



CITY OF GRAND PRAIRIE

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

**Meeting Agenda
City Council Meeting**

Tuesday, May 17, 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. Short Term Rental Ordinance Amendment
- 2. Historical Neighborhood Sign Policy

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” - City Manager's Contract
- (4) Section 551.087 “Deliberations Regarding Economic Development Negotiations.”

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

RECESS MEETING

6:30 PM Council Chambers

RECONVENE MEETING

Invocation led by Pastor Carlos Pasillas of Grand Prairie Seventh Day Adventist Church.

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

- 3. Resolution Canvassing and Declaring the Results of the May 7, 2022, Joint General Election
- 4. Council Member King’s Comments on Serving as District Two Councilman
- 5. Certificate of Election and Oath of Office of the Mayor

- [6.](#) Council Member District Two Certificate of Election and Oath of Office
- [7.](#) Council Member District Four Certificate of Election and Oath of Office
- [8.](#) Council Member Comments Regarding May 7, 2022, Joint General Election

PRESENTATIONS

- [9.](#) Flood Awareness Week Proclamation
- [10.](#) Proclamation Recognizing National Correctional Officers Week

CONSENT AGENDA

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

- [11.](#) Minutes of the May 3, 2022, City Council Meeting
- [12.](#) Professional Services Agreement Renewal #2 with Focused Advocacy, LLC, for Legislative & Regulatory Services for a two year term, at an estimated annual cost of \$104,196.00 and a total of \$208,392.00 over the term of the agreement. Authorize the City Manager to execute any additional renewal options with aggregate price fluctuations of \$50,000 so long as sufficient funding is appropriated by the City Council to satisfy the City's obligation during the renewal terms
- [13.](#) Development Agreement with MVRGP OPCO, LLC for Glamping Resort at Loyd Park (The Finance and Government Committee reviewed on 04/05/2022)
- [14.](#) Contract with Grand Prairie United Charities for \$100,000 for a One Year Term to Administer Program for Hotel Nights for the Homeless Population for Inclement Weather or Emergency Situations
- [15.](#) Price Agreement for janitorial services from UBM Enterprise, Inc. (up to \$915,439.96 annually). This agreement will be for one year with the option to renew for (4) four additional one-year periods totaling \$4,577,199.80 if all extensions are exercised. Authorize the City Manager to execute the renewal options with aggregate price fluctuations of the lesser of up to \$50,000 or 25% of the original maximum price so long as sufficient funding is appropriated by the City Council to satisfy the City's obligation during the renewal terms
- [16.](#) Assignment of Contract(s) for Fire Alarm Services from LPS Fire, LLC to Pye Barker Fire & Safety in the amount of \$209,500.00
- [17.](#) Price Agreement for products and services for cybersecurity services to include Endpoint protection software and incident response services from SHI Government Solutions, Inc. through a national inter-local agreement with DIR-TSO-4317 at an estimated annual cost of 154,194.00. This agreement will be for one year with the option to renew for an additional four one-year period totaling \$770,970.00 if all extensions are exercised. Authorize the City

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

18. Price agreement for email protection services from Solid Border, Inc. through a national inter-local agreement with the Department of Information Resources (DIR) at an estimated annual cost of \$122,976.00. This agreement will be for one year with the option to renew for four additional one-year periods totaling \$614,880.00 if all extensions are exercised. Authorize the City Manager to execute the renewal options with aggregate price fluctuations of the lesser of up to \$50,000 or 25% of the original maximum price so long as sufficient funding is appropriated by the City Council to satisfy the City's obligation during the renewal terms
19. Contract Amendment No. 1 to Halff Associates, Inc. to the Professional Engineering Services contract for additional survey services, preparation of construction plans for the selected drainage option and construction phase services on the Miscellaneous Drainage Projects between Tanbark Court and Sequoia Drive in the amount of \$50,178 (The Finance and Government Committee reviewed on 05/03/2022)
20. Purchase of two (2) new Chevrolet Tahoe 4x4's for Police and Fire (\$50,780 each), one (1) new Chevrolet 1500 regular cab pickup for Solid Waste (\$38,315), and one (1) new Chevrolet 1500 double cab pickup for Planning & Development (\$39,530) from Caldwell Country Chevrolet for a combined total of \$179,405 through a Cooperative Agreement with BuyBoard
21. Construction Manager at Risk (CMAR) contract with Dean Electric, Inc. dba Dean Construction for pre-construction management services for the Tyre Park Improvements Phase 1 in the amount of \$0 and approve a construction service fee of 3.5% to be applied at a later time to the actual approved construction costs for the work (The Finance and Government Committee reviewed on 05/03/2022)
22. Professional services contract with Parkhill/Shrickel Rollins, Inc. in the amount of \$246,500 and approve a 5% contingency of \$12,325 for a total cost of \$258,825 for Phase 1 construction documentation and construction administration services for Tyre Park (The Finance and Government Committee reviewed on 05/03/2022)
23. Change Order No. 4 for the Great Southwest Nature Park with William H. Company LLC in the amount of \$85,142.68 for labor/equipment/fuel/insurance cost increases for the remaining work to be completed as well as material cost increases, including concrete, rebar, lumber, trucking, and fuel relating from work stoppage/delays/ access restrictions and resequencing or work due to Union Pacific Railroad change order logistical demands (The Finance and Government Committee reviewed on 05/03/2022)
24. Price Agreement for EpicCentral marketing plan and advertising from Pyro Brand Development LLC. The initial agreement, in the amount of \$1,500,000, will contain the initial one-year term plus a five-month extension to allow fiscal year alignment; and includes the option to renew for three (3) additional one-year periods totaling \$6,000,000 if all extensions are exercised. Authorize the City Manager to execute the renewal options with aggregate price fluctuations of \$50,000 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 on 05/03/2022)

- [25.](#) Resolution ratifying the application for and authorizing the acceptance of the FY2021 Urban Area Security Initiative (UASI) Grant for Police Capability Enhancement from the Office of the Governor – Homeland Security Grants Division in the anticipated amount of \$75,220.54 and authorizing the City Manager or his designee to execute the sub-recipient agreement and other grant related documents
- [26.](#) Resolution ratifying the application for and authorizing the acceptance of the Local Hazard Mitigation Plans Program (LHMPP) Grant from the Texas General Land Office Community Development and Revitalization Department in the anticipated amount of \$48,235.42 and authorizing the City Manager or designee to execute the sub-recipient agreement and other grant related documents
- [27.](#) Resolution ratifying the application for and authorizing the acceptance of the FY2022 Urban Area Security Initiative (UASI) Grant from the Office of the Governor – Homeland Security Grants Division in the estimated amount of \$145,352 and authorizing the City manager or his designee to execute the sub-recipient agreement and other grant related documents
- [28.](#) Resolution authorizing the City Manager to apply for and accept a Selective Traffic Enforcement Program (STEP) Commercial Vehicle Enforcement grant from the Texas Department of Transportation (TXDOT), in the amount of \$51,195.03 (The Public Safety, Health and Environment Committee reviewed on 05/02/2022)
- [29.](#) Resolution authorizing the City Manager to apply for and accept a Selective Traffic Enforcement Program (STEP) grant from the Texas Department of Transportation (TXDOT) for the enforcement of safety belt, child safety seat, speed, intersection traffic control, distracted driving and DWI laws in the amount of \$279,887.13 (The Public Safety, Health and Environment Committee reviewed on 05/02/2022)
- [30.](#) Resolution authorizing amendment of the Municipal Maintenance Agreement between the City of Grand Prairie and the State of Texas Department of Transportation, providing for City to maintain the mural and landscaping around IH-30 at Beltline
- [31.](#) Resolution authorizing execution of a Landscape Maintenance Agreement with the Texas Department of Transportation in connection with 2020 Governor's Community Achievement Award beatification project in the area at Beltline Road and IH30
- [32.](#) Ordinance amending the FY2021/2022 Capital Improvement Projects Budget; Amendment No. 1 with Halff Associates, Inc. to provide professional services for the IH-30 Corridor Beautification in the amount of \$88,000 (The Finance and Government Committee reviewed on 05/03/2022)
- [33.](#) Ordinance adopting the Housing Administration (Fund 3001) and Housing Choice Voucher (Fund 3002) operating budgets for calendar year 2022 and Fiscal year 2021-2022. This budget includes the addition of 1 (one) Housing Enforcement Office Assistant Position and 2 (two)

Housing Enforcement Officer Positions in response to the exceptional increase in inspections related to Chapter 28 of the City’s Multi-Family Code. Additionally, allocating, approving, and authorizing the expenditure of \$102,660.70 for the purchase of (3) three new vehicles from Caldwell Country Chevrolet (The Finance and Government Committee reviewed on 05/03/2022)

- [34.](#) Ordinance amending the FY21-22 Capital Improvement Project Budget; Construction Contract with Thatch Engineering in the amount of \$193,054; Budget Allowance of \$15,000 for new building signage and \$20,000 for material cost escalation, with a Construction Contingency of \$11,400 (5%); total funding request in the amount of \$239,454 for exterior façade waterproofing and aesthetic enhancements to the Housing and Municipal Court buildings associated with the City Hall campus (The Finance and Government Committee reviewed on 05/03/2022)
- [35.](#) Ordinance amending the FY 2021/2022 Capital Improvement Projects Budget: Contract with SpawGlass in the amount of \$165,989.29 and approve a 5% contingency of \$8,299.46 for a total cost of \$174,288.75 for the Summit soffit repair through a cooperative agreement with Buyboard (The Finance and Government Committee reviewed on 05/03/2022)

ITEMS FOR INDIVIDUAL CONSIDERATION

- [36.](#) An Ordinance Amending Chapter 29 “Code Compliance” of the Code of Ordinances of the City of Grand Prairie, Texas, by amending Article IX, “Short Term Residential Rentals”; providing a savings and severability clause; a cumulative clause; a penalty clause; and providing for an effective date from and after its approval and publication

PLANNING AND ZONING ITEMS TO BE TABLED

- [37.](#) STP-22-03-0015 - Site Plan - Tribeca Townhomes (City Council District 2). Site Plan for Tribeca Townhomes, a townhome development with 78 units on 9.17 acres. Tract 2.1, Frederick Dohme Survey, Abstract No. 395, City of Grand Prairie, Dallas County, Texas, zoned PD-422, within the SH 161 Corridor Overlay District, and generally located at the southwest corner of SH 161 and S Forum Dr
- [38.](#) SUP-22-02-0008 - Specific Use Permit – Child Day Care Facility at 2040 N SH 360 (City Council District 1). Specific Use Permit for Child Day Care Facility on 0.57 acres. Site 11, Lot 1, Block 1, GSID, COMM #5, Installation #3, City of Grand Prairie, Tarrant County, Texas, and addressed as 2040 N HWY 360
- [39.](#) ZON-22-03-0007 – Zoning Change/Concept Plan – Jefferson at Loyd Park (City Council District 4). Zoning Change from Agriculture to a Planned Development District for two Multi-Family tracts with 900 units along with 122 townhome lots on 58.38 acres. Multiple parcels within the Ralph Graves Survey, Abstract 569, City of Grand Prairie, Tarrant County, Texas, Zoned Agricultural (A) with an approximate address of 7112 N Day Miar Rd

PUBLIC HEARING ZONING APPLICATIONS

- [40.](#) ZON-21-12-0016 – Zoning Change/Concept Plan – Haven at Loyd Park (City Council District 4). Zoning Change from Agriculture to a Planned Development District for Multi-Family Use and a Concept Plan depicting 242 multi-family units on 9.36 acres. Tract 6D03, J. C. Armstrong Survey, Abstract 43, City of Grand Prairie, Tarrant County, Texas, Zoned Agricultural (A) with an approximate address of 961 N Day Miar Rd (On March 14, 2021, the Planning and Zoning Commission recommended approval by a vote of 5-0)
- [41.](#) SUP-22-03-0015 - Specific Use Permit Review - Special Event Center at 503 W Church St (City Council District 5). Review SUP No. 879, a Specific Use Permit for a Special Event Center, for compliance with SUP conditions, and modify, renew, or revoke if deemed appropriate based upon the review. Lot 1, Block C, Chase, City of Grand Prairie, Dallas County, Texas, zoned GR-1, within CBD No. 2, and addressed as 503 W Church St (On April 25, 2022, the Planning and Zoning Commission recommended to revoke by a vote of 8-0)
- [42.](#) VCC-22-03-0001 – Unified Signage Plan – Traders Village (City Council District 2). Unified Signage Plan for three signs exceeding the maximum area, width, and height permitted for monument signs and allowable area for electronic messaging centers (EMCs) permitted for each monument sign. Tract 1A, William J Whiting Survey, Abstract No. 1614, City of Grand Prairie, Tarrant County, Texas, zoned LI, and addressed as 2602 Mayfield Road (On April 25, 2022, the Planning and Zoning Commission recommended approval by a vote of 7-1)
- [43.](#) ZON-21-12-0016 – Zoning Change/Concept Plan – Lapiz Flats (City Council District 1). Zoning Change from a Planned Development District for General Retail to a Planned Development District for Multi-Family Use and a Concept Plan for 69 multi-family units on 2.391 acres. John W Farrens Survey, Abstract 545, City of Grand Prairie, Tarrant County, Texas, zoned PD-118, and with an approximate address of 1410, 1420, and 1430 Duncan Perry Rd (On April 25, 2022, The Planning and Zoning Commission recommended approval by a vote of 8-0)

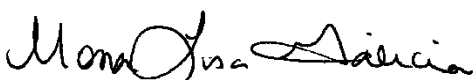
CITIZEN COMMENTS

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

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 May 13, 2022.



