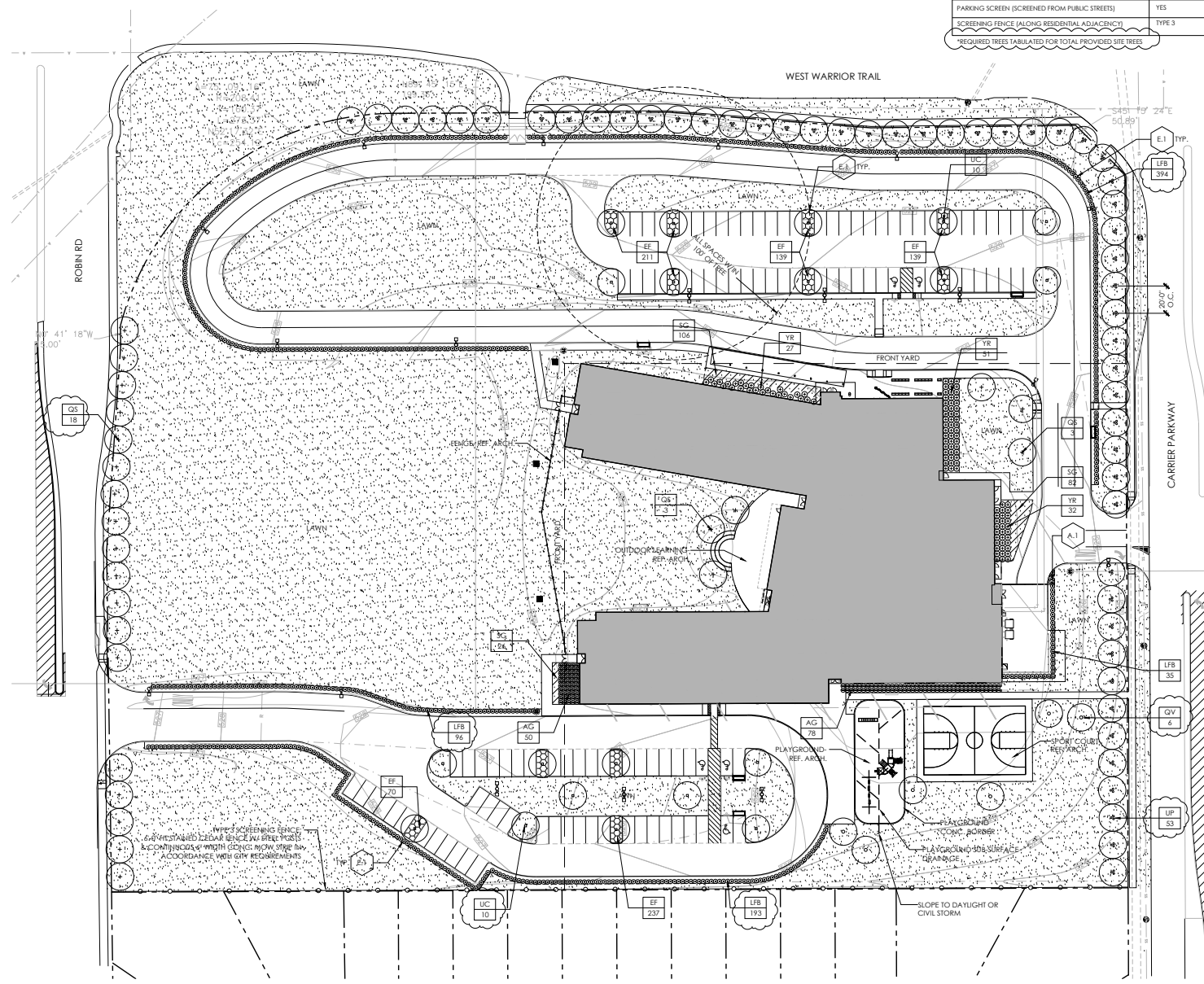
# Exhibit C - Landscape Plan Page 1 of 2



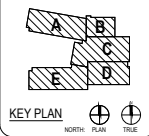
ARCHITECT	PRK Architects, Inc. FORT WORTH 100 Transportation Street, Suite 1500 Fort Worth, TX 76102 817-336-3333 817-336-4339 F Fax: 817-336-1600
DATE	06/17/2022
PROJECT	TBP - WEST WARRIOR TRAIL, GRAND PRAIRIE
ISSUE FOR PERMIT CONSTRUCTION	DOCUMENTS

CITY OF GRAND PRAIRIE - LANDSCAPE REQUIREMENTS:	REQUIRED	PROVIDED	MEETS
LANDSCAPE AREA 10% (SF)	41,114 SF	206,510 SF	YES
75% BI-FRONT YARD (SF)	30,835 SF	114,588 SF	YES
STREET TREES (MIN. 1 TREE/500 SF REQ'D LANDSCAPE AREA)	83 TREES	83 TREES*	YES
PEDESTRIAN WALK TREES (1 TREE/ 20 LF)	48 TREES	79 TREES	YES
1 LANDSCAPE ISLAND W/ TREE PER 10 PARKING SPACES	12 TREES	20 TREES*	YES
SITE TREES		103 TREES*	YES
SHRUBS (1/50 SF OF REQ'D LANDSCAPE AREA)	828 SHRUBS	830 SHRUBS	YES
PARKING SCREEN (SCREENED FROM PUBLIC STREETS)	YES	YES	YES
SCREENING FENCE (ALONG RESIDENTIAL ADJACENCY)	TYPE 3	TYPE 3 WOOD FENCE	

\*REQUIRED TREES TABULATED FOR TOTAL PROVIDED SITE TREES



TBP - WEST WARRIOR TRAIL, GRAND PRAIRIE  
CAMPUS



CLIENT	TRINITY BASIN PREPARATORY
DATE	06/17/2022
PROJECT NUMBER	200057
ISSUED FOR CONSTRUCTION	

garthoffdesign  
landscape architecture  
5646 milton, suite 005  
dallas, texas 75206  
214.584.6727  
www.garthoffdesign.com

HART GAUGLER + ASSOCIATES  
Structural + Civil Engineering Services  
19801 N. Central Expressway, Suite 1400  
Dallas, Texas 75243  
972.298.5111 / 972.298.5555 fax  
www.hartgaugler.com  
Texas Registered Engineering Firm #C-5053  
CONTACT: JOHN D. BLACKER  
JBLACKER@HARTGAUGLER.COM

A SITE PLAN

SCALE: 1" = 30'-0"

142

L1.1

# Exhibit C - Landscape Plan

## Page 1 of 2

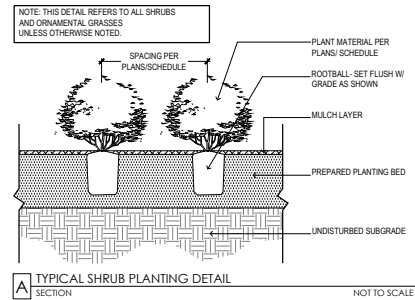
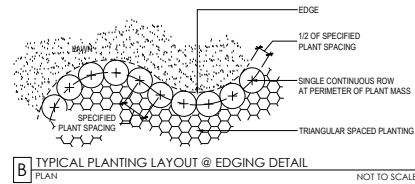
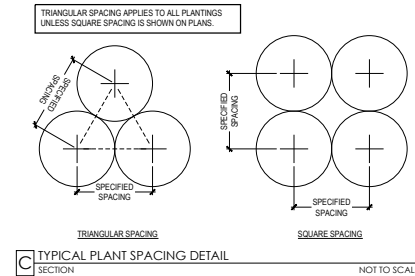
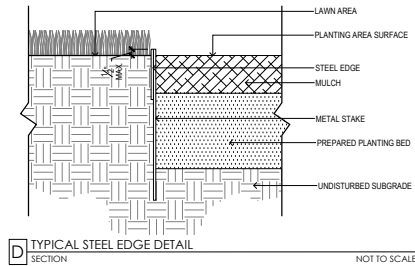
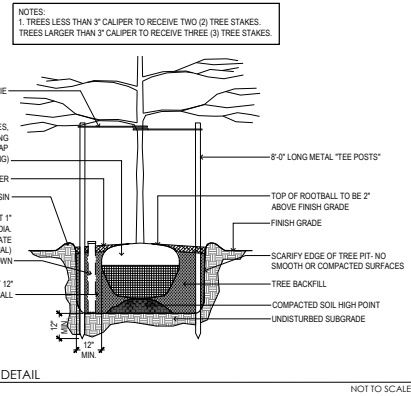
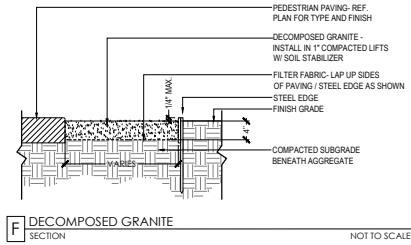
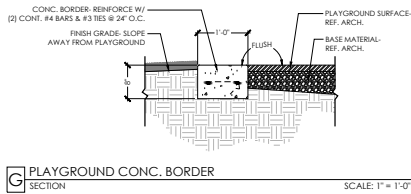
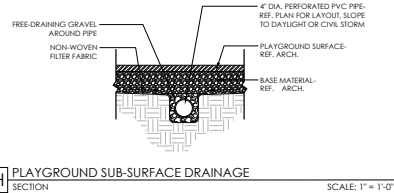
### PLANT SCHEDULE

QUANT	SYM	BOTANICAL NAME / COMMON NAME	MIN. CAL.	MIN. HEIGHT	MIN. SPREAD	CONTAINER / ROOTBALL	SPACING	REMARKS
24	QDS	QUERCUS SHAMAROVY / SHAMAROV OAK	3"	14'	9'	65 GAL.	PER PLAN	SINGLE STRAIGHT TRUNK, FULL CANOPY, MATCHED
6	QVY	QUERCUS VIRGINIANA / LIVE OAK	3"	14'	9'	65 GAL.	PER PLAN	SINGLE STRAIGHT TRUNK, FULL CANOPY, MATCHED
20	ULC	ULMUS CRASSIFOLIUS / CEDAR ELM	3"	12'	9'	65 GAL.	PER PLAN	SINGLE STRAIGHT TRUNK, FULL CANOPY, MATCHED
13	ULP	ULMUS PARVIFOLIUS / LACEBARK ELM	3"	12'	9'	65 GAL.	PER PLAN	SINGLE STRAIGHT TRUNK, FULL CANOPY, MATCHED

SHRUBS / ORNAMENTAL GRASSES / GROUNDCOVERS								
128	ABC	ABELIA GRANDIFLORA / MALEDOCOPE / MALEDOCOPE ABELIA	24"	30"	5 GAL.	30" O.C.		
766	EF	EUCOMMIS FORTUNEI / GOLD CRANTZ / PURPLE WINDSOR ROSE	6"	12"	4" POTS	18" O.C.		FULL ROOTED POTS, MIN. 3 RUNNERS
718	ETB	EUCORYMBIUM FRUTESCENS BERTSTAR DWARF / DWARF TEXAS SAGE	24"	24"	5 GAL.	30" O.C.		
110	YR	YUCCA RECURVA / JAV / SOFT LEAF YUCCA	24"	24"	5 GAL.	48" O.C.		
214	MSC	MUSSELLA TENISSIMUM / MEXICAN FEATHER GRASS	12"	12"	1 GAL.	30" O.C.		

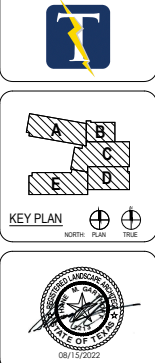
LAWN: CYNADON DACTYLON / COMMON BERMUDA GRASS  
 SOLID SOIL AS DESIGNATED ON PLANS

SYMBOL	DESCRIPTION	COLOR	FINISH	REMARKS
(E-1)	2" X 3/8" STEEL EDGE	GRAY/METALLIC	GALVANIZED	
(A-1)	STABILIZED DECOMPOSED GRANITE	NATURAL / PINK/BROWN	NA	INCORPORATE STABILIZER PER MANUFACTURER'S RECOMMENDATION: WWW.STABILIZEDGRANITE.COM



**ARCHITECT** PRK ARCHITECTS, INC.  
 FORT WORTH  
 100 Throckmorton Street, Suite 1500  
 Fort Worth, TX 76102  
 817-335-1339  
 817-335-4339 F  
 Fax: 817-335-1600

**TBP - WEST WARRIOR TRAIL, GRAND PRAIRIE CAMPUS**  
 901 WEST WARRIOR TRAIL  
 GRAND PRAIRIE, TX 76048  
 ISSUED FOR PERMIT CONSTRUCTION DOCUMENTS



CLIENT		
TRINITY BASIN PREPARATORY		
DATE:	06/17/2022	PROJECT NUMBER:
ISSUED FOR:	200557	
No.	Description	Date
1	IFC	2022-06-17
2	FOR CONSTRUCTION	2022-06-17
3	FOR CONSTRUCTION	2022-06-17

garthoffdesign  
 5646 milton, suite 605  
 Dallas, Texas 75266  
 214.264.6277  
 www.garthoffdesign.com

**HART GAUGLER + ASSOCIATES**  
 Structural + Civil Engineering Services  
 19001 N. Central Expressway, Suite 1400  
 Dallas, Texas 75243  
 972.298.5111 / 972.298.5555 fax  
 www.hartgaugler.com  
 Texas Registered Engineering Firm #E-5053  
 CONTACT: JOHN D. BLACKER  
 JBLACKER@HARTGAUGLER.COM

FOR BLUEPRINT LAYOUT  
 BASIS OF ONLY CONSIDERATIONS  
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## Exhibit D - Building Elevations

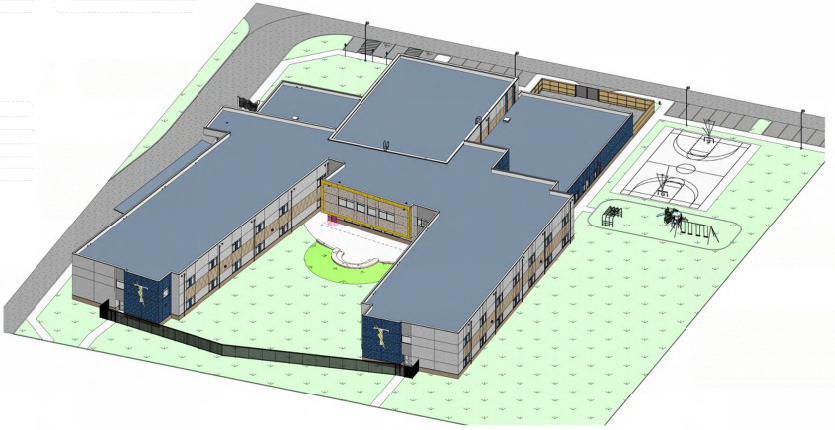
Page 1 of 5



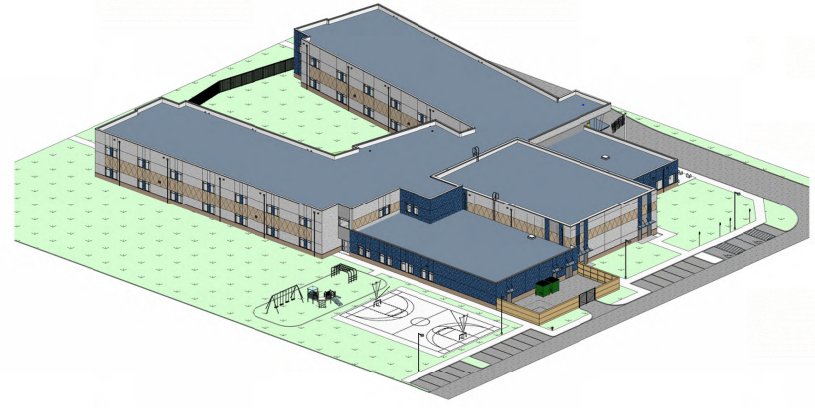
30 3D - NW VIEW



27 3D - NE VIEW



18 3D - SW VIEW

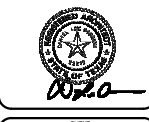
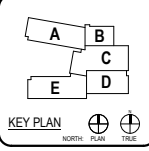


15 3D - SE VIEW



Item 27.


TBP - S CARRIER PKWY, GRAND PRAIRIE CAMPUS  
 3116 SOUTH CARRIER PKWY  
 GRAND PRAIRIE, TX, 75052  
 ISSUED FOR CONSTRUCTION



CLIENT			
TRINITY BASIN PREPARATORY			
DATE:	06/17/2022	PROJECT NUMBER:	220057
DRAWING HISTORY			
No.	Description	Date	

ISSUED FOR CONSTRUCTION

BUILDING NUMBER

RENDERINGS AND 3D VIEWS

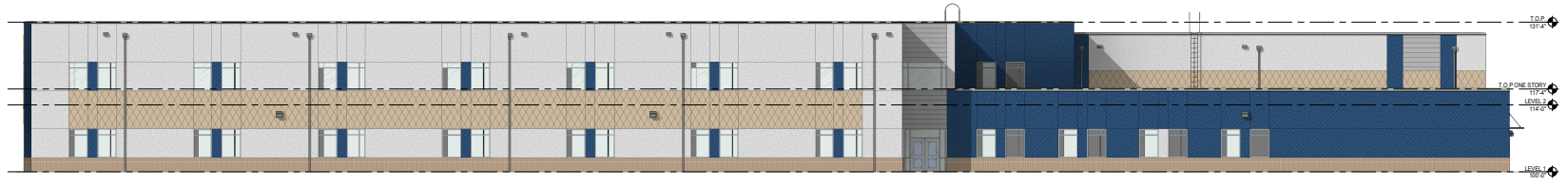
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CHECKED BY:  
 CHECKER:  
 DRAWN BY:  
 AUTHOR:  
 PLOT STAMP:  
 8/5/2022 11:50:13 AM

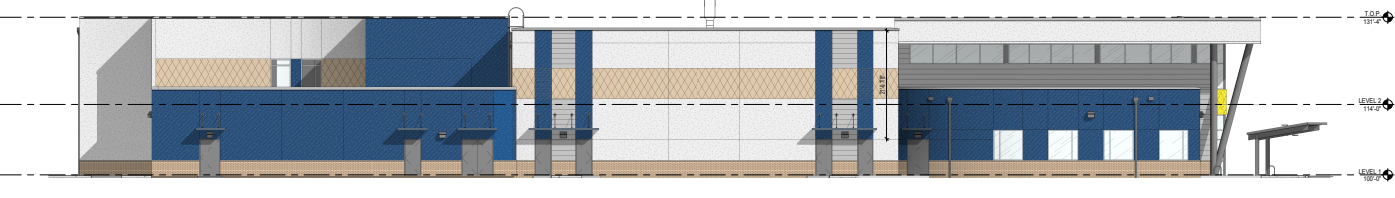




4 EXTERIOR ELEVATION - PARTIAL - NORTH  
1" = 10'-0"



3 EXTERIOR ELEVATION - SOUTH  
1" = 10'-0"



2 EXTERIOR ELEVATION - EAST  
1" = 10'-0"



1 EXTERIOR ELEVATION - WEST  
1" = 10'-0"

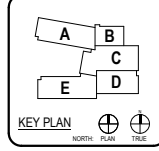
Exhibit D - Building Elevations  
Page 2 of 5

Item 27.