Mona Lisa Galicia, City Secretary

The Grand Prairie City Hall is accessible to people with disabilities. If you need assistance in participating in this meeting due to a disability as defined under the ADA, please call 972-237-8035 or email GPCitySecretary@gptx.org at least three (3) business days prior to the scheduled meeting to request an accommodation.



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 05/17/2022

REQUESTER: Megan Mahan, City Attorney

PRESENTER: Megan Mahan, City Attorney

TITLE: Short Term Rental Ordinance Amendment

RECOMMENDED ACTION: Presentation



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 05/17/2022

REQUESTER: Bill Hills

PRESENTER: Camryn Thompson, Graduate Intern

TITLE: Historical Neighborhood Sign Policy

RECOMMENDED ACTION: None

ANALYSIS:

The Grand Prairie Historical Neighborhood Sign Program has the goal of honoring historic neighborhoods to increase their visibility and highlight their rich history. Any neighborhood or subdivision that is 75 years or older as of 2022 is deemed historical and may apply to receive funding for the neighborhood sign markers. If approved, the City of Grand Prairie will provide up to \$10,000 to fund the sign toppers. The neighborhood is required to match 25%, up to \$2,500. If sign toppers for a neighborhood are requested by the Mayor or current Council Member, then the match requirement can be waived.

FINANCIAL CONSIDERATION:

None



CITY OF GRAND PRAIRIE
RESOLUTION

MEETING DATE: 05/17/2022
REQUESTER: Mona Lisa Galicia
PRESENTER: Mayor Ron Jensen and City Secretary Mona Lisa Galicia
TITLE: Resolution Canvassing and Declaring the Results of the May 7, 2022, Joint General Election
RECOMMENDED ACTION: Approve

ANALYSIS:

On May 7, 2022, an election was held to determine the winners of the offices of City Council Member District Two, City Council Member District Four and Mayor At Large.

John Lopez was unopposed on the General Election ballot for Council Member District Four, and election returns from the City of Grand Prairie voting precincts in which polling took place indicate he received votes and is declared the winner of that race.

Election returns from the City of Grand Prairie voting precincts in which polling took place for Council Member District Two and for Mayor at Large resulted in Jacquin Headen receiving a majority of the total votes in the District Two race and Ron Jensen receiving a majority of the total votes in the Mayor at Large race; therefore, Ms. Headen and Mr. Jensen are declared winners in their respective races.

FINANCIAL CONSIDERATION:

None.

BODY

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, CANVASSING AND DECLARING THE RESULTS OF THE MAY 7, 2022, JOINT GENERAL ELECTION

WHEREAS, on the 7th day of May 2022, an election was held to determine the winner of the office of City Council Member District Two, City Council Member District Four and Mayor At Large; and

WHEREAS, such election was duly held with proper return of results made by those officials charged with the responsibility of holding such elections; and

WHEREAS, the City Council in open session has canvassed such votes and determined that all returns are in proper order and the election correctly conducted; and

WHEREAS, the City Charter requires that candidates for office receive a majority of the total votes cast for that office; and

WHEREAS, the following were candidates for a three-year term for the offices of City Council Member District Two, City Council Member District Four and Mayor At Large, and the results of the votes are attached hereto as Exhibit A:

Council Member, District Two

Jacquin Headen
Lazaro Gonzalez
Dennis King

Council Member, District Four

John Lopez

Mayor At Large

Ron Jensen
Rabbi

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

SECTION 1. That Jacquin Headen received a majority of the votes and is hereby declared the winner and elected to the office of Council Member District Two; and

SECTION 2. That John Lopez was unopposed, received votes and is hereby declared the winner and elected to the office of Council Member District Four; and

SECTION 3. That Ron Jensen received a majority of the votes and is hereby declared the winner and elected to the office of Mayor At Large.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, ON THIS THE 17th DAY OF MAY 2022.



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 05/17/2022

REQUESTER: Mona Lisa Galicia

PRESENTER: Council Member Dennis King

TITLE: Council Member King's Comments on Serving as District Two Councilman

RECOMMENDED ACTION: None



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 05/17/2022

REQUESTER: Mona Lisa Galicia, City Secretary

PRESENTER: Assistant City Manager / City Attorney Megan Mahan and City Secretary Mona Lisa Galicia

TITLE: Certificate of Election and Oath of Office of the Mayor

RECOMMENDED ACTION: Approve

ANALYSIS:

A General Election was held on May 7, 2022, for the position of Mayor at Large for a three-year term. Ron Jensen received a majority of the votes cast as canvassed at the May 17, 2022, City Council meeting; therefore, Mr. Jensen is declared the winner of that race and re-elected. He will be presented with a Certificate of Election, and upon acceptance, Mr. Jensen will execute a Statement of Officer and take an Oath of Office.

FINANCIAL CONSIDERATION:

None.

CERTIFICATE OF ELECTION

This certificate is presented to certify that a City Officer Election was held on the 7th day of May 2022 in the City of Grand Prairie, Texas, in which

Ron Jensen

was re-elected to the office of Mayor At Large by virtue of having received a majority of the votes cast; and that the votes were certified by a canvass of the City Council of the City of Grand Prairie, Texas.

Now, therefore, by reason of the provisions of the City Charter and Ordinances of the City of Grand Prairie, Texas, you are hereby notified that you have qualified for said office and are to begin your charges and duties as such.

Witness my hand and the Seal of the City of Grand Prairie, Texas this the 17th day of May 2022.



Mona Lisa Galicia
Mona Lisa Galicia, City Secretary

Form #2204 Rev 9/2017

This space reserved for office use

Submit to:
SECRETARY OF STATE
Government Filings Section
P O Box 12887
Austin, TX 78711-2887
512-463-6334
FAX 512-463-5569
Filing Fee: None



OATH OF OFFICE

IN THE NAME AND BY THE AUTHORITY OF THE STATE OF TEXAS,
I, Ron Jensen, do solemnly swear (or affirm), that I will faithfully
execute the duties of the office of City of Grand Prairie Mayor At Large of
the State of Texas, and will to the best of my ability preserve, protect, and defend the Constitution and laws
of the United States and of this State, so help me God.

Signature of Officer

Certification of Person Authorized to Administer Oath

State of _____

County of _____

Sworn to and subscribed before me on this _____ day of _____, 20____.

(Affix Notary Seal,
only if oath
administered by a
notary.)

Signature of Notary Public or
Signature of Other Person Authorized to Administer An
Oath

Printed or Typed Name



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 05/17/2022

REQUESTER: Mona Lisa Galicia, City Secretary

PRESENTER: Mayor Ron Jensen, Assistant City Manager / City Attorney Megan Mahan and City Secretary Mona Lisa Galicia

TITLE: Council Member District Two Certificate of Election and Oath of Office

RECOMMENDED ACTION: Approve

ANALYSIS:

A General Election was held on May 7, 2022, for City Council Member District Two for a three-year term. Jacquin Headen received a majority of the votes in that race as canvassed at the May 17, 2022, City Council meeting; therefore, Ms. Headen is declared the winner of that race and will be presented with a Certificate of Election. Upon acceptance, Ms. Headen will execute a Statement of Officer and take an Oath of Office.

FINANCIAL CONSIDERATION:

None.

CERTIFICATE OF ELECTION

This certificate is presented to certify that a City Officer Election was held on the 7th day of May 2022 in the City of Grand Prairie, Texas, in which

Jacquin Headen

was elected to the office of Council Member, District Two, by virtue of having received the majority number of the votes cast; and that the votes were certified by a canvass of the City Council of the City of Grand Prairie, Texas.

Now, therefore, by reason of the provisions of the City Charter and Ordinances of the City of Grand Prairie, Texas, you are hereby notified that you have qualified for said office as a member of the City Council and are to continue your charges and duties as such.

Witness my hand and the Seal of the City of Grand Prairie, Texas this the 17th day of May 2022.





Mayor Ron Jensen

Form #2204 Rev 9/2017
Submit to:
SECRETARY OF STATE
Government Filings Section
P O Box 12887
Austin, TX 78711-2887
512-463-6334
FAX 512-463-5569
Filing Fee: None

This space reserved for office use



OATH OF OFFICE

IN THE NAME AND BY THE AUTHORITY OF THE STATE OF TEXAS,
I, Jacquin Headen, do solemnly swear (or affirm), that I will faithfully
execute the duties of the office of City Council Member District Two of
the State of Texas, and will to the best of my ability preserve, protect, and defend the Constitution and laws
of the United States and of this State, so help me God.

Signature of Officer

Certification of Person Authorized to Administer Oath

State of _____

County of _____

Sworn to and subscribed before me on this _____ day of _____, 20____.

(Affix Notary Seal,
only if oath
administered by a
notary.)

Signature of Notary Public or
Signature of Other Person Authorized to Administer An
Oath

Printed or Typed Name



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 05/17/2022

REQUESTER: Mona Lisa Galicia, City Secretary

PRESENTER: Mayor Ron Jensen, Assistant City Manager / City Attorney Megan Mahan and City Secretary Mona Lisa Galicia

TITLE: Council Member District Four Certificate of Election and Oath of Office

RECOMMENDED ACTION: Approve

ANALYSIS:

A General Election was held on May 7, 2022, for City Council Member District Four for a three-year term. John Lopez was unopposed on the ballot and received votes as canvassed at the May 17, 2022, City Council meeting; therefore, Mr. Lopez is declared the winner of that race and will be presented with a Certificate of Election. Upon acceptance, Mr. Lopez will execute a Statement of Officer and take an Oath of Office.

FINANCIAL CONSIDERATION:

None.

CERTIFICATE OF ELECTION

This certificate is presented to certify that a City Officer Election was held on the 7th day of May 2022 in the City of Grand Prairie, Texas, in which

John Lopez

was elected to the office of Council Member, District 4, by virtue of having been unopposed on the ballot and receiving a number of the votes cast; and that the votes were certified by a canvass of the City Council of the City of Grand Prairie, Texas.

Now, therefore, by reason of the provisions of the City Charter and Ordinances of the City of Grand Prairie, Texas, you are hereby notified that you have qualified for said office as a member of the City Council and to begin your charges and duties as such.

Witness my hand and the Seal of the City of Grand Prairie, Texas this the 17th day of May 2022.





Mayor Ron Jensen

Form #2204 Rev 9/2017
Submit to:
SECRETARY OF STATE
Government Filings Section
P O Box 12887
Austin, TX 78711-2887
512-463-6334
FAX 512-463-5569
Filing Fee: None

This space reserved for office use



OATH OF OFFICE

IN THE NAME AND BY THE AUTHORITY OF THE STATE OF TEXAS,
I, John Lopez, do solemnly swear (or affirm), that I will faithfully
execute the duties of the office of Grand Prairie City Council District 4 of
the State of Texas, and will to the best of my ability preserve, protect, and defend the Constitution and laws
of the United States and of this State, so help me God.

Signature of Officer

Certification of Person Authorized to Administer Oath

State of _____

County of _____

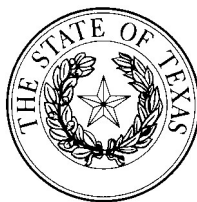
Sworn to and subscribed before me on this _____ day of _____, 20____.

(Affix Notary Seal,
only if oath
administered by a
notary.)

Signature of Notary Public or
Signature of Other Person Authorized to Administer An
Oath

Printed or Typed Name

Form #2201 Rev. 05/2020
Submit to:
SECRETARY OF STATE
Government Filings
Section P O Box 12887
Austin, TX 78711-2887
512-463-6334
512-463-5569 - Fax
Filing Fee: None



STATEMENT OF OFFICER

Statement

I, John Lopez, do solemnly swear (or affirm) that I have not directly or indirectly paid, offered, promised to pay, contributed, or promised to contribute any money or thing of value, or promised any public office or employment for the giving or withholding of a vote at the election at which I was elected or as a reward to secure my appointment or confirmation, whichever the case may be, so help me God.

Title of Position to Which Elected/Appointed: City Council Member District 4

Execution

Under penalties of perjury, I declare that I have read the foregoing statement and that the facts stated therein are true.

Date: _____

Signature of Officer



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 05/17/2022

REQUESTER: Mona Lisa Galicia

PRESENTER: Mayor Jensen and City Council Members

TITLE: Council Member Comments Regarding May 7, 2022, Joint General Election

RECOMMENDED ACTION: None



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 05/17/2022
REQUESTER: Barry Fulfur
PRESENTER: Gabe Johnson, Director of Engineering and Public Works
TITLE: Flood Awareness Week Proclamation
RECOMMENDED ACTION: Approve

ANALYSIS:
Flood Awareness Week Proclamation

FINANCIAL CONSIDERATION:
None



Proclamation

WHEREAS Texas is subject to the potential for flooding and flash flooding; and

WHEREAS, flash flooding is the number one cause of weather-related damage, including significant property damages and flood-related deaths, many of which are preventable; and

WHEREAS, floods and flash floods are possible throughout the year, they often have a higher frequency during the spring and summer thunderstorms; and

WHEREAS intense rainfall or slow-moving storms that track over the same areas can cause a rapid rise of water, and flash floods can develop within minutes; and

WHEREAS the public must understand and respect the power of water and take appropriate flood preparedness and mitigation measures before a flood to reduce loss of life and property; and

WHEREAS, The Texas Floodplain Management Association and the State of Texas have joined together to urge the public to stay informed and be prepared for floods and flash floods, to educate themselves on flood safety strategies, to consider the purchase of flood insurance, to be aware of flood watches and flood warnings, to be mindful of signs and barriers warning of flood dangers, and to always "Turn Around, Don't Drown."

NOW, THEREFORE, I, Ron Jensen, Mayor of the City of Grand Prairie, Texas, and on behalf of the Grand Prairie City Council, do hereby proclaim May 23 to May 27, 2022, as

Flood Awareness Week

in the City of Grand Prairie.

WITNESS MY HAND AND THE SEAL OF THE CITY OF GRAND PRAIRIE, TEXAS, ON THIS 17th DAY OF MAY, 2022.

Ron Jensen, Mayor



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 05/17/2022

REQUESTER: Ryan Simpson

PRESENTER: Mayor Ron Jensen

TITLE: Proclamation Recognizing National Correctional Officers Week

RECOMMENDED ACTION: None



Proclamation

WHEREAS, the City of Grand Prairie's Police Department Detention Center is committed to: maintain custody, security, and control in a safe, efficient, and constitutional manner; and

WHEREAS, Detention Officers are unseen, dedicated professionals who chose a career as community servants who manage a diverse group of individuals, some of whom are violent, mentally ill, and dangerous; and

WHEREAS, Detention Officers are integral to ensuring the citizens of Grand Prairie are protected from people who the criminal justice system has determined are not safe to be at large in our communities; and

WHEREAS, in 1984, President Ronald Reagan designated the first week of May as National Correctional Officers and Employees Week.

NOW THEREFORE, I Ron Jensen, Mayor of the City of Grand Prairie, on behalf of the City Council, do hereby proclaim May 1-7, 2022 as

National Correctional Officers Week

in the City of Grand Prairie.

WITNESS MY HAND AND THE SEAL OF THE CITY OF GRAND PRAIRIE, TEXAS, ON THIS THE 17th DAY OF MAY 2022.


 Ron Jensen
 Mayor



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 05/17/2022

REQUESTER: Mona Lisa Galicia

PRESENTER: Mona Lisa Galicia, City Secretary

TITLE: Minutes of the May 3, 2022, City Council Meeting

RECOMMENDED ACTION: Approve



CITY OF GRAND PRAIRIE

City Hall
300 W. Main Street
Grand Prairie, Texas

MINUTES

City Council Meeting

Tuesday, May 03, 2022

4:30 PM

City Hall - Briefing Room

CALL TO ORDER

Mayor Pro Tem Del Bosque called the meeting to order at 4:30 p.m. Mayor Jensen was attending a meeting in Arlington and joined the meeting during Executive Session.

PRESENT

Mayor Ron Jensen

Mayor Pro Tem Mike Del Bosque

Deputy Mayor Pro Tem Cole Humphreys

Council Member District 1 Jorja Clemson

Council Member At Large Place 7 Jeff Copeland

Council Member At Large Place 8 Junior Ezeonu

Council Member District 6 Kurt Johnson

Council Member District 2 Dennis King

Council Member District 4 John Lopez

STAFF PRESENTATIONS

1. Big Event Recap

Communications Director Amy Sprinkles presented The Big Event committee members and discussed the kickoff event at South Grand Prairie High School. She noted there were over a thousand volunteers and one hundred eight jobs this year compared to six hundred fifty-seven volunteers and sixty jobs in 2021. The large group volunteers included Gateway Church who including several visitors from a church in Sweden, Bon Air, Crosspoint Church and the Girl Scouts. Ms. Sprinkles said the next Big Event is scheduled for March 25, 2023.

PRESENTED

2. Historical Neighborhood Sign Policy

City Manager Steve Dye said Deputy Mayor Pro Tem Humphreys brought the idea forward regarding sign toppers. Deputy City Manager Bill Hills said the item was discussed with the City Council Development Committee and introduced City Manager Intern Camryn Thompson who reviewed the goals set for the sign toppers. She said this would effect neighborhoods seventy-five years or older (built in 1947 or prior) and noted currently forty-seven neighborhoods fall into this category. She reviewed proposed eligibility information and the application process, advising fifty-one percent of residents in that neighborhood must support the request and noted the city would provide up to ten thousand dollars to fund the sign

toppers. Ms. Thompson said the effected neighborhood would be required to match twenty-five percent of the cost. She advised the City would be responsible for the design, fabrication and installation of the signs which would be placed on top of pre-existing signs at the neighborhood entrances and main intersections. Ms. Thompson said if the sign toppers are requested by the Mayor or a current Council Member, fees could be waived. There were questions regarding Public Improvement District inclusion, the requirement of fifty-one percent of residents and receiving input from Grand Prairie's historical organization. City Manager Dye said they would research further, provide a list of neighborhoods staff recommends and return to Council with additional information.

PRESENTED

AGENDA REVIEW

Deputy Mayor Pro Tem Humphreys asked if Council had questions on any agenda items. Communications Director Amy Sprinkles noted a correction to item number eleven. She said the five year total is incorrect, and clarified the five-year total will increase from \$2,225,000 (comprised of the first two years at \$325,000, the last three years at \$525,000 due to a change order one in budget year 2021-2022 brought about when a secondary Live Life Grand contract with Rhyme and Reason was cancelled) to \$2,615,000. Deputy Mayor Pro Tem Humphreys advised this item was reviewed at the Finance and Government Committee meeting. Council Member Ezeonu asked for clarification of items twelve through fourteen. Parks Director Duane Strawn explained he became aware that American Rescue Plan Act funds cannot be used for a Certified Manager at Risk Manager, so they are rejecting these agreements, but the project remains the same. Mayor Pro Tem Del Bosque asked for clarification of item fifteen. Fleet Services Manager Jayson Ramirez explained type of fuel and said it would be for city vehicles only.

EXECUTIVE SESSION

Mayor Pro Tem Del Bosque called a closed session at 5:14 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 called a recess at 5:25 p.m.

6:30 PM Council Chambers

RECONVENE MEETING

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

Invocation led by Associate Pastor David Dele Awe of House On The Rock.

Pledge of Allegiance to the US Flag and Texas Flag led by Mayor Pro Tem Del Bosque.

PRESENTATIONS

3. Proclamation for 34th Cinco De Mayo Celebration and Recognition of Gloria Carrillo and Susana Ramirez for their Service to the Community

Council Member Lopez read the proclamation and Mayor Jensen presented it to Ms. Carrillo, who thanked Ms. Ramirez and fellow school board members, some of which were in the audience along with Superintendent Linda Ellis. Ms. Carrillo thanked Council and discussed efforts of the committee members and recognized several scholarship recipients in the audience, noting the recipients speak fifty-two different languages. She also thanked the sponsors and said this year they awarded twenty-five one-thousand dollar scholarships.

PRESENTED

4. Proclamation Recognizing Mildred Walker for Her Contributions to the City of Grand Prairie

Council Member Clemson read the proclamation and Mayor Jensen presented it to Mildred Walker, acknowledged her history as a business owner in Grand Prairie and welcomed her family.

PRESENTED

5. Municipal Clerk / City Secretary's Week Proclamation

Council Member King read the proclamation and Mayor Jensen presented it to City Secretary Mona Lisa Galicia and Assistant City Secretary Chiquita Taylor.

PRESENTED

6. Proclamation recognizing Relay for Life cancer walk in Grand Prairie

Council Member Johnson read the proclamation and Mayor Jensen presented it acknowledging the Moreno family and the history of their community efforts in Grand Prairie.

PRESENTED

7. Certificate of Recognition for Girl Scout Troop 6885

Mayor Jensen presented the Girls Scout troop's proclamation.

PRESENTED

8. Certificate of Appreciation for Frank Hagle and Glenn Holley for their continuous service as Judges in the Municipal Court

Judge Bryan Arnold recognized Judge Hagle and Judge Holley who serve as alternate judges at the municipal court with a combined sixty-five plus years of experience between them.

PRESENTED

CONSENT AGENDA

Deputy Mayor Pro Tem Humphreys advised Council reviewed the agenda during the briefing session and clarified some questions with staff. He then moved, seconded by Mayor Pro Tem Del Bosque, to approve items nine through thirty, with staff's correction of item number eleven. The motion carried unanimously.

9. Minutes of the April 19, 2022, City Council Meeting

Approved on Consent Agenda

10. Authorize the expenditure with Wilbert Funeral Services for purchase of concrete grave liners offered by Grand Prairie Memorial Gardens for retail sale in the annual amount not to exceed \$60,000. Authorize this expenditure for up to three additional one-year periods totaling approximately \$240,000, so long as Council continues to appropriate funds and approve those year's budgets

Approved on Consent Agenda

11. BrandEra Change Order #2 increase by \$130,000 annually for three years for Parks event marketing and advertising (Reviewed by the Finance and Government Committee on 05/03/2022)

Approved on Consent Agenda with corrected five-year total of \$2,615,000

12. Terminate Price Agreement for pre-construction management services for Phase I Mi Familia with AUI Partners LLC

Approved on Consent Agenda

13. Reject all Proposals from RFP#22012 for pre-construction management services for the Lynn Creek Event Pavilion

Approved on Consent Agenda

14. Reject all Proposals from RFP#22064 for pre-construction management services for the Turner Park Phase I

Approved on Consent Agenda

15. Price Agreement for fuel with Jack Ray Oil Co. as primary and Douglass Distributors as the secondary vendor, at an estimated annual cost of \$4,000,000.00 through a Master Interlocal Agreement with Tarrant County. This agreement will be for one year with the option to renew for three (3) additional one-year periods totaling \$16,000,000. Authorize the City Manager to execute the renewal options with aggregate price fluctuations of up to \$50,000 or 25% of the original maximum price so long as sufficient funding is appropriated by the City Council to satisfy the City's obligation during the renewal terms

Approved on Consent Agenda

16. Purchase of one (1) new Kenworth T470 tandem truck with Vac-Con sewer body for Public Works from MHC Kenworth-Dallas for a total of \$515,422.85 through a Cooperative Agreement with Sourcewell