DATE	06/17/2022	PROJECT NUMBER	220057
DRAWING HISTORY			
No.	Description	Date	

TBP - S CARRIER PKWY, GRAND PRAIRIE CAMPUS

3118 SOUTH CARRIER PKWY  
GRAND PRAIRIE, TX, 75052  
ISSUED FOR CONSTRUCTION



CLIENT		
TRINITY BASIN PREPARATORY		
DATE	PROJECT NUMBER	
06/17/2022	220057	
DRAWING HISTORY		
No.	Description	Date
ISSUED FOR CONSTRUCTION		
BUILDING NUMBER		

EXTERIOR ELEVATIONS

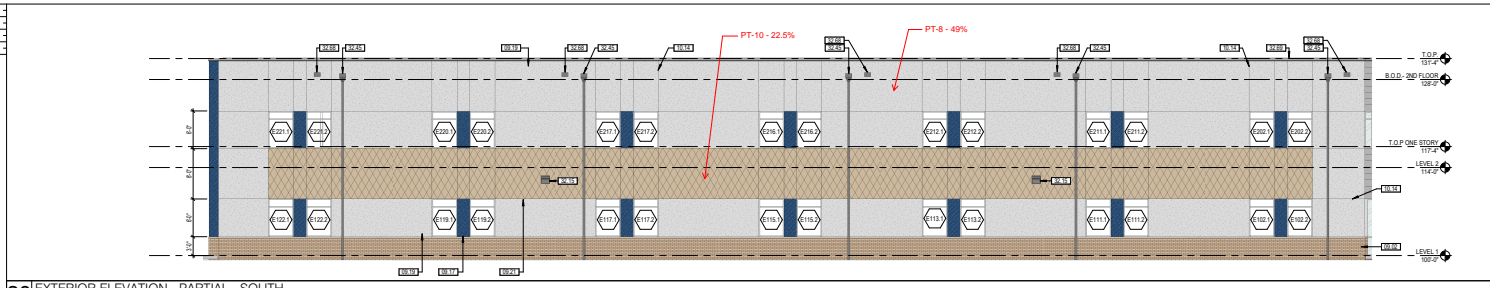
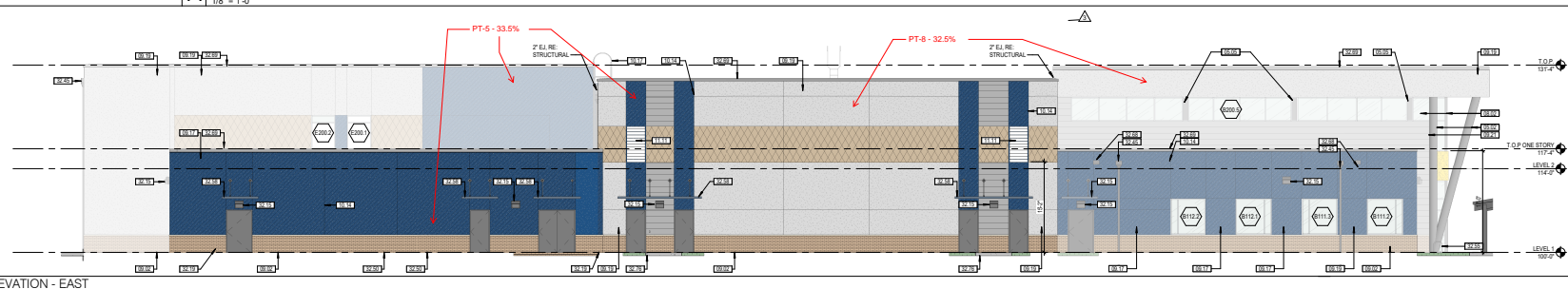
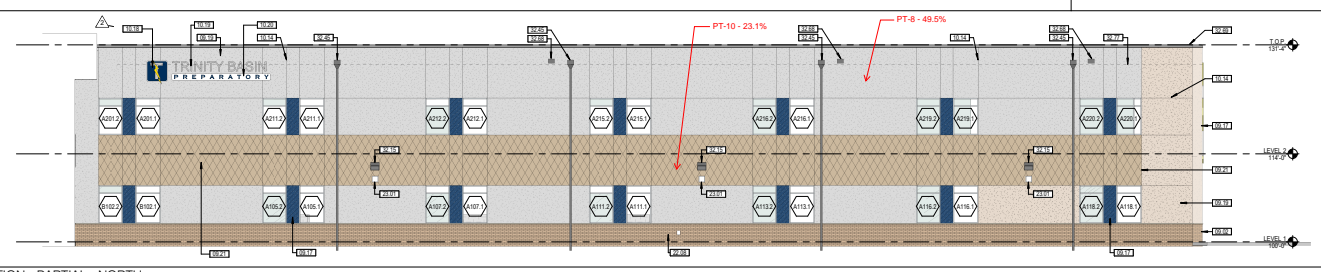
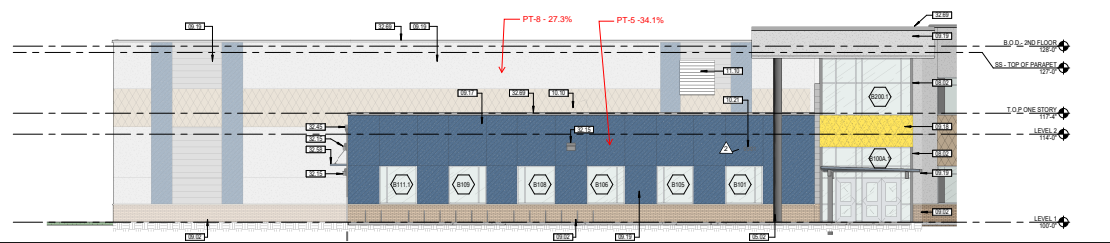
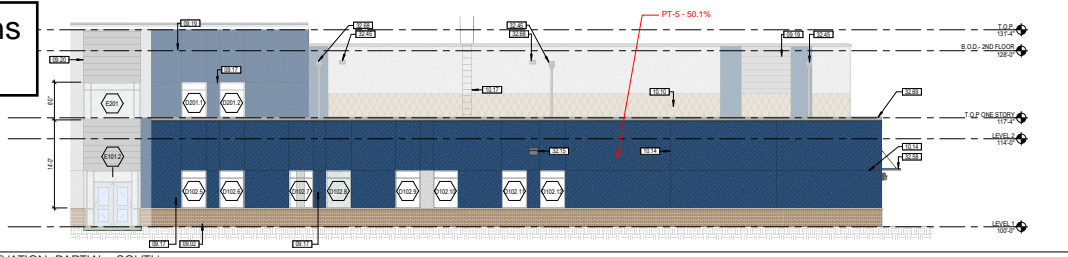


Exhibit D - Building Elevations  
Page 3 of 5



**EXTERIOR MATERIALS LEGEND**

- BRICK VENEER RE MATERIAL & FINISHES - EXTERIOR FOR BLEND
- 3-COAT CEMENT PLASTER (PT-5) RE MATERIAL & FINISHES - EXTERIOR
- 3-COAT CEMENT PLASTER (PT-6) RE MATERIAL & FINISHES - EXTERIOR
- 3-COAT CEMENT PLASTER (PT-8) RE MATERIAL & FINISHES - EXTERIOR
- 3-COAT CEMENT PLASTER (PT-9) RE MATERIAL & FINISHES - EXTERIOR
- 3-COAT CEMENT PLASTER (PT-10) RE MATERIAL & FINISHES - EXTERIOR
- CAST STONE
- CONCRETE, CAST IN PLACE

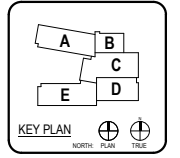
**KEYNOTE LEGEND**

NUMBER	DESCRIPTION
02-02	EXTERIOR EXPOSED STEEL ROOFING COLUMN, SPAL RE STRUCTURE
02-05	WRAP EXPOSED COLUMN/BEAMS WITH BREAK METAL TO MATCH THE STOREFRONT SYSTEM, TYP
02-06	EXTERIOR ALUM. SLIDING SYSTEM, TYP RE WINDOW/DOORFRAME SCHEDULE
02-08	TRASKET BRICK VENEER BK-1 BK-2 BK-3, TYP
02-17	STUCCO, P.F.S. TYP
02-18	STUCCO, P.F.S. TYP
02-19	STUCCO, P.F.S. TYP
02-20	STUCCO, P.F.S. TYP
02-21	STUCCO, P.F.S. TYP
02-22	ROOF FLASHING
02-23	CONTROL JOINT TYP
02-24	RAIL MOUNTED ROOF ACCESS LADDER
02-25	ALUMINUM FINISH BY FORMER REF FOOD AND COLORS FOR FINISH ON SILVER BACKGROUND
02-26	4" F LETTERS, SILVER
02-28	4" F LETTERS, BLUE ON SILVER BACKGROUND
02-29	NEW BRUSHED ALUMINUM METAL TEXT BONAWE ON STANDOFFS, F HEIGHT BUILDING NUMBER
02-30	STORM SHIELD COVER, 2" X 2" RE MECH
02-31	STORM SHIELD COVER, 2" X 2" RE MECH
02-32	NOVAFREE WALL (MORAY) RE FINISHING
02-33	RECTANGULAR EXTERNAL DOWNLET, COORDINATE FINAL LOCATION PRIOR TO FABRICATION WITH ENGINEER/ARCHITECT. SEAL ALL PENETRATIONS RE MECHANICAL
02-34	BRASS FINISHED DOWNSPOUT FOR EXTERIOR SPACES REFER TO ELEC
02-35	4" HIGH WOOD FENCE
02-36	PRE-FINISHED ALUM. DOWNSPOUT AND BODY SECURED TO WALL. SEAL ALL PENETRATIONS. RE INTO STORM DRAINS RE CIVIL, TYP.
02-37	CONCRETE BY OWNER
02-38	BICYCLE RACKS RE SHEET ASPID
02-39	RAIL BRACKET MOUNTED PRE MANUFACTURED CANOPY ABOVE
02-40	EMERGENCY HOIST ON SCURVE, TYP
02-41	METAL PARAPET CAP
02-42	CONCRETE BRICKS WITH STRUCTURAL STUOP
02-43	ROOF LINE BEYOND

Item 27.

318 S CARRIER PKWY, GRAND PRAIRIE, IL 60130

ISSUED FOR CONSTRUCTION



CLIENT: TRINITY BASIN PREPARATORY

DATE: 06/17/2022 PROJECT NUMBER: 220057

DRAWING HISTORY:

No.	Description	Date
1	ISSUED FOR CONSTRUCTION	06/17/2022

ISSUED FOR CONSTRUCTION

BUILDING NUMBER

**ELEVATIONS - EXTERIOR**

# Exhibit D - Building Elevations

## Page 4 of 5

### EXTERIOR MATERIALS LEGEND

- BRICK VENEER  
RE: MATERIAL & FINISHES - EXTERIOR FOR BLEND.
- 3-COAT CEMENT PLASTER (PT-9)  
RE: MATERIAL & FINISHES - EXTERIOR
- 3-COAT CEMENT PLASTER (PT-6)  
RE: MATERIAL & FINISHES - EXTERIOR
- 3-COAT CEMENT PLASTER (PT-8)  
RE: MATERIAL & FINISHES - EXTERIOR
- 3-COAT CEMENT PLASTER (PT-4)  
RE: MATERIAL & FINISHES - EXTERIOR
- 3-COAT CEMENT PLASTER (PT-10)  
RE: MATERIAL & FINISHES - EXTERIOR
- CAST STONE
- CONCRETE, CAST IN PLACE

### KEYNOTE LEGEND

NUMBER	DESCRIPTION
01.01	THINSET BRICK VENEER BK-1 BK-2 & BK-3, TYP.
01.17	STUCCO P.F.B. TYP.
01.18	STUCCO P.F.B. TYP.
01.19	STUCCO P.F.B. TYP.
01.20	STUCCO P.F.B. TYP.
01.21	STUCCO P.F.B. TYP.
01.24	1 INCH EXTRUDED 3-COAT PLASTER CEMENT CAMPUS LOGO (PT-3 AND PT-8)
01.14	CORNER LINE TYP.
01.15	SURFACE MOUNTED LINEAR LIGHT FIXTURE EXTERIOR GRADE; REFER TO ELEC
01.06	PROFISHED ALUM. DOWNSPOUT AND BOFF SECURED TO WALL; SEAL ALL PENETRATIONS TO INTO STORM DRAINS RE OIL, TYP.
01.08	WALL BRACKET MOUNTED PRE MANUFACTURED CANOPY ABOVE
01.09	EMERGENCY CROSS-CORR. EQUIPS. TYP.
01.05	METAL PARAPET CAP
01.03	COORDINATE SIGNALLX WITH STRUCTURAL STOP

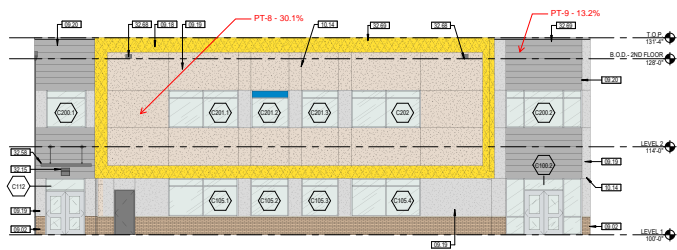
Item 27.

187-552-4339 F  
TX 75081-0515

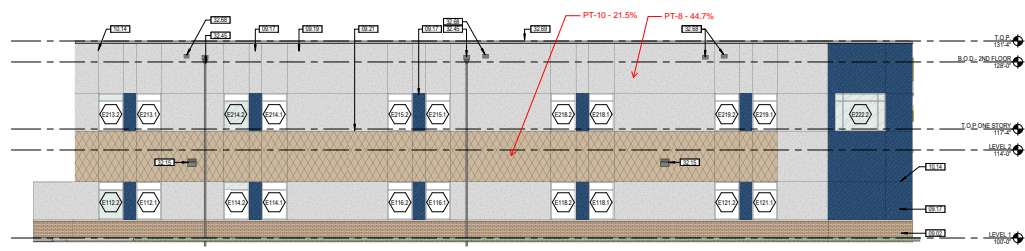
TBP - S CARRIER PKWY, GRAND PRAIRIE CAMPUS

3116 SOUTH CARRIER PKWY  
GRAND PRAIRIE, TX, 75052

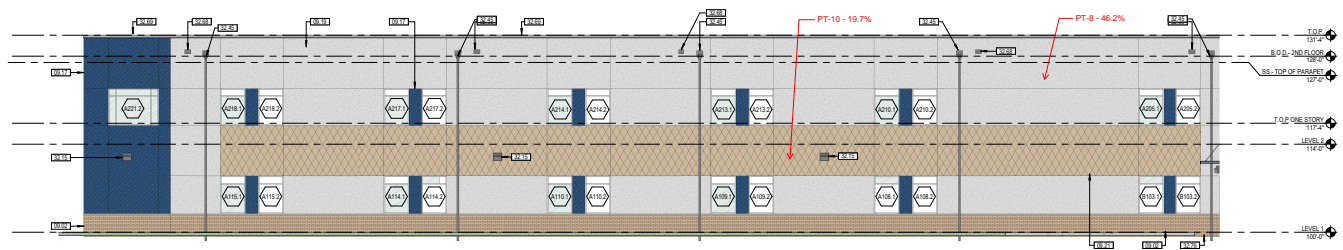
ISSUED FOR CONSTRUCTION



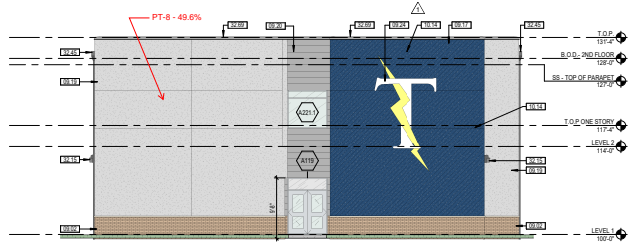
22 COURTYARD - EAST ELEVATION - AREA C  
1/8" = 1'-0"



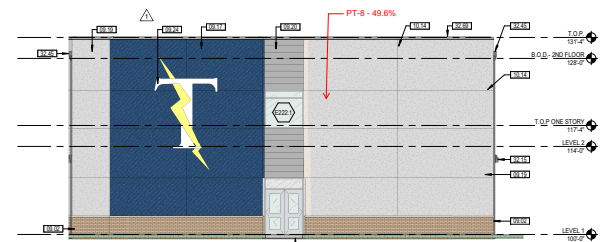
16 EXTERIOR ELEVATION - COURTYARD - NORTH  
1/8" = 1'-0"



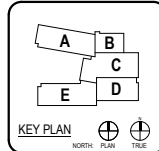
3 EXTERIOR ELEVATION - COURTYARD - SOUTH  
1/8" = 1'-0"