Approved on Consent Agenda

17. Purchase of two (2) new Kenworth T480 tandem trucks with Warren dump body for Public Works (\$174,915.90 each), one (1) new Kenworth T480 tandem truck with Epsilon brush body for Solid Waste (\$258,184.85), two (2) Kenworth T480 tandem truck with Knapheide service body for Public Works (\$199,996.75 each), and one (1) new Kenworth T480 tandem truck with Knapheide service body and crane for Public Works (\$213,813.45) from MHC Kenworth-Dallas for a combined total of \$1,221,823.60 through a Cooperative Agreement with BuyBoard

Approved on Consent Agenda

18. Westchester PID Contract with Classic Construction and Restoration, Inc. for Westchester Square wall replacement for one year in the amount of \$252,526 (Council Districts 2 and 6)

Approved on Consent Agenda

19. Nomination of Steve Collins to fill a vacant position on the Building Advisory and Appeals Board

Approved on Consent Agenda

20. P25 Radio Support Services from the City of Fort Worth at an estimated annual cost of \$5,000

Approved on Consent Agenda

21. Price agreement with Grayshift LLC, for GrayKey mobile device forensics software, in the amount of \$45,995. This agreement will be for one year, with the option to renew for four additional one-year periods, totaling \$229,975 if all extensions are exercised. Authorize the City Manager to execute the renewal options with aggregate price fluctuations of up to \$50,000 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

22. Price agreement renewal #4 with Paymentus Corporation, in the estimated annual amount of \$1,950,000.00. Authorize the City Manager to execute any additional renewal options with aggregate price fluctuations of \$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

23. Professional services contract for engineering and survey services for paving, drainage and utility improvements along Tarrant Road at Arbor Creek from Halff Associates, Inc. in the amount of \$228,368 with a 5% contingency of \$11,418 for a total request of \$239,786

Approved on Consent Agenda

24. Professional Engineering and Surveying Contract with KSA Engineers, Inc. for Wastewater Main Improvements to Central Park North of W. Pioneer Parkway to TRA Sewer Main in the amount of \$239,770 and a 5% contingency of \$11,988 for a total of \$251,758

Approved on Consent Agenda

25. Resolution authorizing the use of the power of eminent domain to acquire access easement parcel for public use required for the South Sector Wastewater Facilities located from US 287 in Ellis County

Adopted

RES 5262-2022

26. Resolution authorizing the City Manager to execute a master inter-local purchasing agreement between the City of Grand Prairie and the City of Kennedale, Texas

Adopted

RES 5263-2022

27. Ordinance to convey required utility easement and right of way to Oncor Electric Delivery Company LLC required for increasing transformer size for construction of a new shop at the pump house located at the City of Grand Prairie Water Utilities Warehouse at 516 Small Hill Street, Dallas County

Adopted

ORD 11197-2022

28. Ordinance amending Chapter 5, "Animal Services," of the Code of Ordinances by adding Section 5-21, "Mandatory Sterilization of Dogs for Multiple Violations"

Adopted

ORD 11198-2022

29. Ordinance Amending the Crime Control and Prevention District's Community Policing Fund FY 2022 Budget (Presented to the CCPD Board on 04/19/2022)

Adopted

ORD 11199-2022

30. An Ordinance amending Ordinance 11058-2021 and defining the number of authorized positions in each Civil Service classification of the Grand Prairie Police Department, repealing all conflicting ordinances, and providing an effective date

Adopted

ORD 11200-2022**ITEMS FOR INDIVIDUAL CONSIDERATION**

None.

PLANNING AND ZONING ITEMS TO BE TABLED

31. STP-22-03-0015 - Site Plan - Tribeca Townhomes (City Council District 2). Site Plan for Tribeca Townhomes, a townhome development with 78 units on 9.17 acres. Tract 2.1, Frederick Dohme Survey, Abstract No. 395, City of Grand Prairie, Dallas County, Texas, zoned PD-422, within the SH 161 Corridor Overlay District, and generally located at the southwest corner of SH 161 and S Forum Dr

Deputy Mayor Pro Tem Humphreys moved, seconded by Mayor Pro Tem Del Bosque, to table item thirty-one. The motion carried unanimously.

PLANNING AND ZONING FOR INDIVIDUAL CONSIDERATION

32. STP-22-02-0013 - Site Plan - January Lane Mixed Residential (City Council District 1). Site Plan for a mixed residential development on 27.47 acres with 192 multi-family units, 94 hybrid housing units, and 28 townhome-style hybrid housing units. Tract 1, P H Ford Survey, Abstract No. 542, City of Grand Prairie, Tarrant County, Texas, zoned PD-418, and addressed as 2450 January Ln (On April 11, 2022, the Planning and Zoning Commission recommended denial by a vote of 4-3)

Chief City Planner Savannah Ware presented the site plan request to allow a different use type with one hundred ninety-two units planned. She reviewed the revised elevations submitted by the applicant, noting the exit/entrance area. Ms. Ware said the hybrid housing meets density, dimensional and parking requirements and reviewed the variety of unit types including some that have an attached garage. She reviewed the multifamily housing renderings and single family hybrid housing renderings, noting variances include perimeter screening for hybrid housing, the layout and design. Ms. Ware said the Planning and Zoning Commission denied the request, but staff now supports it as the proposal is similar to their initial plan. Mayor Jensen reviewed past housing history. Laura Hoffman, 2728 N. Harwood Street, Dallas, spoke in support representing the applicant and reminded Council the site was already zoned. She said they accepted recommendations by the Planning and Zoning Commission and presented revised renderings and worked to conform to the zoning. Ms. Hoffman said they are requesting wrought iron to allow the feel for a more open neighborhood. Council Member Copeland did not support the renderings especially the wrought iron fence. Deputy Mayor Pro Tem Humphreys asked if there will be development phases and Ms. Hoffman confirmed it would be all one phase. Council Member Clemson asked if the property would be for rent or sale. James Pryer of Alpine Development noted the cost would be about two hundred dollars per square foot and they would be rented. Council Member Lopez said the information presented indicates some areas would have wrought iron fencing around the multifamily and only a small stretch would be masonry. Ms. Hoffman confirmed there is also required landscaping. John Anesworth, 801 Cherry Street, #1300, Fort Worth, recorded his support of the item. Council Member Johnson asked about the other amenities, and Ms. Hoffman said there would be a pool

and dog park providing for a community feel. Council Member Clemson and Mayor Jensen asked if the Duncan Perry entrance/exit and parking can be addressed. Ms. Hoffman said they would add no parking signs. Transportation Director Walter Shumac confirmed parking restrictions can be added there. Council Member Clemson moved, seconded by Deputy Mayor Pro Tem Humphreys, to approve this item with a wrought iron fence. The motion carried unanimously.

Approved

PUBLIC HEARING ZONING APPLICATIONS

33. SUP-22-02-0010 - Specific Use Permit - FLIP Child Care & Learning Center (City Council District 2). Specific Use Permit for a Child Day Care Center on an unplatted 0.55-acre tract addressed as 3509 S.E 8th Street. 0.55 Acre Tract, James Ferguson Survey, Abstract No. 454, Page 505, City of Grand Prairie, Dallas County, Texas, zoned General Retail (GR) District and addressed as 3509 S. E. 8th Street (On April 11, 2022, the Planning and Zoning Commission recommended approval by vote of 7-0)

Ms. Ware presented this request for a Specific Use Permit for a childcare center with proposed outdoor play space. She said it meets standards and parking requirements, and no variances are requested. Ms. Ware said the Planning and Zoning Commission and the Development Review Committee recommended approval. Council Member Lopez asked what type of fencing is requested. Ms. Ware said a wood fence and a chain link gate are planned. Council Member Ezeonu asked the requirements for the number of supervisors at a daycare facility. Deputy City Manager Bill Hills said those guidelines are dictated by the state not by local ordinance. Council Member King moved, seconded by Mayor Pro Tem Del Bosque, to close the public hearing and approve this item with the condition that a chain link fence is placed around the play area. The motion carried unanimously.

Adopted

ORD 11201-2022

34. SUP-22-03-0011 - Specific Use Permit Renewal - Victoria Grace Event Center at 2045 N. Hwy 360 (City Council District 1). SUP review and renewal for Event Center on one lot, in a 6,874 sq ft lease space. Lot 2, Block 6, Heather Ridge Addition, City of Grand Prairie, Tarrant County, Texas, zoned LI with SUP-1086A and within the SH-360 Corridor Overlay District and addressed as 2045 N. Hwy 360, Suite 250A (On April 11, 2022, the Planning and Zoning Commission recommended approval by vote of 7-0)

Ms. Ware presented the request for a permit renewal and provided a history. She noted the property has been operating in compliance with the Specific Use Permit with no issues, and the Planning and Zoning Commission as well as the Development Review Committee recommended approval for a one year renewal. Amadyn Nwabuisi, 4415 Hanover Street, spoke in support. Council Member Lopez asked how many events were held at the center in the last six month. She said she has booked about four events per month, noting December was busy and March thru May have been booked. City Manager Dye said there was nothing law

enforcement related reported concerning this venue. Council Member Ezeonu said he has heard positive input from the community. Deputy Mayor Pro Tem Humphreys asked to clarify if there have been reports of no security guards present. Ms. Ware said no. Ms. Nwabuisi said she has two security guards present. Council Member Johnson asked to clarify how many events from August through April 30 have been held. She said from December to the present, she has had approximately 20 events and also has events booked through December of 2022. Council Member Clemson congratulated Ms. Nwabuisi for her success, then moved, seconded by Deputy Mayor Pro Tem Humphreys, to close the public hearing and approve the Specific Use Permit for one year. The motion carried unanimously.

Adopted

ORD 11202-2022

35. ZON-22-02-0004 - Zoning Change - A to SF-5 at 1610 Mobile Road (City Council District 6). Zoning Change from Agriculture District to Single Family-Five Residential District on 0.43 acres. Tract 36, Matthew Rd MH EST, Thomas J Tone Survey, Abstract 1460, Page 225, City of Grand Prairie, Dallas County, Texas, zoned Agriculture District, and addressed as 1610 Mobile Road (On April 25, 2022, the Planning and Zoning Commission recommended approval by a vote of 8-0)

Ms. Ware presented the zoning change request to allow for construction of a pool. She said the Planning and Zoning Commission recommended approval, but the Development Review Committee could not approve due to the lack of supporting utility infrastructure and public safety. Planning Director Rashad Jackson said staff made certain the lot still meets the Single Family 5 requirements. Ms. Ware reviewed the width of the lot. Council Member Johnson moved, seconded by Council Member Copeland, to close the public hearing and approve as presented by staff. The motion carried unanimously.

Adopted

ORD 11203-2022

CITIZEN COMMENTS

Yolanda Battle, 3654 Forest Trail, introduced her mother Dolly Battle and said the city's current animal control ordinance is too vague. She said it sets a tone to impede upon the rights of citizens and indicated she reviewed other cities' ordinances which contain more specific details defining barking. Ms. Battle requested review of the Grand Prairie ordinance to decrease vagueness and to identify intent.

ADJOURNMENT

Mayor Jensen adjourned the meeting at 8:13 p.m.

The foregoing minutes were approved at the May 17, 2022, City Council meeting.

Mona Lisa Galicia, City Secretary



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: May 17, 2022

REQUESTER: Megan Mahan

PRESENTER: Megan Mahan, Assistant City Manager

TITLE: Professional Services Agreement Renewal #2 with Focused Advocacy, LLC, for Legislative & Regulatory Services for a two year term, at an estimated annual cost of \$104,196.00 and a total of \$208,392.00 over the term of the agreement. Authorize the City Manager to execute any additional renewal options with aggregate price fluctuations of \$50,000 so long as sufficient funding is appropriated by the City Council to satisfy the City's obligation during the renewal terms

RECOMMENDED ACTION: Approve

ANALYSIS:

In March of 2010, the City engaged Focused Advocacy, LLC, to provide legislative legal services, including, but not limited to, coordination of legislative efforts, monitoring legislative and state governmental actions and developments, and advice and assistance on the legislative process. A renewal of the agreement was approved in 2014, 2016 and 2020. The current contract expires May 31, 2022, but it contains a two-year renewal option. The staff recommendation is to renew the contract for another two years as they have been effective in pursuing the City's legislative goals.

Focused Advocacy's contract is for a flat retainer of \$8,333.33 per month plus a monthly expense reimbursement of \$350/ month for client-related business meal expenses with legislators/staff that Focused Advocacy incurs for a total of \$8,683.33 per month, which is very competitive and within the market norm. The amount reflects a "friends and family discount" rate that they offer their long-term clients.

FINANCIAL CONSIDERATION:

Funding is available in the FY 21/22 General Fund Budget, Legislative Legal Services (181110-61360) for remainder of this fiscal year. Funds will be budgeted for the next budget year.



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 05/17/2022

REQUESTER: Megan Mahan

PRESENTER: Megan Mahan, Assistant City Manager

TITLE: Development Agreement with MVRGP OPCO, LLC for Glamping Resort at Loyd Park (The Finance and Government Committee reviewed on 04/05/2022)

RECOMMENDED ACTION: Approve

ANALYSIS:

This is a Development Agreement with a potential Tenant for a glamping resort at Loyd Park. The terms of the lease are still being negotiated. This agreement is the first step in the process, and the Army Corps of Engineers ("USACE") needs to approve the project next. After USACE approval, staff will present a lease with the developer for City Council consideration.

FINANCIAL CONSIDERATION:

none



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 05/17/2022

REQUESTER: Megan Mahan

PRESENTER: Megan Mahan, Assistant City Manager

TITLE: Contract with Grand Prairie United Charities for \$100,000 for a One Year Term to Administer Program for Hotel Nights for the Homeless Population for Inclement Weather or Emergency Situations

RECOMMENDED ACTION: Approve

ANALYSIS:

The City has joined with Grand Prairie United Charities (GPUC) for GPUC to administer a program to protect the homeless during severe weather or emergent situations. This program has been budgeted from ARPA funding to facilitate housing for the homeless via hotel rooms during times of extreme heat, extreme cold or severe storms. GPUC will receive a 5% administration fee to account for the time needed to administer the program. Once the \$100,000 has been exhausted, the City will evaluate whether to continue the program with additional funding.

FINANCIAL CONSIDERATION:

\$100,000.00 of ARPA Funds will be used to fund this project.



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 05/17/2022

REQUESTER: Venona McGee

PRESENTER: Ray Riedinger, Facility Services Manager

TITLE: Price Agreement for janitorial services from UBM Enterprise, Inc. (up to \$915,439.96 annually). This agreement will be for one year with the option to renew for (4) four additional one-year periods totaling \$4,577,199.80 if all extensions are exercised. Authorize the City Manager to execute the renewal options with aggregate price fluctuations of the lesser of up to \$50,000 or 25% of the original maximum price so long as sufficient funding is appropriated by the City Council to satisfy the City's obligation during the renewal terms

RECOMMENDED ACTION: Approve

ANALYSIS:

This contract is for janitorial services for all current City facilities, excluding the Summit. Services provided under this contract include standard cleaning of facilities, floor cleaning, hard surface and carpet, and exterior window cleaning. Extra services are requested during times of pandemic, increased needs, or additional uses of buildings, such as for voting purposes.

Notice of bid #22034 was advertised in the Fort Worth Star-Telegram and Public Purchase; it was distributed to nineteen vendors and sixteen HUBs. Seven bids were received, as shown in attachment A.


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

UBM Enterprises meets specifications and is recommended for award.


FINANCIAL CONSIDERATION:

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

JANITORIAL SERVICES
RFB #22034
TABULATION

 Bid Tabulation Janitorial Services RFB #22034				UBM Interprise Dallas, TX		MaxPro Enterprise Cedar Hill, TX		Entrust Facility Services Halton, City		Eagle Maintenance Dallas, TX		Clean-Sweep Solutions Fairview, TX	
Item	Description	QTY	UOM	Unit Price	Extended Price	Unit Price	Extended Price	Unit Price	Extended Price	Unit Price	Extended Price	Unit Price	Extended Price
1	Facility Services	1	EA	915,439.96	915,439.96	893,690.55	893,690.55	814,608.70	814,608.70	1,001,195.09	1,001,195.09	1,196,990.73	1,196,990.73
2	Day Porter (per hour)	1	HR	22.50	22.50	19.25	19.25	17.00	17.00	20.82	20.82	17.50	17.50
3	Night Shift Cleaner (per hour)	1	HR	18.50	18.50	19.25	19.25	17.00	17.00	17.19	17.19	18.50	18.50
Total					\$ 915,480.96		\$ 893,729.05		\$ 814,642.70		\$1,001,233.10		\$1,197,026.73

				Ambassador Service Houston, Tx		AHI Facility Services Dallas, TX	
Item	Description	QTY	UOM	Unit Price	Extended Price	Unit Price	Extended Price
1	Facility Services	1	EA	1,511,350.00	1,511,350.00	13,089,059.83	13,089,059.83
2	Day Porter (per hour)	1	HR	25.00	25.00	18.20	18.20
3	Night Shift Cleaner (per hour)	1	HR	28.00	28.00	23.80	23.80
Total					\$1,511,403.00		\$13,089,101.83

 Evaluation Score Card Janitorial Services RFB #22034		UBM Interprise Dallas, TX	MaxPro Enterprise Cedar Hill, TX	Entrust Facility Services Halton, City	Eagle Maintenance Dallas, TX	Clean-Sweep Solutions Fairview, TX	Ambassador Service Houston, Tx	AHI Facility Services Dallas, TX
Evaluation Criteria	Maximum Score	Score	Score	Score	Score	Score	Score	Score
Price	10.00	8.90	9.12	10.00	8.14	6.81	5.39	0.62
The extent to which the services meet the municipality's needs	10.00	10.00	5.00	6.00	17.00	5.50	9.50	4.00
The Reputation of the Bidder	25.00	16.67	0.00	0.00	0.00	0.00	0.00	0.00
Qualifications	25.00	25.00	11.25	15.00	16.25	15.00	20.00	8.75
Experience with the City of Grand Prairie or another municipality	25.00	25.00	10.00	13.75	16.25	11.25	21.25	7.50
Total	95.00	85.57	35.37	44.75	57.64	38.56	56.14	20.87



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 05/17/2022

REQUESTER: Venona McGee

PRESENTER: Angi Mize, Manger

TITLE: Assignment of Contract(s) for Fire Alarm Services from LPS Fire, LLC to Pye Barker Fire & Safety in the amount of \$209,500.00

RECOMMENDED ACTION: Approve

ANALYSIS:

The Facility Services Department utilizes this contract to cover all city buildings for fire alarm services. LPS Fire, LLC was awarded the bid for these services on May 14, 2021. The City has two agreements, one for Facility Services (\$200,000) for city buildings and one specifically with the EPIC (\$9,500).

In April of 2022, the City received notice that LPS Fire, LLC was being acquired by Pye Barker Fire & Safety. The acquisition will be complete on May 19, 2022. If approved, an assignment of the contract will be executed for Pye Barker Fire & Safety to assume the contract at the same pricing, terms, and conditions, and any future renewals will be to Pye Barker Fire & Safety.

FINANCIAL CONSIDERATION:

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



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 05/17/2022

REQUESTER: Keshnel Penny

PRESENTER: Keshnel Penny, Chief Information Officer

TITLE: Price Agreement for products and services for cybersecurity services to include Endpoint protection software and incident response services from SHI Government Solutions, Inc. through a national inter-local agreement with DIR-TSO-4317 at an estimated annual cost of 154,194.00. This agreement will be for one year with the option to renew for an additional four one-year period totaling \$770,970.00 if all extensions are exercised. Authorize the City Manager to execute the renewal options with aggregate price fluctuations of the lesser of up to \$50,000 or 25% of the original maximum price so long as sufficient funding is appropriated by the City Council to satisfy the City's obligation during the renewal terms

RECOMMENDED ACTION: Approve

ANALYSIS:

Price Agreement for CrowdStrike Falcon Complete cybersecurity software and services to include endpoint protection software and incident response services. This package also provides threat intelligence, endpoint threat detection, endpoint remediate and managed security services. The Information Technology Department will use this purchase to safeguard the City's computer systems against the ever-increasing frequency and severity of cyber threats in the public sector. This software and related services will significantly enhance the City's security posture against newer malicious tools, techniques, and procedures that cybercriminals use. This solution will allow the Information Technology Department to maintain the reliability, integrity, and availability of the City's computer systems.

Chapter 271.102 of the Local Government Code authorizes local governments to participate in a cooperative purchasing program with another local government or local cooperative organization. In lieu of competitive bidding, items and services may be purchased through such agreements as the agreements have already been bid by the sponsoring entity or agency. The City of Grand Prairie has master inter-local cooperative agreements with various entities including DIR.

The national contract DIR-TSO-4317 will expire 4/27/2026, with two- two-year renewal options.

FINANCIAL CONSIDERATION:

Funds are available in FY 2022/2023 General Fund IT Administration (151010) for Computer Software Maintenance (63165) in the amount of \$100,110.00 and \$54,084.00 CIP 153210-61039-02201103 (FY22 Cyber Security Dev Software) and will be charged accordingly on orders through the end of the current fiscal year. Funding for future fiscal years will be paid from that year's approved budgets.

CITY OF GRAND PRAIRIE
OPERATING BUDGET EXPENDITURE INFORMATION

FUND: Computer Software Maintenance
AGENCY: Information Technology
ACCOUNTING UNIT: 151510-63165
AVAILABLE: \$1,733,371.00
STAFF CONTACT: Keshnel Penny
VENDOR NUMBER: 3801
VENDOR NAME: SHI Government Solutions
CONTINGENCY: None



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 05/17/2022

REQUESTER: Keshnel Penny

PRESENTER: Keshnel Penny, Chief Information Officer

TITLE: Price agreement for email protection services from Solid Border, Inc. through a national inter-local agreement with the Department of Information Resources (DIR) at an estimated annual cost of \$122,976.00. This agreement will be for one year with the option to renew for four additional one-year periods totaling \$614,880.00 if all extensions are exercised. Authorize the City Manager to execute the renewal options with aggregate price fluctuations of the lesser of up to \$50,000 or 25% of the original maximum price so long as sufficient funding is appropriated by the City Council to satisfy the City's obligation during the renewal terms

RECOMMENDED ACTION: Approve

ANALYSIS:

Price agreement for products and services for Barracuda Networks Inc., email protection, email cloud backups, and Domain Name System (DNS) filtering. Barracuda Networks Inc. is a cloud-based email security service that protects both inbound and outbound emails from advanced email and cybersecurity threats. This solution will allow the Information Technology Department to protect the reliability, integrity, and availability of the City's email systems. Solid Border, Inc. is a designated HUB vendor through the state of Texas and an authorized reseller for Barracuda Networks, Inc.

Chapter 271.102 of the Local Government Code authorizes local governments to participate in a cooperative purchasing program with another local government or local cooperative organization. In lieu of competitive bidding, items and services may be purchased through such agreements as the agreements have already been bid by the sponsoring entity or agency. The City of Grand Prairie has master inter-local cooperative agreements with various entities including DIR.

Solid Border's DIR-TSO-4365 contract will expire 03/03/2025, with no additional renewal options available.

FINANCIAL CONSIDERATION:

Funds are available in FY 2022/2023 Capital Improvement 153210-61039-02201103 (Cyber Security Dev Software) and will be charged accordingly through the end of the current fiscal year.

Fund/Activity Account:	153210 61039 02201103				
Project Title:	Solid Border Inc. (Barracuda)				
Current Request:	\$122,976.00				
	1	2	3	2+3	1+3
ACCOUNT DESCRIPTION	CURRENT BUDGET	AVAILABLE BALANCE	CURRENT REQUEST	REVISED BALANCE	AMENDED BUDGET
Cyber Sec Dev Software	\$200,000	\$200,000	\$122,976	\$322,976	\$322,976
				\$0	\$0
				\$0	\$0
				\$0	\$0
				\$0	\$0
				\$0	\$0
				\$0	\$0
				\$0	\$0
				\$0	\$0
TOTAL	\$200,000	\$200,000	\$122,976	\$322,976	\$322,976



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 05/17/2022

REQUESTER: Chris Agnew

PRESENTER: Gabe Johnson, Director of Engineering and Public Works and Romin Khavari, City Engineer

TITLE: Contract Amendment No. 1 to Halff Associates, Inc. to the Professional Engineering Services contract for additional survey services, preparation of construction plans for the selected drainage option and construction phase services on the Miscellaneous Drainage Projects between Tanbark Court and Sequoia Drive in the amount of \$50,178 (The Finance and Government Committee reviewed on 05/03/2022)

RECOMMENDED ACTION: Approve

ANALYSIS:

The current contract with Halff Associates, Inc. in the not to exceed amount of \$44,950.00 was approved July 16, 2021 for Miscellaneous Drainage Projects between Tanbark Court and Sequoia Drive W.O. #621.44 to provide a drainage study of the surface drainage patterns of seven lots between Tanbark Court and Sequoia Drive west of Iris Drive, to recommend up to two options to solve the neighborhood surface drainage issues and flooding and to prepare 30% preliminary plans for the preferred solution to the drainage problems. Halff Associates completed the study and recommended a concrete flume option on the property of 1320 Tanbark Court and a storm drain system in Tanbark Court with laterals and inlets on the properties of 1320 Tanbark Court and 1312 Tanbark Court to intercept the drainage flows. The city selected the second option as the best option to address the neighborhood drainage issues. The property owners of the lots at 1320 Tanbark Court and 1312 Tanbark Court have provided their support for this approved drainage option. This option will require two drainage easements on the two private properties to construct the project.