06 EXTERIOR ELEVATION - PARTIAL - WEST  
1/8" = 1'-0"



03 EXTERIOR ELEVATION - PARTIAL - WEST  
1/8" = 1'-0"



CLIENT: TRINITY BASIN PREPARATORY

DATE: 06/17/2022 PROJECT NUMBER: 220057

No.	Description	Date
1	ISSUED FOR CONSTRUCTION	06/17/2022

ISSUED FOR CONSTRUCTION

BUILDING NUMBER

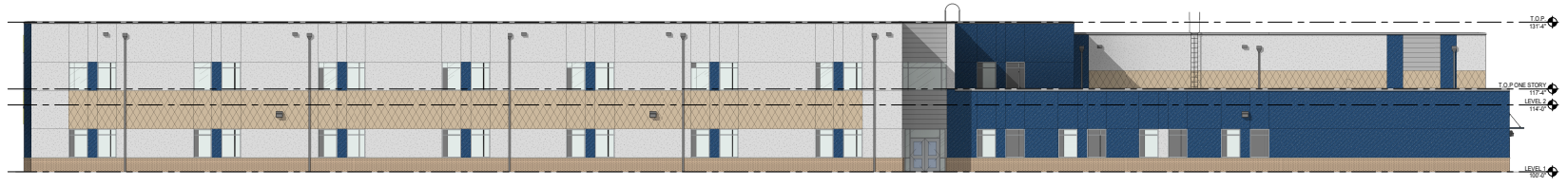
ELEVATIONS - EXTERIOR

FOR ALUMINUM LANDING DOOR

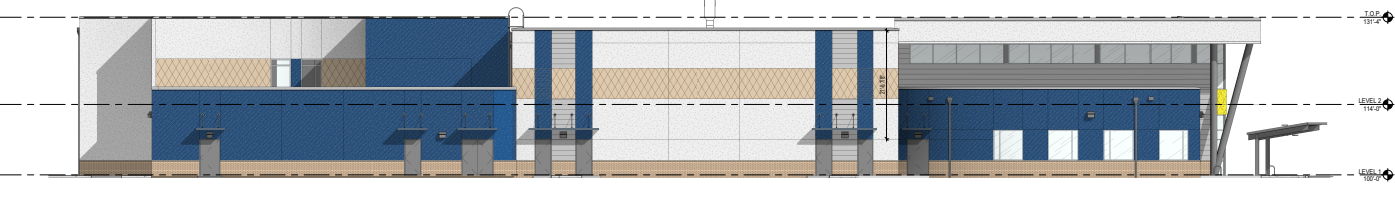
EXTERIOR ELEVATIONS



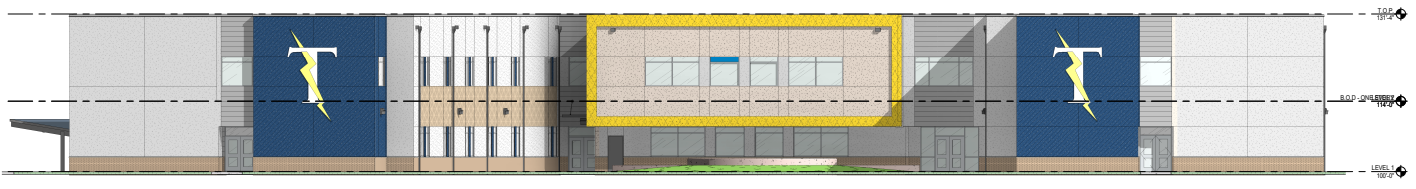
4 EXTERIOR ELEVATION - PARTIAL - NORTH  
1" = 10'-0"



3 EXTERIOR ELEVATION - SOUTH  
1" = 10'-0"



2 EXTERIOR ELEVATION - EAST  
1" = 10'-0"



1 EXTERIOR ELEVATION - WEST  
1" = 10'-0"

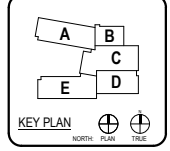


Item 27.

PROJECT NUMBER	220057
DATE	06/17/2022
CLIENT	TRINITY BASIN PREPARATORY
PROJECT NAME	TBP - S CARRIER PKWY, GRAND PRAIRIE CAMPUS
ISSUED FOR CONSTRUCTION	ISSUED FOR CONSTRUCTION

TBP - S CARRIER PKWY, GRAND PRAIRIE CAMPUS

3118 SOUTH CARRIER PKWY  
GRAND PRAIRIE, TX, 75052  
ISSUED FOR CONSTRUCTION



CLIENT		
TRINITY BASIN PREPARATORY		
DATE	06/17/2022	
PROJECT NUMBER	220057	
DRAWING HISTORY		
No.	Description	Date
ISSUED FOR CONSTRUCTION		
BUILDING NUMBER		

Exhibit D - Building Elevations  
Page 5 of 5

EXTERIOR  
ELEVATIONS

A-500

Checked By: [Signature]  
 Drawn By: [Signature]  
 Plot Stamp: 8/5/2022 11:44:14 AM

**Appendix F Menu Items Checklist**

The Appendix F Menu Items Checklist intended to help developers organize their Development Request submittal and communicate Menu Items choices to Staff. This checklist is not intended to be used without first reading Appendix F. Developers must select a total of 12 Menu Items. Unless otherwise indicated, each Menu Item counts as 1 Menu Item.

**Instructions:** Complete checklist by indicating which Menu Items you select. After completing the checklist fill out the Menu Item Summary Table.

Usable Open Space & Pedestrian Linkages		
✓ If Selected	Menu Item	Description
<input type="checkbox"/>	Enhanced Usable Open Space	Usable Open Space that exceeds the minimum requirements with at least four Tier 1 amenities and three or more Tier 2 amenities. <ul style="list-style-type: none"> <li>• Tier 1 Amenities: two types of seating, active water feature, furnished play area, dog park, sculpture, artwork, furnished outdoor game area, or comparable amenity proposed by the developer.</li> <li>• Seasonal plantings in decorative planters, textured paving, living wall, mural, decorative lighting, USB charging station, electrical hook-up to allow programming, or a comparable amenity proposed by the developer.</li> </ul> → Circle or highlight the proposed amenities.
<input type="checkbox"/>	Above-and-Beyond Usable Open Space (2)	Developers who are able to demonstrate to the Planning and Zoning Commission and City Council that the proposed Usable Open Space goes above-and-beyond the Enhanced Usable Open Space may count the space as two Menu Items. <ul style="list-style-type: none"> <li>* Include project narrative or exhibit that lists the proposed amenities and describes why the space should be considered above-and-beyond Usable Open Space.</li> </ul>
<input type="checkbox"/>	Public Art Piece	Dedicate at least 1% of the total project cost to one major public art piece to be centrally located.
<input type="checkbox"/>	Public Art Series	Dedicate at least 1% of the total project cost to multiple public art pieces to be located throughout the development.
Site Design & Building Orientation (Select at Least Two Menu Items) <span style="color: red;">see attached for proposed site design alternatives</span>		
✓ If Selected	Menu Item	Description
<input type="checkbox"/>	75% Parking Behind Buildings	Buildings shall be placed towards the street with 75% of off-street parking located to the side or rear of buildings.
<input type="checkbox"/>	100% Parking Behind Buildings (1.5)	Buildings shall be placed towards the street with 100% of off-street parking located to the side or rear of buildings.
<input type="checkbox"/>	Add Parking Lot Trees	Provide one parking lot tree per five spaces. Parking lot trees should be capable of achieving 30% canopy coverage over the parking area within 10 years of planting.
<input type="checkbox"/>	Rain Gardens	Provide bioretention areas, or rain gardens, between every other row of parking.
<input type="checkbox"/>	Permeable Surface	Use permeable concrete and pavers on 15% of the surface parking lot.
<input type="checkbox"/>	Strategic Parking	Submit one of the following Strategic Parking Plans: <ul style="list-style-type: none"> <li>• Parking Reclamation Plan – Create a parking reclamation plan that includes specific strategies to reclaim surplus parking spaces to expand structures and usable open spaces or create new ones. Developers should anticipate changes in parking demand and design their site to create opportunities for adaptable reuse.</li> <li>• Parking Flex Plan – Create a parking flex plan that shows how parking spaces can be temporarily used for something other than parking, such as festivals, outdoor dining, community gatherings, and other events. The plan should identify the parking spaces and describe how they will be used.</li> </ul>

		<ul style="list-style-type: none"> <li>Phased Parking Plan – Create a phased parking plan and construct parking spaces in phases as demand requires. Areas intended for future parking phases would remain as green spaces until converted to parking spaces. If, after five years, future parking spaces have not been constructed, they shall become permanent green space.</li> </ul> <p>→ Circle or highlight selected parking plan.</p>
<input type="checkbox"/>	Ceremonial Drive	Developments over 20 acres or developments that include multiple lots/buildings shall provide a grand promenade or ceremonial drive with trees planted every 30 feet.
<input type="checkbox"/>	Gateway	Developments over 20 acres or developments that include multiple lots/buildings shall use site layout and building placement to create a gateway, frame usable open space, or create a view corridor with appropriate terminus.
<input type="checkbox"/>	Park Once Environment (1.5)	<p>Developments over 10 acres or developments that include multiple lots/buildings shall use site layout and building placement to create a park once environment.</p> <ul style="list-style-type: none"> <li>Shared parking agreements between different lots/occupants must be in place.</li> </ul>

**Building Design (Select at Least Six Menu Items)**

✓ If Selected	Menu Item	Description
<input checked="" type="checkbox"/>	Materials Mix	A single material, color, or texture shall not exceed 60% of a single facade.
<input type="checkbox"/>	Stone Accent	All four facades shall include a stone accent in a contrasting color and texture from the primary building material. The combined area of the stone accent shall be at least 25% of the vertical surface area of all facades.
<input checked="" type="checkbox"/>	Color Contrast	Each facade shall include at least two contrasting colors.
<input type="checkbox"/>	Specialty Accent	Color and/or material shall be used to highlight entrances of multi-tenant buildings. Specialty accents should reflect the personality or character of the occupant.
<input checked="" type="checkbox"/>	Corner Treatment	<p>Developers shall use at least three architectural elements to emphasize corners of the buildings: <b>corner entrance</b>, <b>accent material</b>, projecting cornice, <b>tower element</b>, enhanced windows, cupolas, gables, dormers, balconies, <b>articulation</b>, or a comparable element chosen by the developer. Corner treatments must be one of the Menu Items for buildings at key intersections.</p> <p>→ Circle or highlight the proposed architectural elements.</p>
<input checked="" type="checkbox"/>	Articulated Public Entrance	<p>The primary building entrance shall be visibly prominent from a public street. At least three of the following shall be used: recessed facade, <b>projecting facade</b>, <b>raised canopy</b>, taller door dimensions, <b>double doors</b>, lighting fixtures on either side of the entry, steps or stoops, changes in materials, arches, <b>columns</b>, eave treatment, <b>transom windows</b>, or a comparable element chosen by the developer.</p> <p>→ Circle or highlight the proposed elements.</p>
<input checked="" type="checkbox"/>	Buildings at Key Intersections	<p>Developers should highlight key intersections by using additional design elements to create gateways or landmarks. Buildings at key intersections shall include at least three of the following features: corner plaza with plantings and seating, corner tower form, cupolas, <b>large window openings</b>, <b>sloped or pitched roof form</b>, <b>richer colors</b>, seasonal plantings, or a comparable element chosen by the developer.</p> <p>→ Circle or highlight the proposed features.</p>
<input checked="" type="checkbox"/>	Roof Profile Variation	Developers shall use parapets or another technique to create a distinctive roof profile.
<input type="checkbox"/>	Articulation Elements	Each facade shall include at least three of the following items every 60 feet: change in roofline, facade modulation, window

		fenestration patterns, vertical columns, and change in material texture. → Circle or highlight the proposed items.
<input checked="" type="checkbox"/>	Enhanced Windows	All facades with windows shall include at least two types of windows that differ in the style, size, shape, or placement.
<input type="checkbox"/>	Canopy Variation	Facades shall include multiple types of canopies. Changes in shape, color, or material should be used to highlight an architectural feature or particular user while complementing the established design theme.  * It is likely that individual tenants will determine the final design of the canopy. If tenants are unknown at this time, submit an exhibit that illustrates variations in shape, color, and material within the intended design theme.
<input checked="" type="checkbox"/>	Design Elements	Facades shall include at least three other design elements: trellises, towers, overhang eaves, banding, pilasters, projecting cornices, columns, string courses, rustication, lintels, or a comparable element proposed by the developer. → Circle or highlight the proposed design elements.

**Healthy, Smart, and Sustainable Community (Select at Least Two Menu Items)**

✓ If Selected	Menu Item	Description
<input type="checkbox"/>	Mature Trees	Provide mature trees for 30% of required trees. The locations of the mature trees should be focused in usable open spaces and along pedestrian paths.
<input type="checkbox"/>	Connect to Parks and/or Trails	Provide a connection to existing or proposed parks and/or trails. The connection should function as a continuation, not just a point of access. The connection shall include appropriate amenities such as bike racks, pet waste disposal stations, water fountains, misting stations, or a comparable amenity proposed by the developer. → Circle or highlight the proposed amenities.
<input type="checkbox"/>	Community Garden	Provide a community garden and participate in the City's community gardens partnership program.
<input type="checkbox"/>	Parking Reclamation Plan	Create a parking reclamation plan that includes specific strategies to reclaim surplus parking spaces to expand structures and usable open spaces or create new ones. Developers should anticipate changes in parking demand and design their site to create opportunities for adaptable reuse.
<input type="checkbox"/>	Parking Flex Plan	Create a parking flex plan that shows how parking spaces can be temporarily used for something other than parking, such as festivals, outdoor dining, community gatherings, and other events. The plan should identify the parking spaces and describe how they will be used.
<input type="checkbox"/>	Phased Parking Plan	Create a phased parking plan and construct parking spaces in phases as demand requires. Areas intended for future parking phases would remain as green space until converted to parking spaces. If, after five years, future parking phases have not been constructed, they shall become permanent green space.
<input type="checkbox"/>	Green Infrastructure	Provide and maintain green infrastructure such as bioretention areas (rain gardens), planter boxes, or vegetated buffer strips consistent with NCTCOG's integrated Stormwater Management (ISWM) Program.
<input type="checkbox"/>	Solar Energy	Use solar energy to satisfy 25% or more of on-site energy demand.
<input type="checkbox"/>	Preserve Open Space	Reserve existing natural areas comprising at least 5% of the overall project size. Such areas should incorporate quality non-invasive tree stands, habitat or riparian areas. Such areas should not include existing floodplain or other areas already protected or inherently unsuitable for development.

<input checked="" type="checkbox"/>	70% Native Plants	Use native and drought tolerant species for at least 70% of planting materials.
<input type="checkbox"/>	Wi-Fi (.5)	Provide Free Wi-Fi in common areas.
<input type="checkbox"/>	USB Charging Stations (.5)	Provide USB charging stations in usable open spaces.
<input type="checkbox"/>	Smart Parking (.5)	Provide web-connected sensors in pavement that help people find and/or reserve a parking space.
<input type="checkbox"/>	Ride-Sharing Drop-Off (.5)	Provide designated spaces for ride-sharing pick-ups and drop-offs.
<input type="checkbox"/>	Permeable Paving (.5)	Use permeable pavement on 15% of the parking lot.
<input type="checkbox"/>	Green Roofs (.5)	Provide a green roof that is at least 50% of total roof area.
<input type="checkbox"/>	Living Wall (.5)	Provide a living wall that is at least 60% of the area of the facade on which it is constructed.
<input checked="" type="checkbox"/>	Recycling Program (.5)	Institute a mandatory recycling program for occupants. Provide recycling bins in addition to trash bins in common areas.
<input checked="" type="checkbox"/>	30% Native Plants (.5)	Use native and drought tolerant species for at least 30% of planting materials.
<input checked="" type="checkbox"/>	Pollinator Friendly Flowers (.5)	Use native plants that attract bees, butterflies, moths, and hummingbirds for at least 20% of required landscape materials.

**Alternative Compliance**

The Menu Items listed do not represent an exhaustive list. Developers may propose a comparable item not listed. If developers are able to prove that the proposed item meets the intent of Appendix F, Staff may recommend that the proposed item be counted as a Menu Item. Indicate the proposed item, identify which of the four elements the proposed item will count towards, and provide a brief description.

<input checked="" type="checkbox"/> If Selected	Proposed Item/Element	Description
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**See attached list of Proposed Alternatives**

Menu Item Summary Table	
Element	# of Menu Items
Usable Open Space & Pedestrian Walkways	—
Site Design & Building Orientation	—
Building Design	8
Healthy, Smart, Sustainable Community	2.5
Alternative Compliance	6
<b>Total Menu Items:</b>	<b>16.5</b>



### Proposed Alternative Compliance

- **Learning Courtyard** - Site Design - 1 point  
This element enhances the site and provides a useful environment for all users of the facility. The courtyard is defined on 3 sides by the building and on one by a fence on the western edge. The area will be used by students, staff, and visitors for outdoor learning, exploration, and exercise. Concrete stairs, and a round presentation area define a gathering space for daily use. Reference Architectural site plan AS101 and AS401 for the location and details for this element.
  
- **Outdoor Playground and Basketball Court** - Site Design and or Healthy Smart Sustainable Community – 1 point  
2 areas for outdoor activity are south of the building and are fenced with gates to create a safe environment. These spaces will be open for public use and are intended to enhance the community by providing opportunity for outdoor play and health. They include, play structures with artificial turf, paved area, and basketball goals.  
Reference Architectural site plan AS101 for location and details for these elements.
  
- **Bicycle Racks** – Healthy Smart Sustainable Community – 1 point  
Bicycle racks are included in the project, Reference Architectural site plan AS101, to encourage students and the community to ride to school/work each day. Sidewalks are provided on the site to provide a safe environment for use of bicycles and pedestrians.
  
- **Tornado Shelter** – Healthy Smart Sustainable Community – 1 point  
With the recent code requirement of Tornado Shelters for E occupancies, this building has a tornado shelter designed in accordance with the ICC 500 and the required wind speeds. Reference sheet G-020. The shelter, which is in the gymnasium, is designed for 1,080 occupants, including students, teachers, administrators, and visitors.
  
- **Bus and Car Drop off Canopies** – Site Design – 1 point  
Walkway canopies are provided at both the rear and front entrances of the school. Use of these canopies will provide shelter and shade for the occupants of the building while also enhancing the exterior appearance of the building. Reference Architectural site plan AS101 for location and details for these elements.
  