This Contract Amendment No. 1 in the amount of \$50,178 to the contract provides for additional survey services and preparation of construction plans for the selected drainage option and provides for bidding and construction phase services to construct the approved drainage option. The preliminary Opinion of Probable Construction Costs for construction of this project is \$250,000.

The project design is schedule to be completed by September 2022 with anticipated construction contract award in November 2022, start of construction in January 2023 and construction completion in May 2023.

This item was presented and approved by the Finance and Government Committee on May 3, 2022.

FINANCIAL CONSIDERATION:

Funding in the total amount of \$50,178 is available in Storm Drainage Capital Projects Fund (401592) W.O. 02213803 (FY22 Misc. Drainage Projects).

CITY OF GRAND PRAIRIE CAPITAL PROJECTS BUDGET SUMMARY

Fund/Activity Account: 401592 / 02213803

Project Title: FY22 Misc Drainage Projects

Current Request: \$0.00

ACCOUNT DESCRIPTION	1 CURRENT BUDGET	2 AVAILABLE BALANCE	3 CURRENT REQUEST	2+3 REVISED BALANCE	1+3 AMENDED BUDGET
Professional Eng Srv (61041)	\$300,000	\$260,135	\$0	\$260,135	\$300,000
Streets, Road, Hwy Maint (63030)	\$596,679	\$596,679	\$0	\$596,679	\$596,679
Eng/Geo/Con (68560)	\$39,865	\$39,865	\$0	\$39,865	\$39,865
				\$0	\$0
				\$0	\$0
				\$0	\$0
				\$0	\$0
TOTAL	\$936,544	\$896,679	\$0	\$896,679	\$936,544



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 05/17/2022

REQUESTER: Jayson R. Ramirez

PRESENTER: Jayson R. Ramirez, Fleet Services Manager

TITLE: Purchase of two (2) new Chevrolet Tahoe 4x4's for Police and Fire (\$50,780 each), one (1) new Chevrolet 1500 regular cab pickup for Solid Waste (\$38,315), and one (1) new Chevrolet 1500 double cab pickup for Planning & Development (\$39,530) from Caldwell Country Chevrolet for a combined total of \$179,405 through a Cooperative Agreement with BuyBoard

RECOMMENDED ACTION: Approve

ANALYSIS:

These vehicles will be added to the fleet or replace existing vehicles according to the city replacement/improvement schedule and are included in the FY 2021/2022 Approved Budget. The vehicles are:

- one (1) new Chevrolet Tahoe 4x4 will be replacing one (1) unit, age 2020, Tahoe in Fire totaling \$50,780,
- one (1) new Chevrolet Tahoe 4x4 will be replacing one (1) unit, age 2021, Tahoe in Police totaling \$50,780,
- one (1) new Chevrolet 1500 regular cab pickup will be replacing one (1) unit, age 2007, pickup in Solid Waste totaling \$38,315, and
- one (1) new Chevrolet 1500 double cab pickup will be replacing one (1) unit, age 2017, pickup in Planning & Development totaling \$39,530.

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

BuyBoard allows us to save money through "economies of scale" with the pooled purchasing power of their members. They include hundreds of school districts, municipalities, counties, other local governments, and nonprofit entities across Texas. They use the power of numbers as leverage to get better

prices with the same vendors we use now. A fee of \$400 is due to use BuyBoard contract # 601-19, effective date December 1, 2019, through November 30, 2022.

FINANCIAL CONSIDERATION:

Funding is available in the following accounts:

1. \$50,780 in the FY 2021/2022 General Fund (292510-68320) Fire,
2. \$50,780 in the FY 2021/2022 General Fund (283210-68320) Police,
3. \$38,315 in the FY 2021/2022 Solid Waste Fund (304010-68300) Solid Waste, and
4. \$39,530 in the FY 2021/2022 Equipment Acquisition Fund (231910-68320) Planning & Development- Building Inspections.

CITY OF GRAND PRAIRIE
OPERATING BUDGET EXPENDITURE INFORMATION

FUND: General Fund
Name of Fund (i.e. General Fund)

AGENCY: Fire
Name of Department

ACCOUNTING UNIT: 292510

AVAILABLE: 68320, Autos and Trucks, \$57,650
Account Code, Description, and amount available

STAFF CONTACT: Jayson R. Ramirez

VENDOR NUMBER: 4053

VENDOR NAME: Caldwell Country, Baby Jacks II

CONTINGENCY: n/a

CITY OF GRAND PRAIRIE
OPERATING BUDGET EXPENDITURE INFORMATION

FUND: General Fund
Name of Fund (i.e. General Fund)

AGENCY: Police
Name of Department

ACCOUNTING UNIT: 283210

AVAILABLE: 68320, Autos and Trucks, \$50,780
Account Code, Description, and amount available

STAFF CONTACT: Jayson R. Ramirez

VENDOR NUMBER: 4053

VENDOR NAME: Caldwell Country, Baby Jacks II

CONTINGENCY: n/a

CITY OF GRAND PRAIRIE
OPERATING BUDGET EXPENDITURE INFORMATION

FUND: Solid Waste Fund
Name of Fund (i.e. General Fund)

AGENCY: Solid Waste
Name of Department

ACCOUNTING UNIT: 304010

AVAILABLE: 68300, Other Machinery & Equipment, \$237,473
Account Code, Description, and amount available

STAFF CONTACT: Jayson R. Ramirez

VENDOR NUMBER: 4053

VENDOR NAME: Caldwell Country, Baby Jacks II

CONTINGENCY: n/a

CITY OF GRAND PRAIRIE
OPERATING BUDGET EXPENDITURE INFORMATION

FUND: Equipment Acquisition Fund
Name of Fund (i.e. General Fund)

AGENCY: Planning & Development
Name of Department

ACCOUNTING UNIT: 231910

AVAILABLE: 68320, Autos & Trucks, \$40,756
Account Code, Description, and amount available

STAFF CONTACT: Jayson R. Ramirez

VENDOR NUMBER: 4053

VENDOR NAME: Caldwell Country, Baby Jacks II

CONTINGENCY: n/a



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 05/17/2022

REQUESTER: Steve Plumer, Sr. Parks Project Manager

PRESENTER: Duane Strawn, Director of Parks, Arts and Recreation

TITLE: Construction Manager at Risk (CMAR) contract with Dean Electric, Inc. dba Dean Construction for pre-construction management services for the Tyre Park Improvements Phase 1 in the amount of \$0 and approve a construction service fee of 3.5% to be applied at a later time to the actual approved construction costs for the work (The Finance and Government Committee reviewed on 05/03/2022)

RECOMMENDED ACTION: Approve

ANALYSIS:

On October 12, 2021, the City Council approved an architectural design contract with Parkhill, Smith & Cooper, Inc. dba. Parkhill Schrickel Rollins for professional design services including evaluating existing conditions, managing the public input process, develop a needs assessment and conceptual master plan, and a cost estimation of improvements for the park in the amount \$67,500 with a 5% design contingency in the amount of \$3,375 for a total of \$70,875.

On the assumption the City Council approves an architectural design contract with Parkhill Schrickel Rollins on May 17, 2022 for professional design services for the redevelopment of Tyre Park, Parkhill Schrickel Rollins will provide professional design services including Phase I plan development, site engineering, bidding and negotiations, construction administration and project close-out. The consultant has submitted a fee of \$246,500 for the project.

Based on the work to be completed by Parkhill, Inc., design plans will require cost estimation and constructability reviews. As a result, an RFP #22068 solicitation was advertised by the City in accordance with State law and respondents were required to submit their proposals no later than February 22, 2022. Seven (7) Construction Managers responded to the RFP. All proposals were reviewed, and it was determined that Dean Electric, Inc. dba Dean Construction met all requirements based on the cumulative scoring criteria. Dean Construction is being recommended for the Pre-Construction CMAR contract award for Tyre Park Improvements Phase I.

The Construction Manager at Risk pre-construction services involves development of conceptual project estimates, preliminary construction schedule, value engineering considerations and constructability review during the Design Phase.

Pending determination of a final construction costs, a subsequent contract award shall be comprised of field and office staff (\$68,250), general conditions (\$84,200) and approximate construction services fee based on a 3.5% fee applied to the construction cost. A guaranteed maximum price (GMP) will ultimately be confirmed and brought before City Council for final overall project cost award and approval.

Should City Council approve Dean Construction for CMAR contract award as recommended, City staff will begin working with Dean Construction and the architect on finalizing design and begin the process of obtaining CMAR bids from subcontractors. Once available, the final GMP will be presented to City Council for consideration and approval as an amendment to the initial contract.

FINANCIAL CONSIDERATION:

Funding is available in the Grant Fund (300594), WO #68122019 (Tyre Park).

CITY OF GRAND PRAIRIE CAPITAL PROJECTS BUDGET SUMMARY

Fund/Activity Account: 300594 - 68122019
 Project Title: Tyre Park Improvements Phase 1
 Current Request: \$0.00

ACCOUNT DESCRIPTION	1 CURRENT BUDGET	2 AVAILABLE BALANCE	3 CURRENT REQUEST	2+3 REVISED BALANCE	1+3 AMENDED BUDGET
Eng/Design (68450)	\$258,825	\$258,825		\$258,825	\$258,825
Construction (68540)	\$1,741,175	\$1,741,175		\$1,741,175	\$1,741,175
					\$0
					\$0
					\$0
					\$0
					\$0
TOTAL	\$2,000,000	\$2,000,000	\$0	\$2,000,000	\$2,000,000



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 05/17/2022

REQUESTER: Steve Plumer, Sr Park Project Manager

PRESENTER: Duane Strawn, Director of Parks, Arts and Recreation

TITLE: Professional services contract with Parkhill/Shrickel Rollins, Inc. in the amount of \$246,500 and approve a 5% contingency of \$12,325 for a total cost of \$258,825 for Phase 1 construction documentation and construction administration services for Tyre Park (The Finance and Government Committee reviewed on 05/03/2022)

RECOMMENDED ACTION: Approve

ANALYSIS:

On October 12, 2021, City Council approved a professional services contract Parkhill/Shrickel Rollins, Inc. for Master Planning services for the redevelopment of Tyre Park. Parkhill/Shrickel Rollins, Inc. has successfully completed several projects for the City of Grand Prairie including Fish Creek Linear Park, Mountain Creek Soccer Complex, and McFalls East Park. During the Tyre Park Master Plan project, the firm evaluated the existing conditions of the park, managed the public input process, developed a long-range master redevelopment plan, and cost phasing estimation of improvements for the park.

Local Government Code Chapter 252 provides an exception from the competitive bid process for a procurement for personal, professional, or planning services. Parkhill/Shrickel Rollins was selected as the most qualified professional due to their recent completion of the Tyre Park Master Plan. Parkhill/Shrickel Rollins was selected based on the evaluation of eight submittals to RFQ 21163.

The firm will provide professional design services including Phase I plan development, site engineering, geotechnical investigation, pond topography study, environmental services, bidding and negotiations, construction administration and project close-out. The consultant has submitted a fee of \$246,500 for the project.

FINANCIAL CONSIDERATION:

Funding for the consultant contract in the amount of \$246,500 and a 5% contingency of \$12,325 for a total cost of \$258,825 is available in the Grant Fund (300594), WO #68122019 (Tyre Park).

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

Fund/Activity Account: 300594 - 68122019
 Project Title: Tyre Park Improvements Phase 1
 Current Request: \$0.00

ACCOUNT DESCRIPTION	1 CURRENT BUDGET	2 AVAILABLE BALANCE	3 CURRENT REQUEST	2+3 REVISED BALANCE	1+3 AMENDED BUDGET
Eng/Design (68450)	\$258,825	\$258,825		\$258,825	\$258,825
Construction (68540)	\$1,741,175	\$1,741,175		\$1,741,175	\$1,741,175
					\$0
					\$0
					\$0
					\$0
					\$0
					\$0
TOTAL	\$2,000,000	\$2,000,000	\$0	\$2,000,000	\$2,000,000



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 05/17/2022

REQUESTER: Steve Plumer, Sr. Park Project Manager

PRESENTER: Duane Strawn, Director of Parks, Arts and Recreation

TITLE: Change Order No. 4 for the Great Southwest Nature Park with William H. Company LLC in the amount of \$85,142.68 for labor/equipment/fuel/insurance cost increases for the remaining work to be completed as well as material cost increases, including concrete, rebar, lumber, trucking, and fuel relating from work stoppage/delays/access restrictions and resequencing or work due to Union Pacific Railroad change order logistical demands (The Finance and Government Committee reviewed on 05/03/2022)

RECOMMENDED ACTION: Approve

ANALYSIS:

In September 2017, the City submitted and was awarded a matching acquisition and development grant in the amount of \$500,000 from the Texas Parks and Wildlife.

The 68.731-acre tract was part of the former Great Southwest Country Club and has natural features, including mature trees, existing ponds, a portion of Johnson Creek, and riparian and native woodlands. The site's unique characteristics scored highly with the Texas Parks and Wildlife criteria. The developer donated the property, which will serve as a portion of the City's local matching share for the grant application.

In November 2018, the City Council awarded a Professional Service contract to Pacheco Koch Consulting Engineers, Inc. for professional engineering services. Plans were developed for Phase I of the Great Southwest Nature Park.

On October 13, 2020, the City Council awarded a construction contract to William H. Company, LLC for \$859,789 for Phase I with a 5% contingency of \$42,990 for a total of \$902,779.

Change Order No.1 in the amount of \$14,596.48 was approved by CMO on February 18, 2021, for removal of existing concrete pavement near fitness station not shown on plans, relocation of construction entrance to preserve specimen tree and to establish haul route, concrete pavement, and Lueder Block at the amphitheater for ADA compliance, and demolition and haul-off of existing golf course pump house.

Change Order No. 2 in the amount of \$42,279.22 was approved by CMO on April 20, 2021, for the removal and replacement of an existing flume, resolving drainage issues at an existing neighboring wall, removal, and replacement of non-ADA compliant trail sections, and the addition of material and trucking for the recycled crushed concrete trail.

Change Order No. 3 in the amount of \$2,740.70 was approved by CMO on November 17, 2021, for a floating fishing pier in lieu of a stationary pier with concrete piers based on unknown subsurface conditions at the time of the bid.

Change Order No. 4 in the amount of \$85,142.68 is for labor/equipment/fuel/insurance cost increases with the remaining work to be completed as well as material cost increases including concrete, rebar, lumber, trucking, and fuel relating to work stoppage/delays, access restrictions and resequencing of work due to Union Pacific Railroad Change Order logistical demands.

All items will be incorporated into the current William H. Company, LLC contract for a revised total contract amount of \$1,004,548.08. With the approval of this agenda item, the original contract value will have been increased by 17% in total, which is within the 25% maximum allowed by state procurement laws.

FINANCIAL CONSIDERATION:

Funding for change order #4 with William H Company in the amount of \$85,142.68 is available in the Grant Fund (300592), WO #15018019 (Great Southwest Nature Park).

CITY OF GRAND PRAIRIE CAPITAL PROJECTS BUDGET SUMMARY

Fund/Activity Account: 300592 - 15018019
 Project Title: Great Southwest Nature Park
 Current Request: \$0.00

ACCOUNT DESCRIPTION	1 CURRENT BUDGET	2 AVAILABLE BALANCE	3 CURRENT REQUEST	2+3 REVISED BALANCE	1+3 AMENDED BUDGET
Legal Services (61360)	\$7,471	\$1,763	\$0	\$1,763	\$7,471
Surveys/Studies (61405)	\$8,410	\$235		\$235	\$8,410
Land (68090)	\$515,500	\$515,500		\$515,500	\$515,500
Construction (68540)	\$946,994	\$27,589		\$27,589	\$946,994
Design (68550)	\$215,935	\$0		\$0	\$215,935
Eng/Consult/Geotech(68560)	\$12,887	\$0		\$0	\$12,887
Contingency (68570)	\$368,422	\$368,422		\$368,422	\$368,422
Equip/Hardware (68640)	\$39,881	\$0		\$0	\$39,881
TOTAL	\$2,115,500	\$913,509	\$0	\$913,509	\$2,115,500



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 05/17/2022

REQUESTER: Kelly Eddlemon, Marketing Supervisor

PRESENTER: Cheryl De Leon, Deputy City Manager

TITLE: Price Agreement for EpicCentral marketing plan and advertising from Pyro Brand Development LLC. The initial agreement, in the amount of \$1,500,000, will contain the initial one-year term plus a five-month extension to allow fiscal year alignment; and includes the option to renew for three (3) additional one-year periods totaling \$6,000,000 if all extensions are exercised. Authorize the City Manager to execute the renewal options with aggregate price fluctuations of \$50,000 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 on 05/03/2022)

RECOMMENDED ACTION: Approve

ANALYSIS:

In July 2021, City Council approved an agreement with Pyro Brand Development LLC for "Phase 1" of RFP# 21030 to develop the brand for EpicCentral which has recently been completed. The newly developed brand includes a brand vision, positioning statement, personality, and affiliation, as well as a new logo with tagline, brand/style standards, and a strong foundation for a marketing strategy and plan. EpicCentral has been given a goal of becoming a "Top 5 destination in Dallas-Fort Worth", and staff believes that a strong and competitive marketing spend is both justified and necessary in this extremely competitive market.

Through extensive research of the market, strong industry knowledge, competitor analysis, guidance from media planning and advertising experts, and with the latest schedule of venue openings in mind, Pyro Brand Development has developed a plan for "Phase 2" (of RFP# 21030) to include KPI and goal setting, brand planning, project management, annual marketing plans, production of core creative assets, implementation of core marketing strategies and tactics, facilitating and nurturing cooperative marketing across properties, formulating ways to improve EpicCentral selling proposition vs. the sea of competitors, and measuring ROI and reporting on marketing performance.

The initial agreement, for a term of 17 months allowing for alignment with fiscal year calendars, will include the first portion of advertising and includes the core architecture and creation of major assets needed to carry out the remainder of the proposed media plan. Future renewals will include a

progressively larger percentage of purchased media necessary to establish and ultimately maintain EpicCentral's status as a top destination in DFW.

Notice of bid # 21030 was advertised in the Fort Worth Star Telegram and Public Purchase; it was distributed to 396 vendors including 5 Grand Prairie vendors and 209 HUBs. Fifteen (15) proposals were received as shown on attachment A.

With the evaluation of the 14 submitted proposals combined with the experience from the recent brand development process, the evaluation committee's clear finalist for "Phase 2" of RFP# 21030 was Pyro Brand Development. Pyro's strategy, tactics, experiences, and diverse team continue to align well with the goals and culture of the city and the EpicCentral development. In addition, staff feels strongly that the agency who developed the brand will be the best to execute the marketing strategy and plan.

FINANCIAL CONSIDERATION:

Funding is available in the EPIC Central Capital Projects Fund (360093), WO # 02015603 (EPIC Central Pre Opening), Account #61600 (Advertising/Promotions). Funding for future years will be funded from that year's approved budgets.

CITY OF GRAND PRAIRIE CAPITAL PROJECTS BUDGET SUMMARY

Fund/Activity Account: 360093 - 02015603
 Project Title: EPIC Central Pre-Opening
 Current Request: \$0.00

ACCOUNT DESCRIPTION	1 CURRENT BUDGET	2 AVAILABLE BALANCE	3 CURRENT REQUEST	2+3 REVISED BALANCE	1+3 AMENDED BUDGET
Minor Equip (60520)	\$175,000	\$175,000		\$175,000	\$175,000
Misc Services (61485)	\$405,000	\$313,387		\$313,387	\$405,000
Advertising/Promo (61600)	\$1,635,551	\$1,500,000		\$1,500,000	\$1,635,551
Other Vehicles (68330)	\$250,000	\$250,000		\$250,000	\$250,000
Eng/Design (68450)	\$857,000	\$0			\$857,000
Contingency/Reserve (68570)	\$148,561	\$148,561		\$148,561	\$148,561
					\$0
					\$0
TOTAL	\$3,471,112	\$2,386,948	\$0	\$2,386,948	\$3,471,112



**CITY OF GRAND PRAIRIE
RESOLUTION**

MEETING DATE: 05/17/2022

REQUESTER: Michaela Sandefer

PRESENTER: Michaela Sandefer, Assistant EMC

TITLE: Resolution ratifying the application for and authorizing the acceptance of the FY2021 Urban Area Security Initiative (UASI) Grant for Police Capability Enhancement from the Office of the Governor – Homeland Security Grants Division in the anticipated amount of \$75,220.54 and authorizing the City Manager or his designee to execute the sub-recipient agreement and other grant related documents

RECOMMENDED ACTION: Approve

ANALYSIS:

In 2021, the City applied for a UASI grant for Police Capability Enhancement. A grant was awarded to the City by the Office of the Governor – Homeland Security Grants Division. However, FEMA requested that we change our project and submit an amended application with a new qualifying project. There was limited time to complete and submit the amended application and updated project which required the amended application to be submitted prior to council consideration. The Office of Emergency Management (OEM) is seeking ratification of the amended grant application and authorization for the City Manager or designee to accept the grant and execute the Sub-Recipient Agreement and other grant related documents from the Office of the Governor – Homeland Security Grants Division. This new project will fund the purchase of specialized mission ATVs for the Grand Prairie Police Department to utilize in the event of an emergency within very extreme conditions and locations. The grant amount is \$75,220.54. These funds will be managed by the OEM and allocated by project to the Police Department.

FINANCIAL CONSIDERATION:

The City of Grand Prairie is committed to providing applicable matching funds. However, the Homeland Security Grant Program through UASI does not require any. As a result, there is no cash match requirement for this funding source. In the event of loss or misuse of grant funds, the city will return all funds to the Office of the Governor (OOG).

BODY

A RESOLUTION OF THE CITY OF GRAND PRAIRIE, TEXAS RATIFYING THE APPLICATION FOR AND AUTHORIZING THE ACCEPTANCE OF THE FY2021 URBAN

AREA SECURITY INITIATIVE (UASI) GRANT FROM THE OFFICE OF THE GOVERNOR-HOMELAND SECURITY GRANTS DIVISION; AUTHORIZING THE CITY MANAGER OR DESIGNEE TO EXECUTE GRANT RELATED DOCUMENTS

WHEREAS, the City of Grand Prairie has been awarded the FY2021 Urban Area Security Initiative (UASI) Grant for police capability enhancement;

WHEREAS, the Homeland Security Grant Program through UASI does not require the City to provide a cash match and none is being provided;

WHEREAS, the grant award will allow the City to purchase needed equipment during the grant performance period from March 1, 2022 through September 30, 2022;

WHEREAS, the City is required to return all funds to the Office of the Governor (OOG) in the event of loss or misuse of grant funds;

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

SECTION 1. City Council does hereby ratify and affirm the FY2021-UASI-Grand Prairie-Police Capability Enhancement #4513601 application filed by the City for an estimated grant award of \$75,220.54 for Police Capability Enhancement through the purchase of All Terrain Vehicles. No cash match is require. The grant performance period is March 1, 2022 to September 30, 2022.

SECTION 2. The City Manager or his designee is authorized to accept the FY2021-UASI-Grand Prairie-Police Capability Enhancement #4513601 grant, if awarded, and execute any documents related the grant, including the required sub-recipient agreement.

SECTION 3. The city will return all funds to the Office of the Governor (OOG) in the event of loss or misuse of grant 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 17th DAY OF MAY, 2022.