- **Increase Green Space/ 2-Story Building** – Site Design – 1 point  
The 2-story design of the building was intentional. This design creates more green space for the overall property and decreases the amount of roof surface a single story would have provided. Therefore, this creates less impervious surface, more landscape area, and more curb appeal for the campus.

### Total Alternative Compliance Points - 6



**CITY OF GRAND PRAIRIE  
COMMUNICATION**

**MEETING DATE:** 09/06/2022

**REQUESTER:** Monica Espinoza

**PRESENTER:** Savannah Ware, AICP, Chief City Planner

**TITLE:** SUP-22-06-0026 - Specific Use Permit/Site Plan – Black Rock Coffee (City Council District 4). Specific Use Permit/Site Plan for a Restaurant with a Drive-Through on 0.69 acres. Lot 2.2, Block 1, Lakeridge Village Addition, City of Grand Prairie, Tarrant County, Texas, Zoned PD-283, within the Lake Ridge Overlay District, and addressed as 2570 W Camp Wisdom Road (On August 8, 2022, the Planning and Zoning Commission recommended approval by a vote of 8-0)

**APPLICANT:** Harrison French & Associates, LTD., Kelsey Kreher

**RECOMMENDED ACTION:** Approve

**SUMMARY:**

Specific Use Permit and Site Plan for a Restaurant with a Drive-Through on 0.69 acres. Lot 2.2, Block 1, Lakeridge Village Addition, City of Grand Prairie, Tarrant County, Texas, Zoned PD-283, within the Lake Ridge Overlay District, and addressed as 2570 W Camp Wisdom Road.

**PURPOSE OF REQUEST:**

The applicant intends to construct a 1,887-sq. ft. drive-through coffee shop with both indoor and outdoor seating. Site Plan approval by City Council is required for any project within an overlay district or planned development district. Additionally, a drive-through restaurant requires a Specific Use Permit approved by City Council.

**ADJACENT LAND USES:**

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

**Table 1. Zoning and Land Use**

Direction	Zoning	Existing Use
North	Planned Development PD-283B	Mini storage
South	Planned Development PD-267A	Undeveloped/ Commercial
West	Planned Development PD-283	SH 161

**HISTORY:**

- November 19, 2015: The Development Review Committee administratively approved a Final Plat for Lots 2.1, 2.2, and 2.3, Block 1, Lakeridge Village Addition (Case Number RP151102).
- February 18, 2003: City Council approved Planned Development No. 283 for multi-family and commercial uses.

**PROPOSED USE CHARACTERISTICS AND FUNCTION:**

The 0.69-acre site will have a 1,887 sq. ft. structure with 1,500 sq. ft. of dining areas with approximately 30 indoor seating and 10 outdoor seating. The site will have two drive-through lanes, consolidating into one lane at the menu board.

The site meets the requirements of the Unified Development Code (UDC) except for a variance from Appendix F, Corridor Overlay District Standards mentioned below.

**ZONING REQUIREMENTS:***Density and Dimensional Requirements*

The property is subject to density and dimensional requirements in PD-283 and Article 6 of the Unified Development Code (UDC). The following table summarizes these requirements. The proposal meets the density and dimensional requirements.

**Table 2. Site Data Summary**

Standard	Required	Proposed	Compliance
Min. Lot Area (Sq. Ft.)	5,000	35,907	Yes
Min. Lot Width (Ft.)	50	130	Yes
Min. Lot Depth (Ft.)	100	315	Yes
Front Setback (Ft.)	25	88	Yes
Rear Setback (Ft.)	0	121	Yes
Max. Height (Ft.)	25	20	Yes
Max. Floor Area Ratio (FAR)	0.25:1	0.05:1	Yes

*Parking Requirements*

The property is subject to parking requirements in Article 10 of the UDC. The following table summarizes these requirements. The proposal meets the parking requirements.

**Table 3. Parking Summary**

Standard	Required	Proposed	Meets
Restaurant Parking (1 space per 100 SF)	19	30	Yes
Drive Through Queue	6	9	Yes
50% of parking spaces above maximum shall be of reduced size and reserved for compact cars as a compensatory measure.	6	6	Yes

*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.

**Table 4. Landscape & Screening Requirements**

Standard	Required	Proposed	Meets
Landscape Area 10 % (Sq. Ft.)	3,038	8,524	Yes
75% in Front Yard (Sq. Ft.) 75% of Required Landscape in Front Yard (Excluding Residential Screening Tree Buffers)	2,689	4,300	Yes
Street & Buffer Trees (1/500 Sq. Ft.)	6	6	Yes
Parking Island with Tree (1/10 spaces) (Each space within 100' of Tree)	3	6	Yes
Total Street, Buffer, Parking, and Pedestrian Walkway Trees	9	12	Yes
Shrubs (1 5-gallon shrub per 50 SF of required landscape area)	61	180	Yes
Flowering/Colorful Plantings (Gal.)	Yes	Yes	Yes

*Building Design*

The exterior building materials include limestone, brick, fiber cement board, and metal canopies. At the front entrance, a projecting bay with limestone finishes serves as a backdrop for the signage. A metal canopy extends this entry feature and wraps around the corner over the proposed outdoor seating area. A sectional overhead door at the rear of the building opens up to the landscaped area to the back of the building. The building meets all windows and canopy requirements in Appendix F.

*Appendix F Checklist*

Appendix F requires that applicants provide Menu Items from four categories: Usable Open and Pedestrian Walkways; Site Design and Building Orientation; Building Design; and Healthy, Smart, and Sustainable Community. The table below lists the Menu Items included in the proposal. The proposal includes 13 Menu Items and meets the Appendix F Menu Items requirements.

**Table 6. Appendix F Menu Items**

Category	Amenity
Site Design and Building Orientation	75% Parking Behind Buildings
Site Design and Building Orientation	Parking Lot Trees
Building Design	Materials Mix
Building Design	Color Contrast
Building Design	Corner Treatment
Building Design	Articulated Public Entrance
Building Design	Articulation Elements
Building Design	Enhanced Windows
Building Design	Canopy Variation
Healthy, Smart & Sustainable Community	Parking Flex Plan

Healthy, Smart & Sustainable Community	70% Native Plants
Healthy, Smart & Sustainable Community	Wi-Fi (.5)
Healthy, Smart & Sustainable Community	USB Charging Stations (.5)
Alternative Compliance	Bicycle Parking

**VARIANCES:**

The applicant is requesting the following variance.

1. Number of Parking Spaces: Appendix F states that parking calculations in Article 10 of the UDC shall serve as parking maximums. The maximum allowed parking is 19 spaces, while the developer is providing 30. Appendix F also states that the number of parking spaces shall not exceed the parking maximum without approval by City Council and a compensatory measure. The developer is providing the compensatory measure required by the UDC.

**RECOMMENDATION:**

- On August 8, 2022, the Planning and Zoning Commission recommended approval by a vote of 8-0.
- The Development Review Committee (DRC) recommends approval.

**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 A RESTAURANT WITH A DRIVE-THROUGH WITHIN THE LAKERIDGE OVERLAY DISTRICT: BEING LOT 2.2, BLOCK 1, LAKERIDGE VILLAGE ADDITION, CITY OF GRAND PRAIRIE, TARRANT 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; PROVIDING A PENALTY; PROVIDING A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE AFTER PUBLICATION**

**WHEREAS**, the owners of the property described herein below filed application with the City of Grand Prairie, Texas, petitioning an amendment of the Zoning Ordinance and Map of said city so as to amend the zoning designation of said site to include a Specific Use Permit for a Restaurant with a Drive-Through; and

**WHEREAS**, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on August 8, 2022, 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 a Restaurant with a Drive-Through 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 a Restaurant with a Drive-Through; 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 September 6, 2022, to consider the advisability of amending the Zoning Ordinance and Map as recommended by the Planning and Zoning Commission, and all citizens and parties at interest were notified that they would have an opportunity to be heard, such Notice of the time and place of such hearing having been given at least fifteen (15) days prior to such hearing by publication in the, Fort Worth Star Telegram, Fort Worth, Texas, a newspaper of general circulation in such municipality; and

**WHEREAS**, all citizens and parties at interest have been given an opportunity to be heard on all the matter of the Specific Use Permit and the City Council of the City of Grand Prairie, Texas, being informed as to the location and nature of the specific use proposed on said property, as well as the nature and usability of surrounding property, have found and determined that the property in question, as well as other property within the city limits of the City of Grand Prairie, Texas, has changed in character since the enactment of the original Zoning Ordinance to the extent that a specific use may be made of said property as herein provided and by reason of changed conditions, does consider and find that this amendatory Ordinance should be enacted since its provisions are in the public interest and will promote the health, safety and welfare of the community.

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

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

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

passed and approved November 20, 1990, as amended, is hereby further amended so as to establish a Specific Use Permit for Restaurant with a Drive-Through on Lot 2.2, Block 1, Lakeridge Village Addition, City of Grand Prairie, Tarrant County, Texas, as depicted in Exhibit A – Location Map, attached hereto.

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

**SECTION 3.** For development and operations of a Restaurant with a Drive-Through, 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, Exhibit C - Landscape Plan, Exhibit D - Building Elevations and Exhibit E - Appendix F Checklist of this ordinance, which are herein incorporated by reference.
2. The City Council has granted the following variance from Appendix F standards:
  - a. Number of Parking Spaces: The City Council grants a variance to allow 30 parking spaces
3. The developer shall install a trash receptacle that is accessible from the drive-through lane.

**SECTION 4.** The operations of a Restaurant with a Drive-Through shall comply with the following:

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

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

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

**SECTION 7.** 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 8.** The terms and provisions of this Ordinance are severable and are governed by Section 1-4 of the Code of Ordinances of the City of Grand Prairie, Texas.

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

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

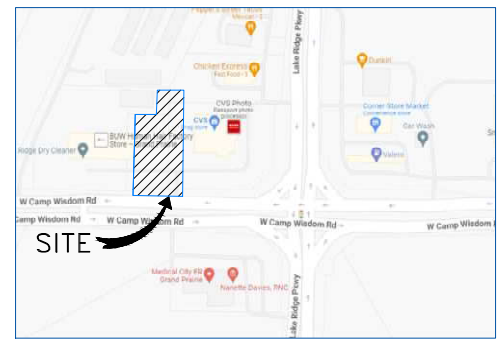
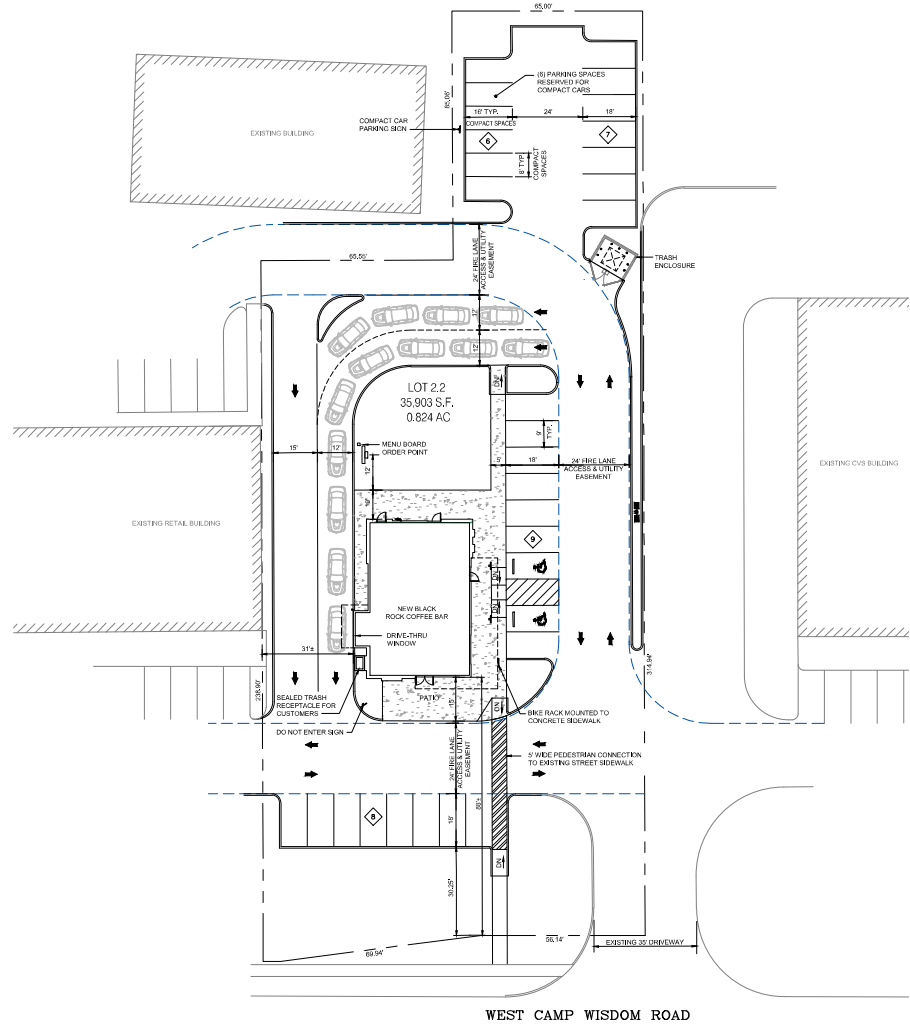
**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, ON THIS THE 6<sup>TH</sup> DAY OF SEPTEMBER 2022.**

**SPECIFIC USE PERMIT NO. #  
CASE NO. SUP-22-06-0026**

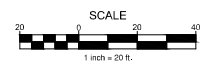




Exhibit B - Site Plan  
Page 1 of 1



VICINITY MAP  
NOT TO SCALE



SITE DATA SUMMARY TABLE

ZONING:	PD-283 PLANNED DEVELOPMENT (ORD. NO. 9801)	
SETBACKS:	FRONT	55'
	SIDE	10'
	REAR	5'
PROPOSED USE:	RESTAURANT DRIVE THROUGH	
LOT AREA:	0.824 ACRES	
BUILDING AREA:	1,887 SF	
BUILDING HEIGHT:	-22'	
MAX LOT COVERAGE:	72.2%	
PARKING REQUIRED:	DINING ROOM = 966 SF	
RESTAURANT: 1:10 SF OF DESIGNATED DINING & WAITING AREAS INCLUDING OUTDOOR	DINING OUTDOOR = 798 SF	
	TOTAL DINING AREA = 1,764 SF (10-11:58)	
	TOTAL = 18 SPACES REQUIRED	
TOTAL PARKING PROVIDED:	33 SPACES	
	14 FULL SIZE SPACES	
	6 COMPACT CAR SPACES	
ACCESSIBLE PARKING REQUIRED (INCLUDING VAN ACCESSIBLE):	1 SPACE (INCLUDING 1 VAN ACCESSIBLE SPACE)	
	PROVIDED:	
	2 SPACES (INCLUDING 1 VAN ACCESSIBLE SPACE)	

REFERENCE:

SITE PLAN LOT 2.3 LAKERIDGE VILLAGE ADDITION GUION GREGG, III  
INVESTMENT 2576 LAKERIDGE PARKWAY AND CAMP WISDOM ROAD  
GRAND PRAIRIE, TEXAS DATE: 04/15/19 PREPARED BY: PISA ENGINEERING  
17819 DEVENPORT ROAD, SUITE 215 DALLAS, TX 75252

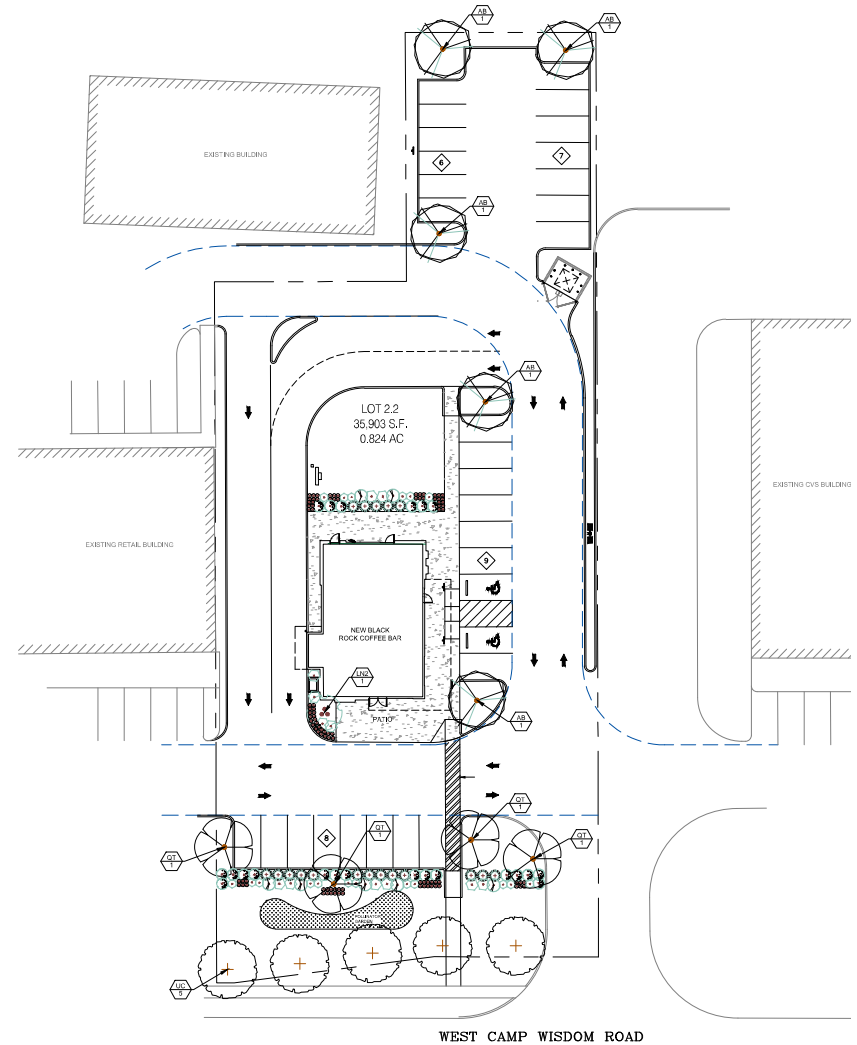
NO.	DATE	DESCRIPTION
1	08/17/2022	RECEIVED PARKING SPACES PER REVIEW COMMENTS

Project No.	28-22-10019
Drawn	BCD
Checked	AK
Date	07/21/2022

SITE PLAN

Drawing No. C2.0

Exhibit C - Landscape Plan  
Page 1 of 1



**GENERAL LANDSCAPE NOTES:**

ALL PLANT MATERIALS SHALL ARRIVE AT THE SITE WITH SOIL MOST.

UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATED, AND SHOULD BE VERIFIED ON THE CIVIL UTILITY PLAN AND IN THE FIELD. CONTRACTORS SHALL HAVE UNDERGROUND UTILITIES EXPOSED AND MARKED BEFORE BEGINNING INSTALLATION OF PLANT MATERIAL, AND SHALL REPAIR ANY AND ALL DAMAGE WHICH MAY OCCUR AS A RESULT OF LANDSCAPE INSTALLATION.

ALL PLANTS MUST BE CONTAINER GROWN OR BALLED AND BURL AP AS INDICATED ON PLANT LIST.

ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT AND/OR THE OWNER BEFORE, DURING AND AFTER INSTALLATION.

ALL TREES SHALL BE PLANTED PER THE TREE PLANTING DETAIL, THIS SHEET. ALL SHRUBS SHALL BE PLANTED PER THE SHRUB PLANTING DETAIL, THIS SHEET. ALL PAW TREES SHALL BE PLANTED PER THE PAW TREE PLANTING DETAIL, THIS SHEET.

THE LANDSCAPE ARCHITECT MUST APPROVE ANY ALTERATIONS OR REVISIONS TO THE LANDSCAPE PLAN.

THE CONTRACTOR SHALL PROTECT EXISTING FEATURES ON SITE.

ALL DISTURBED AREAS ON SITE DESIGNATED TO BE SEEDDED, SHALL BE COMPLETELY SOODED.

SEODED AREAS ARE TO BE WATERED ENOUGH TO MAINTAIN ADEQUATE SURFACE SOIL MOISTURE FOR PROPER SEED GERMINATION. WATERING SHALL CONTINUE FOR NOT LESS THAN 30 DAYS FOLLOWING SEEDING OR UNTIL A HEALTHY STAND OF GRASS, WITH 60% OR MORE COVERAGE, IS ACHIEVED. IMMEDIATELY AFTER SEEDING, FERTILIZER AND MULCH ON DAMAGED AREAS OF ANY AREA THAT FAILS TO ACHIEVE THE COVERAGE SPECIFIED ABOVE UNTIL A HEALTHY STAND OF GRASS, WITH 60% OR MORE COVERAGE, IS ACHIEVED.

ALL SOO AREAS SHALL BE GRADED SMOOTH TO ALLOW FOR COMPLETE CONTACT. CONTACT BE WITHIN SOO AND SOO. SOO SHALL BE WATERED REGULARLY, DEPENDING ON WEATHER AND SEASON, SO AS NOT TO ALLOW SOIL TO DRY OUT AND ALLOW FOR SOO TO BE ESTABLISHED. ANY SOODED AREAS THAT DO NOT ESTABLISH BEFORE ACCEPTANCE BY OWNER SHALL BE RE-SEODED AS PER ABOVE AT NOT COST TO OWNER.

**SOIL AMENDMENTS:**  
APPLY LIMB AND FERTILIZER ACCORDING TO SOIL TESTS, OR APPLY 1 LB PER 1,000 SQ. FT. GROUND AGRICULTURAL QUALITY LIMESTONE AND 1 LB PER 1,000 SQ. FT. 31-0-0 TYPE '9' TOP DRESSING FERTILIZER THOROUGHLY WATERED INTO THE SOIL.

THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES SHOWN ON THESE PLANS, BEFORE BEGINNING THE WORK.

THE LANDSCAPE CONTRACTOR SHALL FULLY MAINTAIN ALL PLANTING INCLUDING BUT NOT LIMITED TO WATERING, SPRINKLING, MULCHING, FERTILIZING (IF CAL) OF PLANTING AREAS AND LIVING FOR 90 DAYS AFTER SUBSTANTIAL COMPLETION.

THE LANDSCAPE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR ONE (1) YEAR BEGINNING AT THE DATE OF SUBSTANTIAL COMPLETION. THE LANDSCAPE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE THE END OF THE GUARANTEE PERIOD (AS PER DIRECTION OF THE OWNER).

ANY PLANT MATERIAL WHICH DIES, TURNS BROWN OR DEQUALIFIES (PRIOR TO TOTAL ACCEPTANCE OF WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.

STANDARDS SET FORTH IN AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60.1) REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR ALL NEW PLANT MATERIAL. ALL NEW PLANT MATERIAL SHALL BE PLANTED AND MAINTAINED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE AMERICAN NATIONAL STANDARDS INSTITUTE REQUIREMENTS FOR TREE, SHRUB, AND OTHER WOODY PLANT MAINTENANCE (ANSI A300 PART 1 THROUGH 6).

ALL TORSION APPLIED TO THE SITE SHALL BE LOAMY, FRAMBLE SOIL, CONTAINING A MINIMUM OF 4.5 PERCENT BY DRY WEIGHT ORGANIC MATTER. FREE FROM SUBSALINE, RESIDUE, ROOTS OR OTHER CLAY, STONES LARGER THAN 2.5 INCH IN DIAMETER, SEEDS, STICKS, BRUSH, LITTER, AND OTHER DELETERIOUS SUBSTANCES, SUITABLE FOR THE GERMINATION OF SEEDS AND THE SUPPORT OF VEGETATIVE GROWTH. THE PH VALUE SHALL BE BETWEEN 5.5 AND 6.5.

LANDSCAPE EDGING TO BE BOND A BOND' EDGE 2"X4" SECTIONS AND SHALL BE BROWN IN COLOR.

ALL AREAS DESIGNATED ON THIS PLAN TO RECEIVE SHRUBS AND PLANTINGS SHALL BE TOP DRESSED WITH CHOCOLATE BROWN MULCH, AT A MIN. 4" DEPTH ON DENSITY PROVIDED LANDSCAPE FABRIC. TOP MULCH SHALL BE EVEN WITH TOP OF CURBS, PAVING OR EDGING. SEE CIVIL PLANS FOR ELEVATIONS. SECURE FABRIC WITH PINS OR STAPLES (TYP.). PINS SHALL BE PLACED AT 9" O.C. AND JOINTS SHALL OVERLAP BY 12".

ALL DISTURBED AREAS SHALL RECEIVE 4" TORSION AND SOO.

**PLANT SCHEDULE**

TREES	CODE	QTY	COMMON / BOTANICAL NAME	CONT.	CAL.	SPR.
	QT	4	Texas Red Oak / <i>Quercus laevis</i>	8.8 B	3" Cal	8 min.
	AB	5	Caddo Maple / <i>Acer caddense</i>	8.8 B	3" Cal	
	UC	5	Cedar Elm / <i>Ulmus crassifolia</i>	8.8 B	3" Cal	
SHRUBS	CODE	QTY	COMMON / BOTANICAL NAME	CONT.		
	MO	22	Turk's Cap / <i>Muhlenbergia drummondii</i>	3 gal		
	AG	20	Rusty Blackberry / <i>Rubus glaucus</i>	3 gal		
	GL	8	Little John Weeping Bittersweet / <i>Celastrum verticillatum</i> 'Little John'	3 gal		
	CA	20	American Beautyberry / <i>Kalmia americana</i>	3 gal		
	LN2	1	Natchez Crepe Myrtle / <i>Lagerstroemia indica</i> 'x natchez'	15 gal		
	LL	12	Chihuahuan Sage / <i>Leucostemum nevadense</i>	5 gal		
	LU	95	Texas Lantana / <i>Lantana urticoides</i>	1 gal		
SCREENER	CODE	QTY	COMMON / BOTANICAL NAME	CONT.		
	CL	40	Conecino / <i>Conecino benedictus</i>	1 gal		
	ES	25	Purple Coneflower / <i>Echinacea sp.</i>	1 gal		
	SF	40	Meady Blue Sage / <i>Salvia farinacea</i>	1 gal		
	AC	25	Wild Red Columbine / <i>Apulegia canadensis</i>	1 gal		
	CI	25	Winecup / <i>Gallium involucratum</i>	1 gal		

\*0.5 IN DIAMETER GARDEN PREFERENGE S ARE TO BE PLANTED IN GROUPS OF 5-7 EVENLY DISTRIBUTED WITHIN THE SQUARES OF THE AREA SHOWN ON THE PLAN.

**LANDSCAPE REQUIREMENTS**

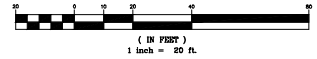
REQUIREMENT	CODE	REQUIRED	PROVIDED
10% OF TOTAL SITE AREA TO BE LANDSCAPED	35,903 TOTAL SF X 10% =	3,590 SF REQUIRED	8,524 SF PROVIDED
1 TREE/ 5 PARKING SPACES	39/ 5 = 6	6 TREES	6 TREES
1 TREE/ 500 SF REQUIRED LANDSCAPE AREA	3,590/500 = 7.18	8 TREES	8 TREES
36" MIN. HEIGHT SOLID SCREEN	-	-	SHRUB SCREEN

TREE CALIPER MEASUREMENTS ARE TO BE MEASURED AT A PLANTED HEIGHT OF 4.5 FEET. SHRUB HEIGHT MEASUREMENTS ARE TO BE AS MEASURED FROM TOP OF ROOTBALL (TYP.).

**REFERENCE:**

SITE PLAN LOT 2.3 LAKERIDGE VILLAGE ADDITION GILSON GREGG III INVESTMENT 2576 LAKERIDGE PARKWAY AND CAMP WISDOM ROAD GRAND PRairie, TEXAS DATE: 04/15/16 PREPARED BY: PSA ENGINEERING 17819 DEVENPORT ROAD, SUITE 215 DALLAS, TX 75262

**GRAPHIC SCALE**



**HARRISON FRENCH**  
1705 S. Walton Blvd., Suite 3  
Rosenberg, Arkansas 72712  
e: 479.273.7780  
f: 800.524.9845  
www.hfa-arc.com

NO.	REVISIONS PER CITY REVIEW COMMENTS	DATE
1	REVISIONS PER CITY REVIEW COMMENTS	01/22/2022
2	REVISIONS PER UPDATED SITE PLAN	08/01/2022

**black rock COFFEE BAR**  
BLACK ROCK COFFEE  
2879 WEST CAMP WISDOM ROAD  
GRAND PRairie, TX 75962

Project No.	28-22-10019
Drawn	RCB
Checked	PKC
Date	06/09/22
Drawn by	

**LANDSCAPE PLAN**  
Drawing No. **L 1.0**

**811**  
Know what's below.  
Call before you dig.

Exhibit D - Elevations  
Page 1 of 3

**SIDE ELEVATION**

MATERIAL	LINEAR FT.(L.F.)	%	AREA (S.F.)	%
LIMESTONE			339 S.F.	29%
BRICK			-	-
CEMENTIOUS WOOD			203 S.F.	18%
FIBER CEMENT			352 S.F.	30%
GLAZING	30'-2" L.FT.	56%	236 S.F.	20%
CANOPY LENGTH	40'-8" L.FT.	76%	29 S.F.	3%
<b>TOTALS</b>	<b>53'-10" L.FT.</b>		<b>1,159 S.F.</b>	<b>100%</b>

**REAR ELEVATION**

MATERIAL	LINEAR FT.(L.F.)	%	AREA (S.F.)	%
LIMESTONE			256 S.F.	32%
BRICK			126 S.F.	16%
CEMENTIOUS WOOD			-	-
FIBER CEMENT			251 S.F.	31%
GLAZING	19'-10" L.FT.	55%	136 S.F.	17%
CANOPY LENGTH	12'-0" L.FT.	33%	9 S.F.	1%
METAL DOOR			24 S.F.	3%
<b>TOTALS</b>	<b>36'-2" L.FT.</b>		<b>802 S.F.</b>	<b>100%</b>

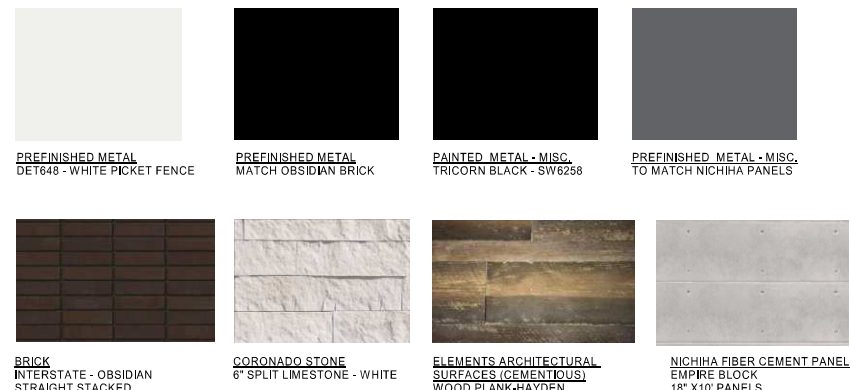
**DRIVE THRU ELEVATION**

MATERIAL	LINEAR FT.(L.F.)	%	AREA (S.F.)	%
LIMESTONE			200 S.F.	18%
BRICK			257 S.F.	23%
CEMENTIOUS WOOD			195 S.F.	17%
FIBER CEMENT			266 S.F.	24%
GLAZING	28'-0" L.FT.	52%	186 S.F.	17%
CANOPY LENGTH	14'-5" L.FT.	27%	11 S.F.	1%
<b>TOTALS</b>	<b>54'-4" L.FT.</b>		<b>1,132 S.F.</b>	<b>100%</b>

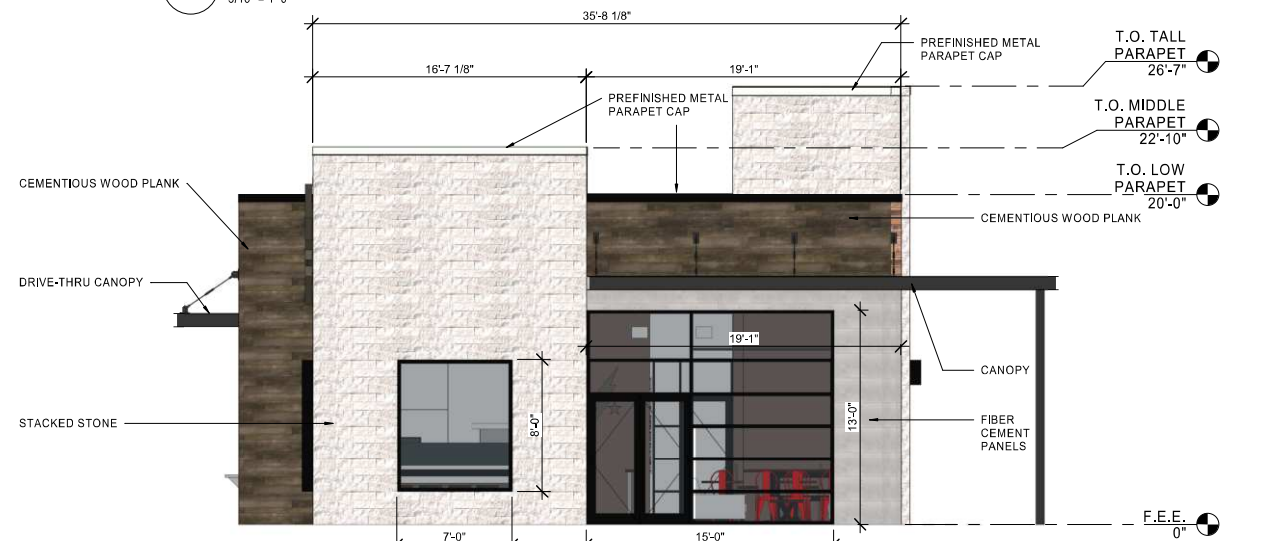
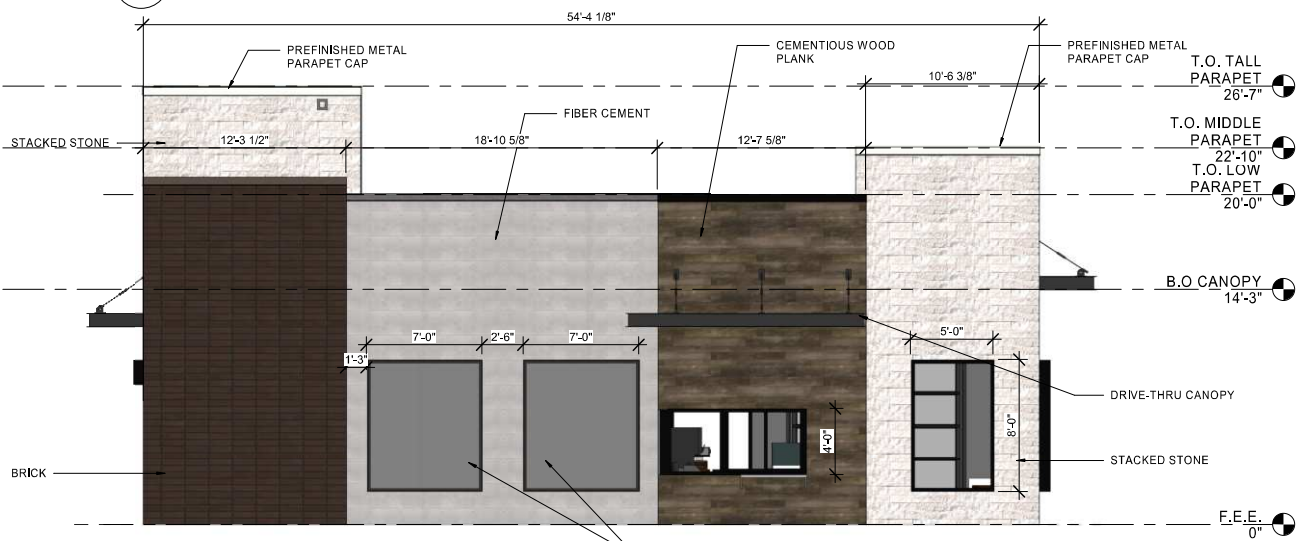
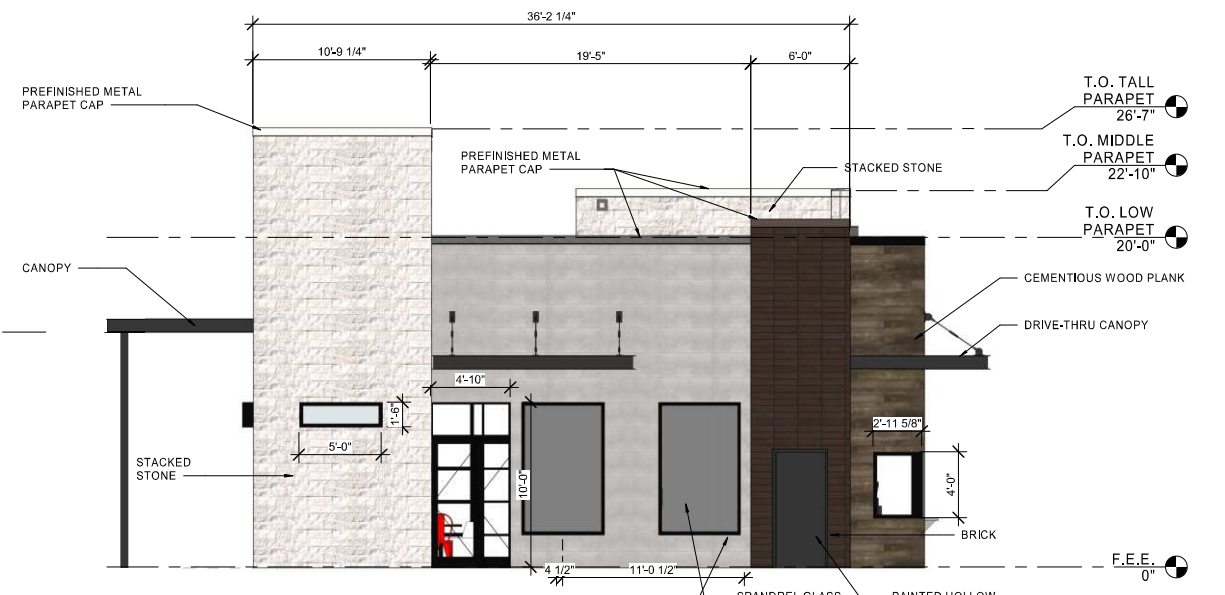
**FRONT ELEVATION**

MATERIAL	LINEAR FT.(L.F.)	%	AREA (S.F.)	%
LIMESTONE			323 S.F.	43%
BRICK			-	-
CEMENTIOUS WOOD			95 S.F.	13%
FIBER CEMENT			77 S.F.	10%
GLAZING	22'-0" L.FT.	62%	251 S.F.	33%
CANOPY LENGTH	19'-" L.FT.	53%	14 S.F.	2%
<b>TOTALS</b>	<b>35'-8" L.FT.</b>		<b>760 S.F.</b>	<b>100%</b>

**MENU ITEMS:**  
MATERIAL MIX  
COLOR CONTRAST  
ARTICULATED PUBLIC ENTRANCE- RECESSED FACADE, RAISED CANOPY, DOUBLE DOORS, TRANSOM  
ENHANCED WINDOWS  
ARTICULATION ELEMENTS  
CANOPY VARIATION  
CORNER TREATMENT-TOWER ELEMENT, ENHANCED WINDOWS, ACCENT MATERIAL



5 EXTERIOR FINISHES  
3/4" = 1'-0"



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**BLACK ROCK**  
COFFEE BAR  
2570 WEST CAMP WISDOM RD  
GRAND PRAIRIE, TX 75052  
JOB NUMBER: 28-22-10019

ISSUE BLOCK

NO.	DESCRIPTION	DATE

CHECKED BY: Checker  
DRAWN BY: Author  
DOCUMENT DATE: Issue Date

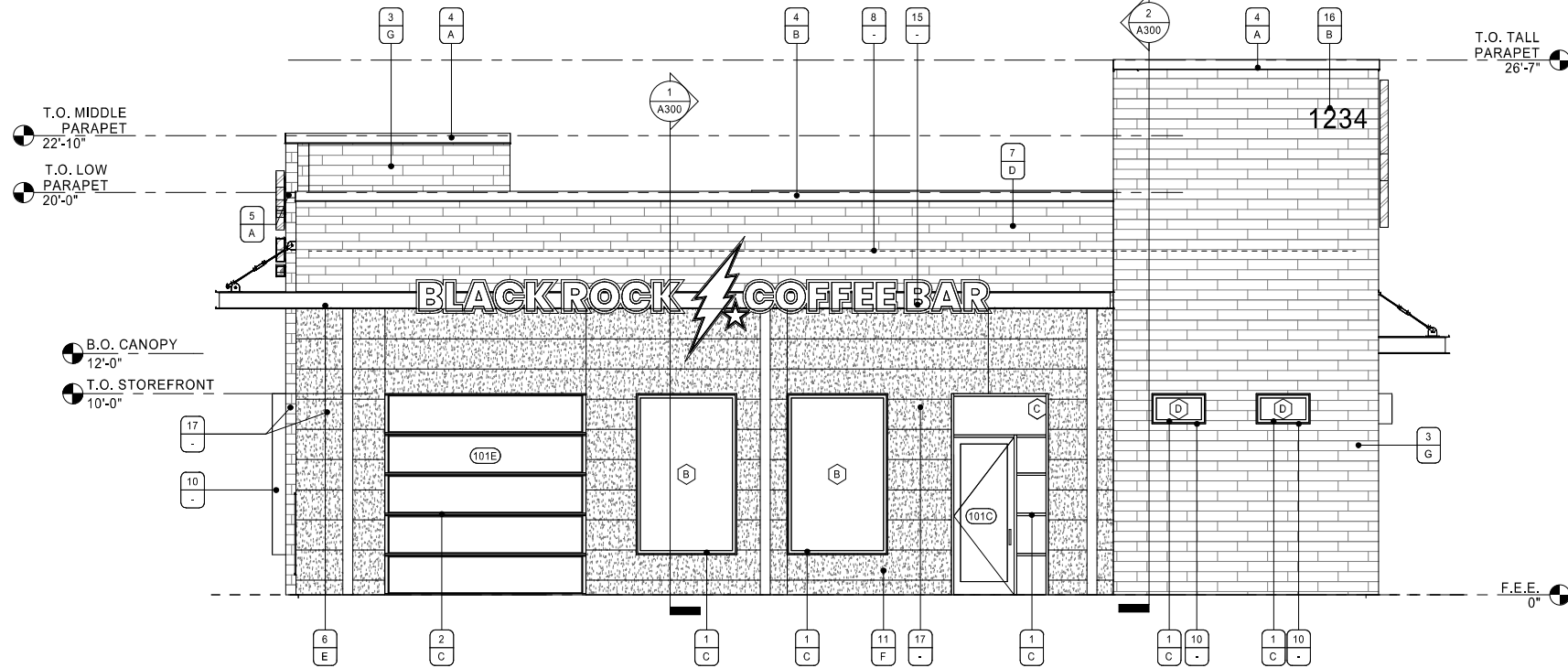
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COLOR ELEVATIONS

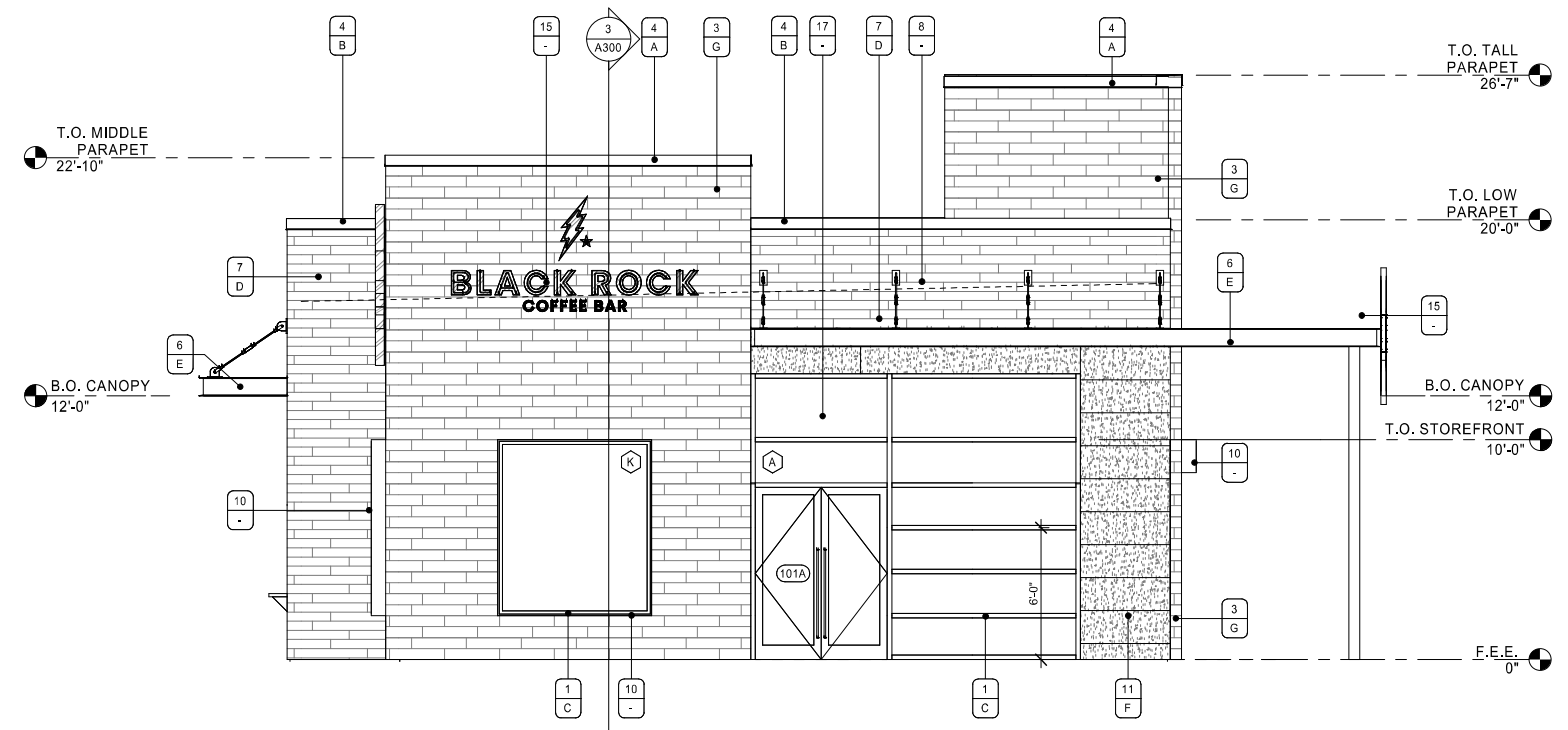
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Exhibit D - Elevations  
Page 2 of 3



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



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

MATERIAL/COLOR SCHEDULE

MATERIAL	#	FINISH	X
1. ALUMINUM STOREFRONT W/ 1" INSULATED GLAZING - SEE GLAZING SCHEDULE			
2. SECTIONAL OVERHEAD DOOR W/ 1" INSULATED GLAZING			
3. BRICK FINISH			
4. PREFINISHED METAL PARAPET CAP FLASHING			
5. PRIMARY AND OVERFLOW ROOF DRAIN OUTLETS, USE SMITH 1770 DOWNSPOUT NOZZLE OR EQUIVALENT			
6. STEEL STRUCTURE/CANOPY			
7. WOOD STONE VENEER ON MORTAR BED WITH 3.4 GALV METAL LATHE OVER (2) LAYERS TYVEK APPLIED TO WOOD SHEATHING			
8. DASHED LINE OF ROOF BEYOND			
9. DASHED LINE OF MECHANICAL UNIT BEYOND			
10. 1/4" FLAT PLATE STEEL AT HEAD/JAMB/SILL			
11. FIBER CEMENT BOARD INSTALLED PER MANUFACTURES SPECIFICATION			
12. SERVICE ENTRANCE SECTION - SEE ELECTRICAL			
13. AUTOMATIC SELF-CLOSING DRIVE THRU WINDOW			
14. HOLLOW METAL DOOR AND FRAME			
15. FUTURE SIGNAGE - UNDER SEPARATE PERMIT			
16. BUILDING ADDRESS SIGNAGE - SEE DETAIL 7/A-600			
17. WALL MOUNTED EXTERIOR LIGHT FIXTURE - SEE ELECTRICAL			
18. BRAKE METAL TRIM - SEE DETAIL 12/A401			

COLORS	
BY DUNN EDWARDS (OR EQUAL):	BY ELEMENTS:
A. SW 7070 SITE WHITE	D. ELEMENTS, WOOD PLANK - HAYDEN
B. SW 6258 TRICORN BLACK	
	BY CORONADO STONE:
STOREFRONT SYSTEM:	G. 6" SPLIT LIMESTONE - WHITE DRYSTACKED
C. BLACK ANODIZED	
	STEEL FINISH:
FIBER CEMENT BOARD	E. SW 6258 TRICORN BLACK
F. NICHHA- EMPIRE BLOCK	
18" X 10" PANELS	H. INTERSTATE BRICK
1. PREFINISHED BROWN METAL TRIM TO MATCH EMPIRE BLOCK	H. THIN BRICK 4" EMPEROR SIZE - OBSIDIAN STACKED PATTERN MORTAR - CUSTOM MEDIUM BLACK PREFINISHED BROWN METAL TRIM TO MATCH BRICK

ELEVATION GENERAL NOTES

- GENERAL CONTRACTOR TO PROVIDE AND INSTALL SEALANT AS NEEDED AT ALL MATERIAL/SURFACE/FINISH JOINTS TO CREATE WEATHER TIGHT SEAL, EXTERIOR CAULK COLOR TO MATCH ADJACENT MATERIAL COLOR.
- PROVIDE CONTINUOUS SEALANT AROUND ALL PENETRATIONS, ELECTRICAL LIGHTING, AND OTHER SURFACE MOUNTED COMPONENTS.

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**BLACK ROCK COFFEE BAR**  
2570 WEST CAMP WISDOM RD  
GRAND PRAIRIE, TX 75052  
JOB NUMBER: 28-22-10019

ISSUE BLOCK

NO.	DATE	DESCRIPTION

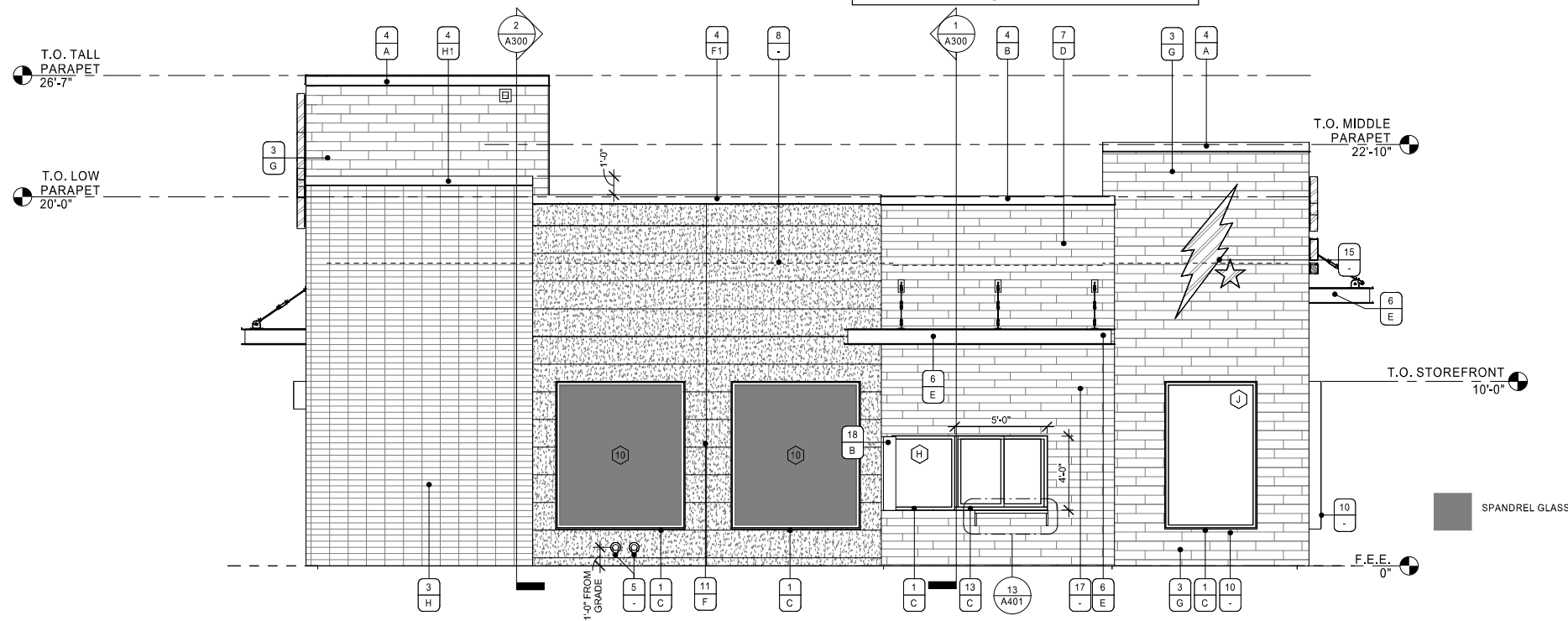
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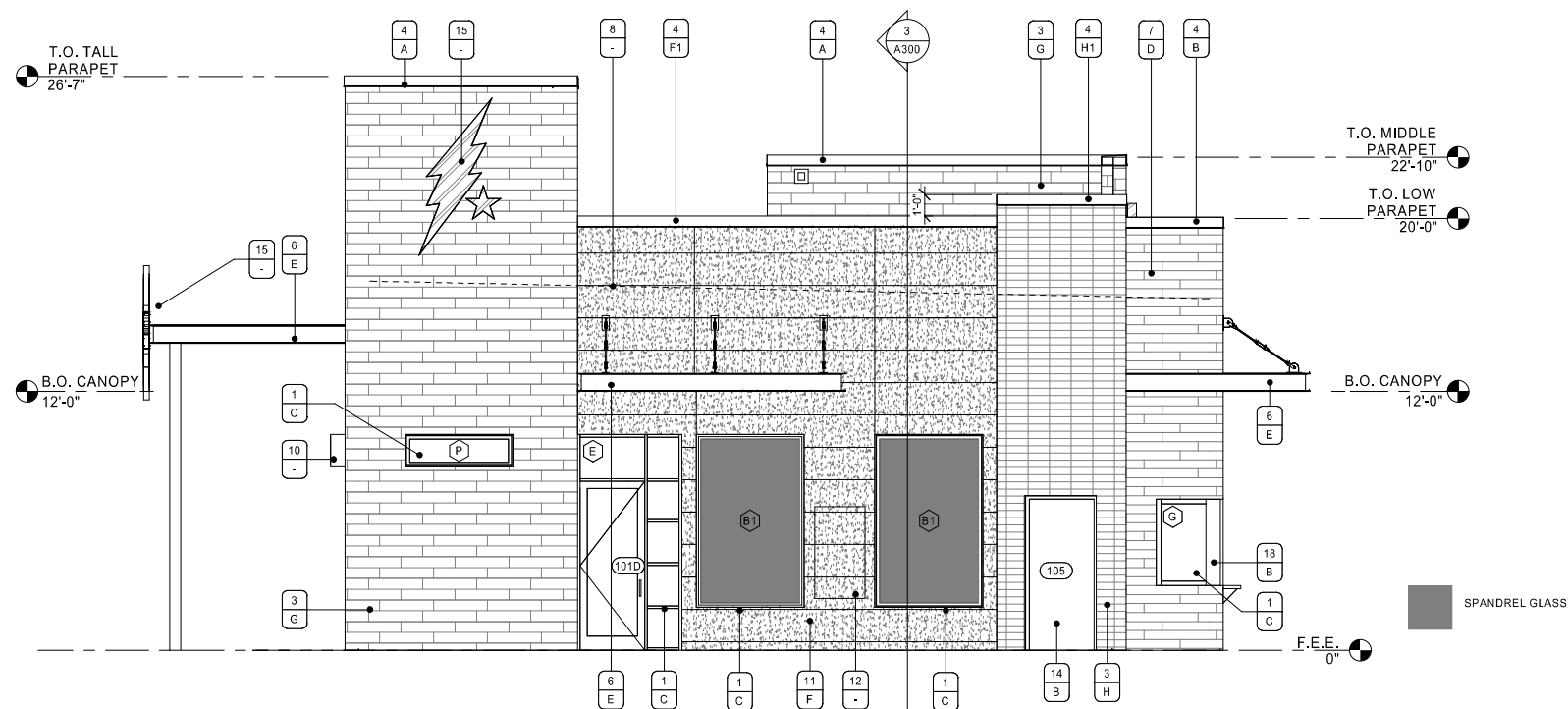
EXTERIOR ELEVATIONS

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### Exhibit D - Elevations Page 3 of 3



**2 DRIVE-THRU ELEVATION**  
1/4" = 1'-0"



**1 REAR ELEVATION**  
1/4" = 1'-0"

### MATERIAL/COLOR SCHEDULE

MATERIAL	#	FINISH	X
1. ALUMINUM STOREFRONT W/ 1" INSULATED GLAZING - SEE GLAZING SCHEDULE			
2. SECTIONAL OVERHEAD DOOR W/ 1" INSULATED GLAZING			
3. BRICK FINISH			
4. PREFINISHED METAL PARAPET CAP FLASHING			
5. PRIMARY AND OVERFLOW ROOF DRAIN OUTLETS, USE SMITH 1770 DOWNSPOUT NOZZLE OR EQUIVALENT			
6. STEEL STRUCTURE/CANOPY			
7. WOOD STONE VENEER ON MORTAR BED WITH 3.4 GALV METAL LATHE OVER (2) LAYERS TYVEK APPLIED TO WOOD SHEATHING			
8. DASHED LINE OF ROOF BEYOND			
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10. 1/4" FLAT PLATE STEEL AT HEAD/JAMB/SILL			
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12. SERVICE ENTRANCE SECTION - SEE ELECTRICAL			
13. AUTOMATIC SELF-CLOSING DRIVE THRU WINDOW			
14. HOLLOW METAL DOOR AND FRAME			
15. FUTURE SIGNAGE - UNDER SEPARATE PERMIT			
16. BUILDING ADDRESS SIGNAGE - SEE DETAIL 7/A-600			
17. WALL MOUNTED EXTERIOR LIGHT FIXTURE - SEE ELECTRICAL			
18. BRASS METAL TRIM - SEE DETAIL 12/A401			

COLORS	
BY DUNN EDWARDS (OR EQUAL):	BY ELEMENTS:
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B. SW 6258 TRICORN BLACK	
STOREFRONT SYSTEM:	BY CORONADO STONE:
C. BLACK ANODIZED	G. 6" SPLIT LIMESTONE - WHITE DRystackED
FIBER CEMENT BOARD	STEEL FINISH:
F. NICHHA- EMPIRE BLOCK	E. SW 6258 TRICORN BLACK
1. 18" X10" PANELS	H. INTERSTATE BRICK
PREFINISHED BROWN METAL TRIM TO MATCH EMPIRE BLOCK	I. THIN BRICK 4" EMPEROR SIZE - OBSIDIAN STACKED PATTERN
	J. MORTAR - CUSTOM MEDIUM BLACK
	K. PREFINISHED BROWN METAL TRIM TO MATCH BRICK

### ELEVATION GENERAL NOTES

- GENERAL CONTRACTOR TO PROVIDE AND INSTALL SEALANT AS NEEDED AT ALL MATERIAL/SURFACE/FINISH JOINTS TO CREATE WEATHER TIGHT SEAL. EXTERIOR CAULK COLOR TO MATCH ADJACENT MATERIAL COLOR.
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ISSUE BLOCK

NO.	DATE	DESCRIPTION

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EXTERIOR  
ELEVATIONS

**Appendix F Menu Items Checklist**

The Appendix F Menu Items Checklist intended to help developers organize their Development Request submittal and communicate Menu Items choices to Staff. This checklist is not intended to be used without first reading Appendix F. Developers must select a total of 12 Menu Items. Unless otherwise indicated, each Menu Item counts as 1 Menu Item.

**Instructions:** Complete checklist by indicating which Menu Items you select. After completing the checklist fill out the Menu Item Summary Table.

Usable Open Space & Pedestrian Linkages		
✓ If Selected	Menu Item	Description
<input type="checkbox"/>	Enhanced Usable Open Space	Usable Open Space that exceeds the minimum requirements with at least four Tier 1 amenities and three or more Tier 2 amenities. <ul style="list-style-type: none"> <li>• Tier 1 Amenities: two types of seating, active water feature, furnished play area, dog park, sculpture, artwork, furnished outdoor game area, or comparable amenity proposed by the developer.</li> <li>• Seasonal plantings in decorative planters, textured paving, living wall, mural, decorative lighting, USB charging station, electrical hook-up to allow programming, or a comparable amenity proposed by the developer.</li> </ul> → Circle or highlight the proposed amenities.
<input type="checkbox"/>	Above-and-Beyond Usable Open Space (2)	Developers who are able to demonstrate to the Planning and Zoning Commission and City Council that the proposed Usable Open Space goes above-and-beyond the Enhanced Usable Open Space may count the space as two Menu Items. <ul style="list-style-type: none"> <li>* Include project narrative or exhibit that lists the proposed amenities and describes why the space should be considered above-and-beyond Usable Open Space.</li> </ul>
<input type="checkbox"/>	Public Art Piece	Dedicate at least 1% of the total project cost to one major public art piece to be centrally located.
<input type="checkbox"/>	Public Art Series	Dedicate at least 1% of the total project cost to multiple public art pieces to be located throughout the development.

2

Site Design & Building Orientation (Select at Least Two Menu Items)		
✓ If Selected	Menu Item	Description
<input checked="" type="checkbox"/>	75% Parking Behind Buildings	Buildings shall be placed towards the street with 75% of off-street parking located to the side or rear of buildings.
<input type="checkbox"/>	100% Parking Behind Buildings (1.5)	Buildings shall be placed towards the street with 100% of off-street parking located to the side or rear of buildings.
<input checked="" type="checkbox"/>	Add Parking Lot Trees	Provide one parking lot tree per five spaces. Parking lot trees should be capable of achieving 30% canopy coverage over the parking area within 10 years of planting.
<input type="checkbox"/>	Rain Gardens	Provide bioretention areas, or rain gardens, between every other row of parking.
<input type="checkbox"/>	Permeable Surface	Use permeable concrete and pavers on 15% of the surface parking lot.
<input type="checkbox"/>	Strategic Parking	Submit one of the following Strategic Parking Plans: <ul style="list-style-type: none"> <li>• Parking Reclamation Plan – Create a parking reclamation plan that includes specific strategies to reclaim surplus parking spaces to expand structures and usable open spaces or create new ones. Developers should anticipate changes in parking demand and design their site to create opportunities for adaptable reuse.</li> <li>• Parking Flex Plan – Create a parking flex plan that shows how parking spaces can be temporarily used for something other than parking, such as festivals, outdoor dining, community gatherings, and other events. The plan should identify the parking spaces and describe how they will be used.</li> </ul>

		<ul style="list-style-type: none"> <li>Phased Parking Plan – Create a phased parking plan and construct parking spaces in phases as demand requires. Areas intended for future parking phases would remain as green spaces until converted to parking spaces. If, after five years, future parking spaces have not been constructed, they shall become permanent green space.</li> </ul> <p>→ Circle or highlight selected parking plan.</p>
<input type="checkbox"/>	Ceremonial Drive	Developments over 20 acres or developments that include multiple lots/buildings shall provide a grand promenade or ceremonial drive with trees planted every 30 feet.
<input type="checkbox"/>	Gateway	Developments over 20 acres or developments that include multiple lots/buildings shall use site layout and building placement to create a gateway, frame usable open space, or create a view corridor with appropriate terminus.
<input type="checkbox"/>	Park Once Environment (1.5)	<p>Developments over 10 acres or developments that include multiple lots/buildings shall use site layout and building placement to create a park once environment.</p> <ul style="list-style-type: none"> <li>Shared parking agreements between different lots/occupants must be in place.</li> </ul>

7 **Building Design (Select at Least Six Menu Items)**

✓ If Selected	Menu Item	Description
<input checked="" type="checkbox"/>	Materials Mix	A single material, color, or texture shall not exceed 60% of a single facade.
<input type="checkbox"/>	Stone Accent	All four facades shall include a stone accent in a contrasting color and texture from the primary building material. The combined area of the stone accent shall be at least 25% of the vertical surface area of all facades.
<input checked="" type="checkbox"/>	Color Contrast	Each facade shall include at least two contrasting colors.
<input type="checkbox"/>	Specialty Accent	Color and/or material shall be used to highlight entrances of multi-tenant buildings. Specialty accents should reflect the personality or character of the occupant.
<input checked="" type="checkbox"/>	Corner Treatment	<p>Developers shall use at least three architectural elements to emphasize corners of the buildings: corner entrance, accent material, projecting cornice, tower element, enhanced windows, cupolas, gables, dormers, balconies, articulation, or a comparable element chosen by the developer. Corner treatments must be one of the Menu Items for buildings at key intersections.</p> <p>→ Circle or highlight the proposed architectural elements.</p>
<input checked="" type="checkbox"/>	Articulated Public Entrance	<p>The primary building entrance shall be visibly prominent from a public street. At least three of the following shall be used: recessed facade, projecting facade, raised canopy, taller door dimensions, double doors, lighting fixtures on either side of the entry, steps or stoops, changes in materials, arches, columns, eave treatment, transom windows, or a comparable element chosen by the developer.</p> <p>→ Circle or highlight the proposed elements.</p>
<input type="checkbox"/>	Buildings at Key Intersections	<p>Developers should highlight key intersections by using additional design elements to create gateways or landmarks. Buildings at key intersections shall include at least three of the following features: corner plaza with plantings and seating, corner tower form, cupolas, large window openings, sloped or pitched roof form, richer colors, seasonal plantings, or a comparable element chosen by the developer.</p> <p>→ Circle or highlight the proposed features.</p>
<input type="checkbox"/>	Roof Profile Variation	Developers shall use parapets or another technique to create a distinctive roof profile.
<input checked="" type="checkbox"/>	Articulation Elements	Each facade shall include at least three of the following items every 60 feet: change in roofline, facade modulation, window



		fenestration patterns, vertical columns, and change in material texture. → Circle or highlight the proposed items.
<input checked="" type="checkbox"/>	Enhanced Windows	All facades with windows shall include at least two types of windows that differ in the style, size, shape, or placement.
<input checked="" type="checkbox"/>	Canopy Variation	Facades shall include multiple types of canopies. Changes in shape, color, or material should be used to highlight an architectural feature or particular user while complementing the established design theme.  * It is likely that individual tenants will determine the final design of the canopy. If tenants are unknown at this time, submit an exhibit that illustrates variations in shape, color, and material within the intended design theme.
<input type="checkbox"/>	Design Elements	Facades shall include at least three other design elements: trellises, towers, overhang eaves, banding, pilasters, projecting cornices, columns, string courses, rustication, lintels, or a comparable element proposed by the developer. → Circle or highlight the proposed design elements.

3

**Healthy, Smart, and Sustainable Community (Select at Least Two Menu Items)**

<input checked="" type="checkbox"/> If Selected	Menu Item	Description
<input type="checkbox"/>	Mature Trees	Provide mature trees for 30% of required trees. The locations of the mature trees should be focused in usable open spaces and along pedestrian paths.
<input type="checkbox"/>	Connect to Parks and/or Trails	Provide a connection to existing or proposed parks and/or trails. The connection should function as a continuation, not just a point of access. The connection shall include appropriate amenities such as bike racks, pet waste disposal stations, water fountains, misting stations, or a comparable amenity proposed by the developer. → Circle or highlight the proposed amenities.
<input type="checkbox"/>	Community Garden	Provide a community garden and participate in the City's community gardens partnership program.
<input type="checkbox"/>	Parking Reclamation Plan	Create a parking reclamation plan that includes specific strategies to reclaim surplus parking spaces to expand structures and usable open spaces or create new ones. Developers should anticipate changes in parking demand and design their site to create opportunities for adaptable reuse.
<input checked="" type="checkbox"/>	Parking Flex Plan <i>*The additional parking on the northern portion of the site could be utilized for temporary food truck parking, bicyclist meeting space, and/or community events.</i>	Create a parking flex plan that shows how parking spaces can be temporarily used for something other than parking, such as festivals, outdoor dining, community gatherings, and other events. The plan should identify the parking spaces and describe how they will be used.
<input type="checkbox"/>	Phased Parking Plan	Create a phased parking plan and construct parking spaces in phases as demand requires. Areas intended for future parking phases would remain as green space until converted to parking spaces. If, after five years, future parking phases have not been constructed, they shall become permanent green space.
<input type="checkbox"/>	Green Infrastructure	Provide and maintain green infrastructure such as bioretention areas (rain gardens), planter boxes, or vegetated buffer strips consistent with NCTCOG's integrated Stormwater Management (iSWM) Program.
<input type="checkbox"/>	Solar Energy	Use solar energy to satisfy 25% or more of on-site energy demand.
<input type="checkbox"/>	Preserve Open Space	Reserve existing natural areas comprising at least 5% of the overall project size. Such areas should incorporate quality non-invasive tree stands, habitat or riparian areas. Such areas should not include existing floodplain or other areas already protected or inherently unsuitable for development.

<input checked="" type="checkbox"/>	70% Native Plants	Use native and drought tolerant species for at least 70% of planting materials.
<input checked="" type="checkbox"/>	Wi-Fi (.5)	Provide Free Wi-Fi in common areas.
<input checked="" type="checkbox"/>	USB Charging Stations (.5)	Provide USB charging stations in usable open spaces.
<input type="checkbox"/>	Smart Parking (.5)	Provide web-connected sensors in pavement that help people find and/or reserve a parking space.
<input type="checkbox"/>	Ride-Sharing Drop-Off (.5)	Provide designated spaces for ride-sharing pick-ups and drop-offs.
<input type="checkbox"/>	Permeable Paving (.5)	Use permeable pavement on 15% of the parking lot.
<input type="checkbox"/>	Green Roofs (.5)	Provide a green roof that is at least 50% of total roof area.
<input type="checkbox"/>	Living Wall (.5)	Provide a living wall that is at least 60% of the area of the facade on which it is constructed.
<input type="checkbox"/>	Recycling Program (.5)	Institute a mandatory recycling program for occupants. Provide recycling bins in addition to trash bins in common areas.
<input type="checkbox"/>	30% Native Plants (.5)	Use native and drought tolerant species for at least 30% of planting materials.
<input type="checkbox"/>	Pollinator Friendly Flowers (.5)	Use native plants that attract bees, butterflies, moths, and hummingbirds for at least 20% of required landscape materials.

1

**Alternative Compliance**

The Menu Items listed do not represent an exhaustive list. Developers may propose a comparable item not listed. If developers are able to prove that the proposed item meets the intent of Appendix F, Staff may recommend that the proposed item be counted as a Menu Item. Indicate the proposed item, identify which of the four elements the proposed item will count towards, and provide a brief description.

<input checked="" type="checkbox"/> If Selected	Proposed Item/Element	Description
<input checked="" type="checkbox"/>	Bicycle Parking	With the sites proximity to the Lake Ridge Parkway trail our site will feature a bicycle rack for rider utilization.
<input type="checkbox"/>		
<input type="checkbox"/>		
<input type="checkbox"/>		

**Menu Item Summary Table**

Element	# of Menu Items
Usable Open Space & Pedestrian Walkways	
Site Design & Building Orientation	2
Building Design	7
Healthy, Smart, Sustainable Community	3
Alternative Compliance	1
<b>Total Menu Items:</b>	<b>13</b>



**CITY OF GRAND PRAIRIE  
COMMUNICATION**

**MEETING DATE:** 09/06/2022

**REQUESTER:** Monica Espinoza, Administrative Supervisor

**PRESENTER:** Savannah Ware, AICP, Chief City Planner

**TITLE:** VCC-22-06-0005 – Unified Signage Plan – Mira Lagos Crossing Entry Signs (City Council District 6). Unified Signage Plan for two residential subdivision entryway signs exceeding the maximum allowable height for entryway signs. Lot 1X, Block 1, Mira Lagos Crossing, City of Grand Prairie, Tarrant County, Texas, zoned Planned Development-384 (PD-384), and addressed as 2535 Hanger Lowe Rd and 7050 Coastal Blvd (On August 8, 2022, the Planning and Zoning Commission recommended approval by a vote of 8-0)

**APPLICANT:** Kelle Bird, Alluvium Development, Inc.

**RECOMMENDED ACTION:** Approve

**SUMMARY:**

Unified Signage Plan for two residential subdivision entryway signs exceeding the maximum height permitted for each monument sign. Lot 1X, Block 1, Mira Lagos Crossing, City of Grand Prairie, Tarrant County, Texas, zoned PD-384, and addressed as 2535 Hanger Lowe Rd and 7050 Coastal Blvd.

**PURPOSE OF REQUEST:**

The applicant is proposing two entryway signs that require a variance to the sign requirements in the Unified Development Code (UDC). Variances to signage requirements are reviewed and considered by a Unified Signage Plan when the request involves more than one sign. The applicant is proposing two entryway signs.

**ADJACENT LAND USES:**

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

**Table 1. Zoning and Land Use**

Direction	Zoning	Existing Use
North	PD-401	Single Family Residential
East	PD-384	Undeveloped
South	PD-298B	Single Family Residential

**ZONING REQUIREMENTS:**

The following table summarizes the entryway sign requirements in the UDC. The proposed signage plan requires a variance to the maximum height.

**Table 2. Summary of Entryway Sign Requirements**

Standard	UDC	Primary	Secondary	Compliance
Max. Area (Sq. Ft.)	50	28	24	Yes
Max. Height (Ft.)	8	9.75 ft	11.5 ft.	Variance
Number of Signs	2	1	1	Yes

**HISTORY:**

- November 20, 2018: The City Council approved a Zoning Change/Concept Plan for a mixed-use development including single-family detached, single-family townhouse, and multi-family uses on the property (Case Number Z181101/CP181101).
- October 26, 2020: The Planning and Zoning Commission approved a Final Plat for a residential subdivision consisting of 98 single-family detached lots and 12 open space lots (Case Number P200104).

**VARIANCES:**

The applicant is requesting the following variance:

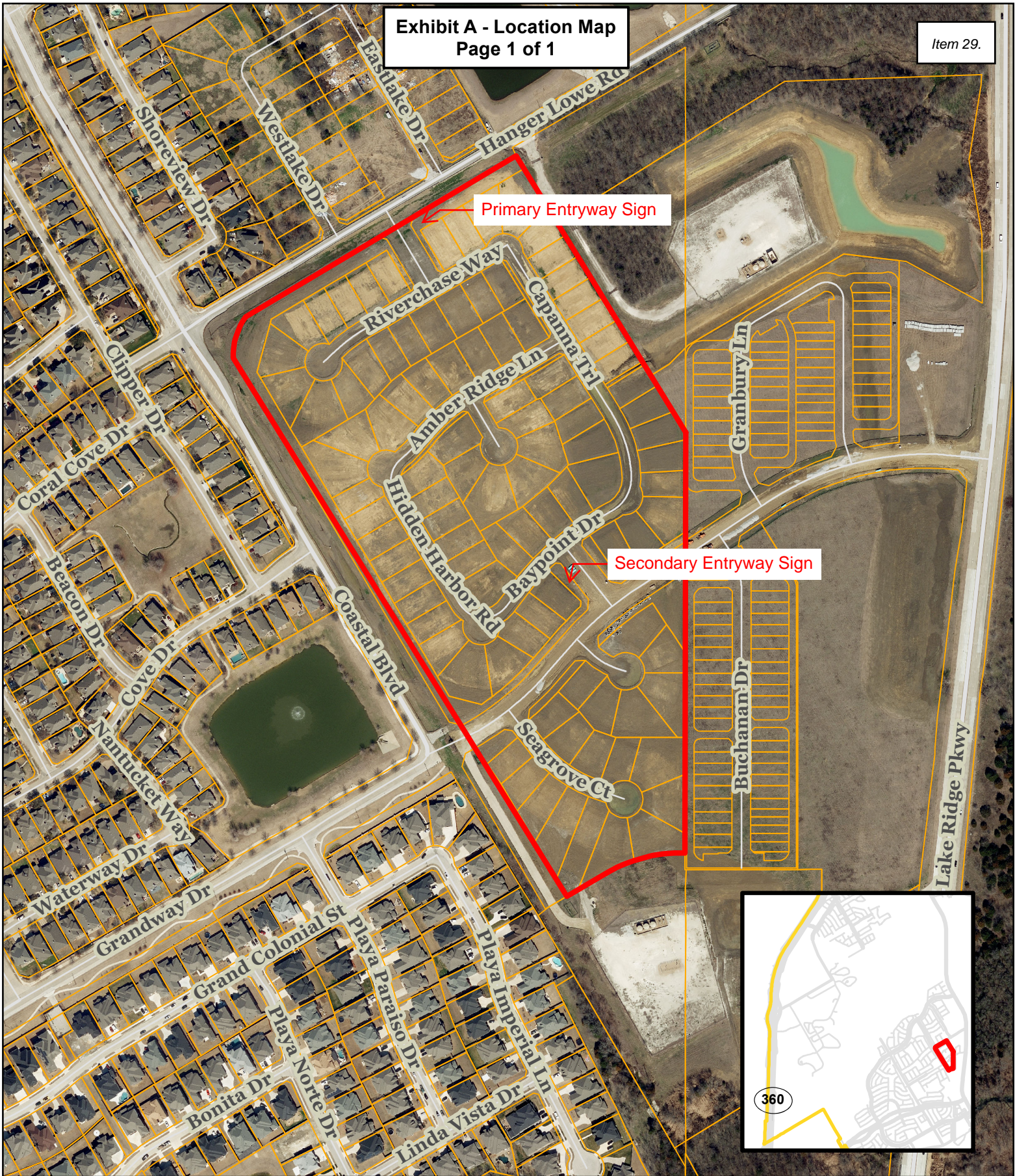
1. Maximum Height – Variance to the maximum height for entryway signs.

**ANALYSIS:**

The current sign ordinance places height limits for residential entryway signage, whereas the previous ordinance did not. The proposed entryway signs conform to the design, theme, and style of existing entryway signs in the area.

**RECOMMENDATION:**

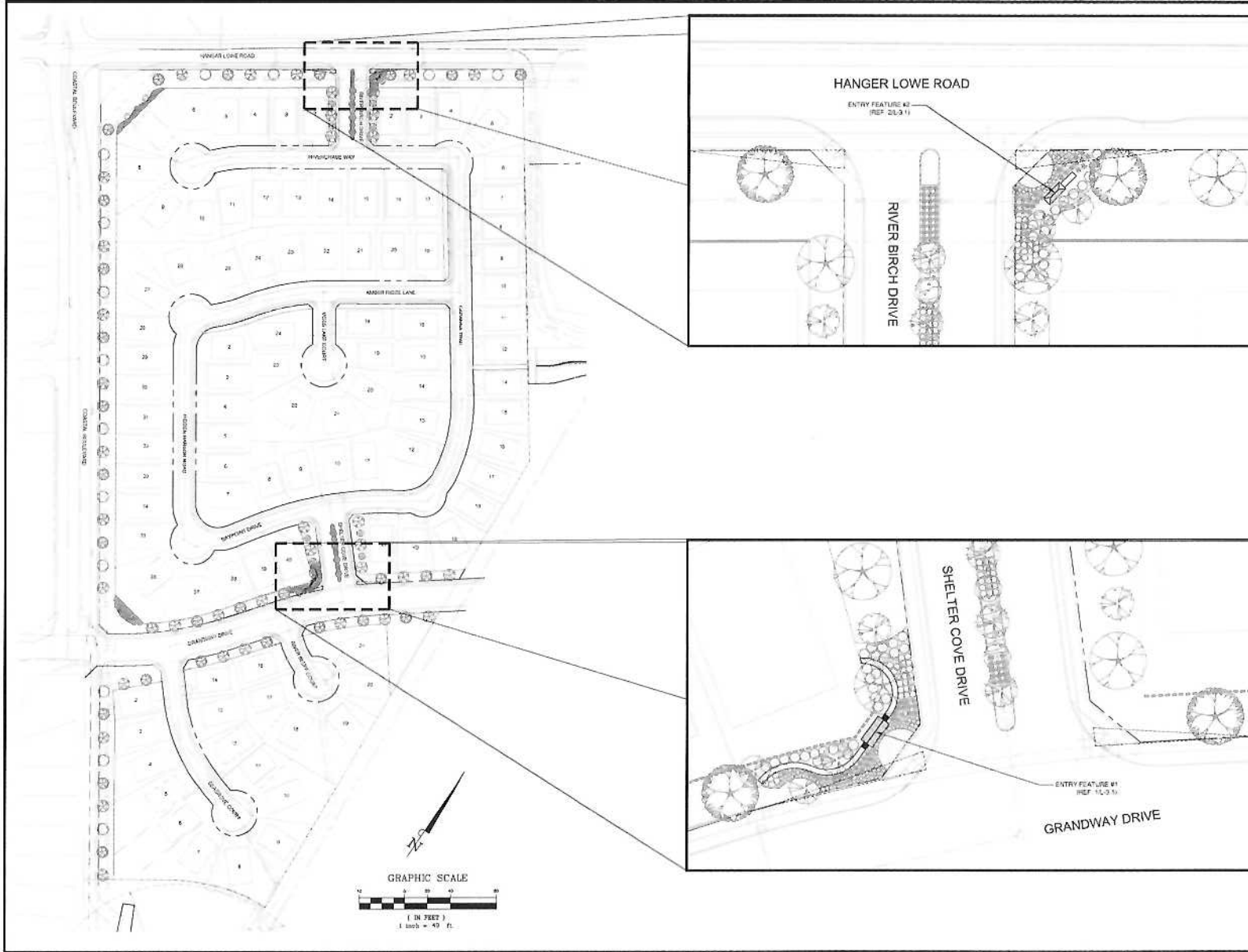
- On August 8, 2022, the Planning and Zoning Commission recommended approval by a vote of 8-0.
- The Development Review Committee (DRC) recommends approval.



CASE LOCATION MAP  
VCC-22-06-0005 - Unified Signage Plan  
Mira Lagos Crossing



City of Grand Prairie  
Development Services  
(972) 237-8255  
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REGISTRATION # P-10391 (TXA02)

243 North Main Street, Suite 100, Grand Prairie, TX 75050 (972) 264-2204 (972) 264-2856 fax

MIRA LAGO CROSSING  
HANGER LOWE RD / COASTABLE BLVD  
GRAND PRAIRIE, TX

SIGNAGE PLAN

NO.	DATE	DESCRIPTION

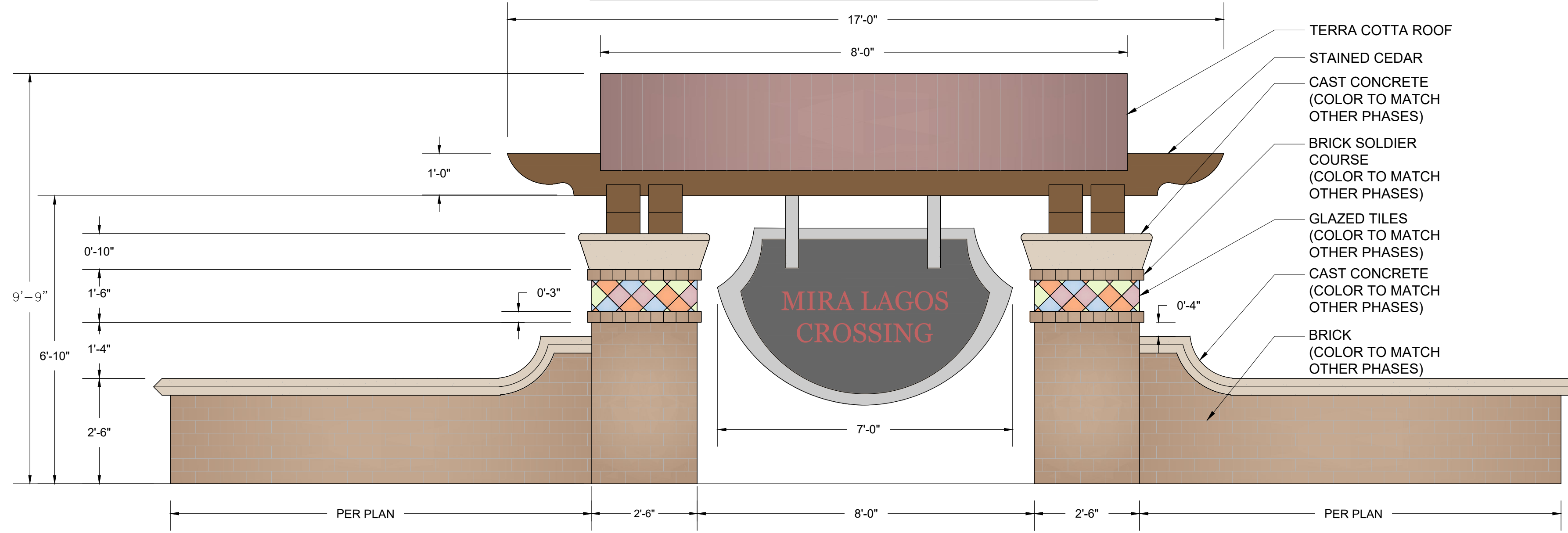
**PRELIMINARY**  
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SHEET NUMBER  
**L-3.0**

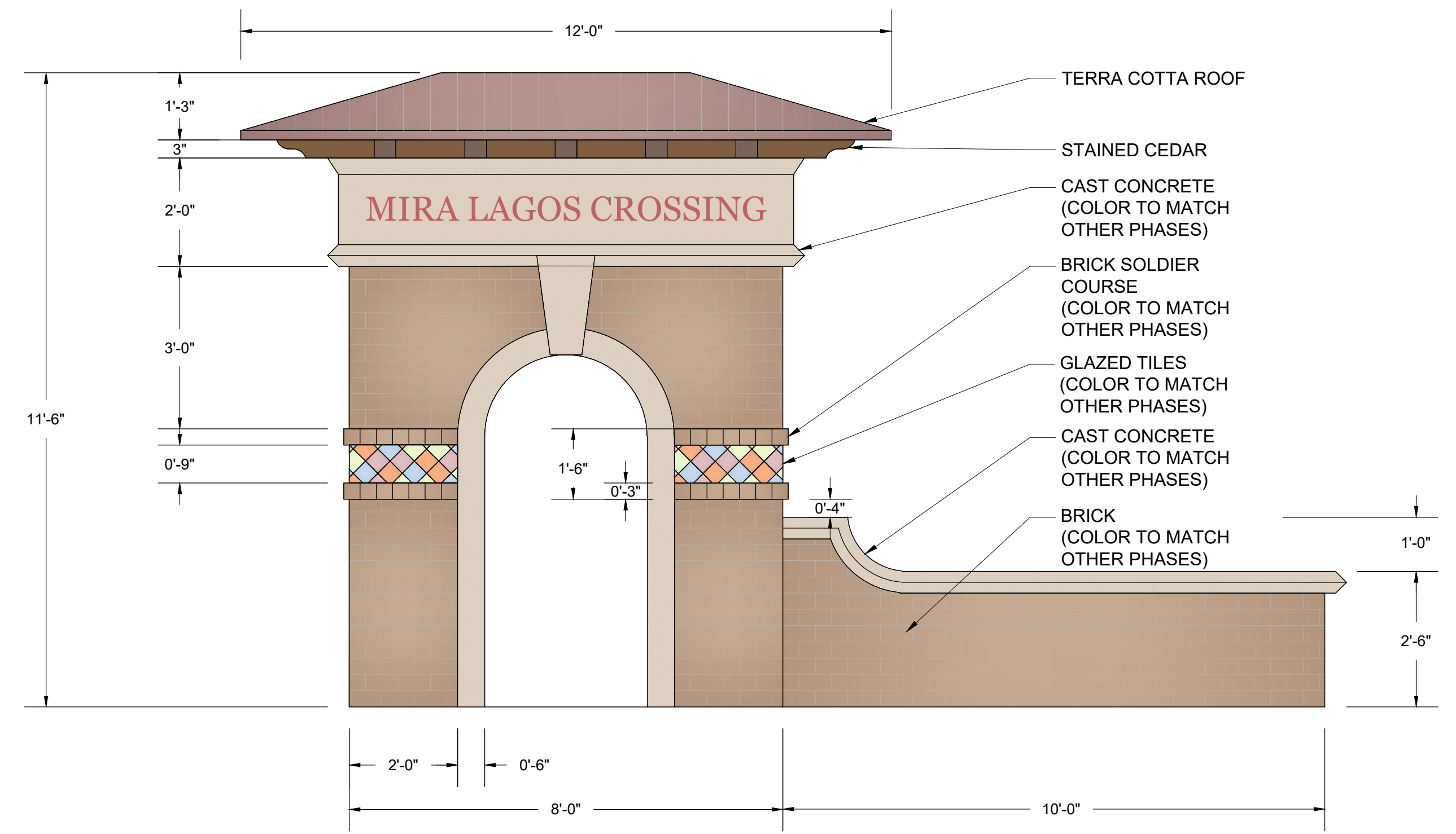
File: B:\Projects\144\Drawings\144-303\Drawings\144-303-Signage\144-303-Signage-01.dwg | User: gregg | Date: 02/11/2025 11:38 AM | Plot: 144-303-Signage-01.dwg by gregg

Exhibit C - Sign Elevation Plan  
Page 1 of 1



1 PRIMARY ENTRY FEATURE

1" = 2'



2 SECONDARY ENTRY FEATURE

1" = 2'

**BANNISTER**  
ENGINEERING  
240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax  
REGISTRATION # F-10599 (TEXAS)

MIRA LAGO CROSSING  
HANGAR LOWE RD / COASTABLE BLVD  
GRAND PRAIRIE, TX

SIGN DETAILS

No.	Date	Revision Description

PROJECT NO.: 9096-21-002

PRELIMINARY FOR REVIEW ONLY  
These documents are for Design Review and not intended for Construction, Bidding or Permit Purposes. They were prepared by, or under the supervision of:  
Drew J. Dubocq  
L.A.#3141  
07/20/22

SHEET NUMBER

L-3.1

CASE NO: VCC-22-06-0005