**CITY OF GRAND PRAIRIE
RESOLUTION**

MEETING DATE: 05/17/2022

REQUESTER: Michaela Sandefer

PRESENTER: Michaela Sandefer, Assistant EMC

TITLE: Resolution ratifying the application for and authorizing the acceptance of the Local Hazard Mitigation Plans Program (LHMPP) Grant from the Texas General Land Office Community Development and Revitalization Department in the anticipated amount of \$48,235.42 and authorizing the City Manager or designee to execute the sub-recipient agreement and other grant related documents

RECOMMENDED ACTION: Approve

ANALYSIS:

The Texas General Land Office Community Development and Revitalization Department Grant announced a very competitive, first come, first serve grant opportunity. To avoid the funds being exhausted prior to our application being received, the Office of Emergency Management applied for the FY22-23 grant prior to council consideration. The Office of Emergency Management is seeking ratification of the grant application and authorization for the City Manager or Designee to accept the grant and execute related documents including the required sub-recipient agreement. The grant application is seeking funding in the amount of \$48,235.42 to hire a consulting company to update and complete the Hazard Mitigation plan (HMP) and facilitate all program stakeholders in the completion of updating the City's Hazard Mitigation Plan.

Hazard Mitigation Action Plan Update

This project will identify the threats and hazards that occur in the City of Grand Prairie, determine the frequency and magnitude, and incorporate this data into analysis and planning processes to properly mitigate and respond to the needs of a community. In addition, the planning process that is incorporated into gathering data creates a systematic process engaging the whole community as appropriate in the development of executable strategic, operational, and/or community-based approaches. This plan is due and is required by FEMA to be locally adopted and must be updated every five years to be eligible for Federal and State Hazard Mitigation grant funds.

FINANCIAL CONSIDERATION:

The City of Grand Prairie is committed to providing applicable matching funds. However, the Texas General Land Office Community Development and Revitalization Department does not require any. As a result, there is no cash match requirement for this funding source.

BODY

A RESOLUTION OF THE CITY OF GRAND PRAIRIE, TEXAS RATIFYING THE APPLICATION FOR AND AUTHORIZING THE ACCEPTANCE OF THE LOCAL HAZARD MITIGATION PLANS PROGRAM (LHMPP) FY22-23 GRANT; AUTHORIZING THE CITY MANAGER OR DESIGNEE TO EXECUTE GRANT RELATED DOCUMENTS

WHEREAS, the Texas General Land Office Community Development and Revitalization Department, allocates Hazard Mitigation Plan Program Grants; and

WHEREAS, the City of Grand Prairie in the State of Texas applied for funding to update of the Hazard Mitigation Plan; and

WHEREAS, the City of Grand Prairie updated Hazard Mitigation Plan will supplement the City of Grand Prairie's Emergency Management Plan; and

WHEREAS, grants generally require fund be returned if misuse is discovered.

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

SECTION 1. City Council does hereby ratify and affirm the application filed by the City for the FY22-23 Local Hazard Mitigation Plans Program Grant from the Texas General Land Office Community Development and Revitalization Department to fund an updated Hazard Mitigation Plan in the estimated amount of \$48,235.42.

SECTION 2. The City Manager or his designee is authorized to accept the grant, if awarded, and execute any documents related to the grant, including the sub-recipient agreement.

SECTION 3. Grand Prairie will comply with the requirements of the Texas General Land Office Community Development and Revitalization Department and use the grant funds for which they are intended under the project. If the funds are misused, Grand Prairie will return the funds to the extent required.

SECTION 3. 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 17th DAY OF MAY 2022.



**CITY OF GRAND PRAIRIE
RESOLUTION**

MEETING DATE: 05/17/2022

REQUESTER: Michaela Sandefer

PRESENTER: Michaela Sandefer, Assistant EMC

TITLE: Resolution ratifying the application for and authorizing the acceptance of the FY2022 Urban Area Security Initiative (UASI) Grant from the Office of the Governor – Homeland Security Grants Division in the estimated amount of \$145,352 and authorizing the City manager or his designee to execute the sub-recipient agreement and other grant related documents

RECOMMENDED ACTION: Approve

ANALYSIS:

The Office of Emergency Management (OEM) applied for FY2022 Urban Area Security Initiative (UASI) Grant application which had an abbreviated federal timeline to apply. OEM is seeking ratification of the grant application and authorization for the City Manager to accept the grant and execute related documents including the required sub-recipient agreement. The grant amount for FY22 is estimated at \$145,352. These funds will be managed by the OEM and allocated by project to the Police Department and Fire Department to provide and/or enhance Homeland Security efforts.

Emergency Management Planning Project:

This project will provide partial funding to support an emergency management position with increasing community preparedness and resilience. This funding will increase our cities planning, training, and exercise development which will further provide the ability to make our city more prepared while also bolstering critical emergency operation functions.

Police Vehicle Barrier Project:

This project will fund the purchase of Anti-Ram Vehicle barriers which will create controlled access points to reduce the probability of a vehicle borne incident during special events and other heavy populated areas.

Police Surveillance Camera Project:

The project will fund the purchase of surveillance cameras to be used to enhance Grand Prairie's Real Time Crime Centers ability to collect, share, and disseminate critical information.

Fire Hazmat Communications Project:

This project will allow for the purchase of Savox Communication system and the VHF radio system to provide a reliable primary and backup communications package for incident specific Fire/Hazmat calls.

FINANCIAL CONSIDERATION:

The City of Grand Prairie is committed to providing applicable matching funds. However, the Homeland Security Grant Program through UASI does not require any. As a result, there is no cash match requirement for this funding source. In the event of loss or misuse of grant funds, the city will return all funds to the Office of the Governor (OOG).

BODY

A RESOLUTION OF THE CITY OF GRAND PRAIRIE, TEXAS RATIFYING THE APPLICATION FOR AND AUTHORIZING THE ACCEPTANCE OF THE FY2022 URBAN AREA SECURITY INITIATIVE (UASI) GRANT FROM THE OFFICE OF THE GOVERNOR-HOMELAND SECURITY GRANTS DIVISION; AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE SIGN THE SUB-RECIPIENT AGREEMENT AND OTHER GRANT RELATED DOCUMENTS

WHEREAS, the City of Grand Prairie has been awarded the FY2022 Urban Area Security Initiative (UASI) Grant;

WHEREAS, the Homeland Security Grant Program through UASI does not require the City to provide a cash match and none is being provided;

WHEREAS, this grant award will allow the City to accept this grant and purchase needed equipment during the grant performance period from October 1, 2022 through September 30, 2023;

WHEREAS, the City is required to return all funds to the Office of the Governor (OOG) in the event of loss or misuse of grant funds;

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

SECTION 1. City Council does hereby ratify and affirm the 2022-UASI-Grand Prairie-Community Preparedness and Resilience Coordinator #4569401, the 2022-UASI-Grand Prairie-Police Anti-Ram Vehicle Barriers #4568801, the 2022-UASI-Grand Prairie- DVE Surveillance Cameras #4569901 and the 2022-UASI-Grand Prairie- Hazmat #4567601 applications filed by the City for an estimated award of \$145,352 to provide and/or enhance Homeland Security efforts. No cash match is required. The grant performance period is from October 1, 2022 to September 30, 2023.

SECTION 2. The City Manager or his designee is authorized to accept the 2022 UASI grants identified in Section 1 of this resolution and execute any documents related to the grant, including the required sub-recipient agreement.

SECTION 3. The city will return all funds to the Office of the Governor (OOG) in the event of loss or misuse of grant 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 17th DAY OF MAY, 2022.



**CITY OF GRAND PRAIRIE
RESOLUTION**

MEETING DATE: 05/17/2022

REQUESTER: Fred Bates, Jr.

PRESENTER: Daniel Scesney, Chief of Police

TITLE: Resolution authorizing the City Manager to apply for and accept a Selective Traffic Enforcement Program (STEP) Commercial Vehicle Enforcement grant from the Texas Department of Transportation (TXDOT), in the amount of \$51,195.03 (The Public Safety, Health and Environment Committee reviewed on 05/02/2022)

RECOMMENDED ACTION: Approve

ANALYSIS:

The City of Grand Prairie covers 81.4 square miles, is the 5th largest city in the Metroplex in land mass, and is situated in three counties (Dallas, Tarrant, and Ellis). The City has a growing population of over 180,000 residents and provides emergency response service for two major Interstate Highways (I-20 and I-30), three State Highways (SH 360, SH 180, and SH 161), US Hwy 287, and Spur Hwy 303. Grand Prairie is a central and connecting City facilitating millions of large commercial vehicles each year. The City's industrial districts house some of the largest distributors in the country. Approximately 30 percent of the City's property tax value is industrial and commercial.

The mission of the Grand Prairie Police Department's Traffic Unit in relationship to commercial motor vehicle's is to enforce the laws of the State of Texas and the Federal Motor Carrier Safety Regulations to help ensure the safe and efficient movement of commercial traffic traveling the highways and local streets within the City. Through effective enforcement and interaction with the trucking industry and citizens, the police department's goal is to reduce commercial vehicle crashes and the number of unsafe vehicles operating on the roadways.

The GPPD's Traffic Unit's goal is to also promote detection and correction of commercial motor vehicle safety defects, commercial vehicle driver deficiencies, and unsafe motor carrier practices before they become contributing factors to crashes and hazardous materials incidents. This should thereby contribute to the reduction of commercial vehicle crashes in the City. Due to the large volume of warehouse, industrial, and commercial space in the City, the unit plans to address the growing Metroplex problem of Commercial Motor Vehicle thefts and cargo thefts. The unit, in anticipation of proactively addressing cargo thefts, is applying for additional funds in this grant for that purpose.

FINANCIAL CONSIDERATION:

The grant period begins October 1, 2022 and ends September 30, 2023. The estimated total cost for the City during this period will be a cash match of \$10,239.51. Funding will be allocated in the FY 2023

General Fund budget. The Texas Department of Transportation will fund \$40,955.52 to pay the City for overtime salaries and benefits for enforcement efforts. Total cost for the project is \$51,195.03.

A RESOLUTION OF THE CITY OF GRAND PRAIRIE, TEXAS, IN SUPPORT OF A TXDOT SELECTIVE TRAFFIC ENFORCEMENT PROGRAM COMMERCIAL VEHICLE ENFORCEMENT GRANT IN THE AMOUNT OF \$51,195.03

WHEREAS, the Grand Prairie Police Department wishes to apply for funding this opportunity to promote detection and correction of commercial motor vehicle safety defects, commercial vehicle driver deficiencies, and unsafe motor carrier practices before they become contributing factors to crashes and hazardous materials incidents;

WHEREAS, the City will provide a cash match of \$10,239.51 to the Texas Department of Transportation;

WHEREAS, in the event of loss or misuse of Texas Department of Transportation funds, the City of Grand Prairie assures that the funds will be returned.

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, does hereby authorize the City Manager to apply for, accept, reject, alter, or terminate this grant, in the amount \$51,195.03 to promote detection and correction of commercial motor vehicle safety defects, commercial vehicle driver deficiencies, and unsafe motor carrier practices before they become contributing factors to crashes and hazardous materials incidents.

SECTION 2. 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 17th DAY OF MAY 2022.



**CITY OF GRAND PRAIRIE
RESOLUTION**

MEETING DATE: 05/17/2022

REQUESTER: Fred Bates, Jr.

PRESENTER: Daniel Scesney, Chief of Police

TITLE: Resolution authorizing the City Manager to apply for and accept a Selective Traffic Enforcement Program (STEP) grant from the Texas Department of Transportation (TXDOT) for the enforcement of safety belt, child safety seat, speed, intersection traffic control, distracted driving and DWI laws in the amount of \$279,887.13 (The Public Safety, Health and Environment Committee reviewed on 05/02/2022)

RECOMMENDED ACTION: Approve

ANALYSIS:

The results of special statewide traffic enforcement efforts in Texas and other states confirm that coordinated programs, such as the Selective Traffic Enforcement Program (STEP), are highly effective in reducing traffic-related fatalities, injuries and costs.

The Grand Prairie Police Department has participated in the Selective Traffic Enforcement Program for 30 years. The total grant money addresses primarily seatbelt, child safety seat, speeding, intersection traffic control, and DWI laws.

The Selective Traffic Enforcement Program benefits the citizens of Grand Prairie by increasing safety belt compliance and reducing the number of crashes caused by excessive speed, disregarding traffic control devices, and alcohol consumption.

FINANCIAL CONSIDERATION:

The grant period begins October 1, 2022 and ends September 30, 2023. It is anticipated the total cost for the City during this period will be a cash match of \$167,929.78. Funding will be allocated in the FY 2023 General Fund budget. The Texas Department of Transportation will fund \$111,957.35 to pay the City for overtime salaries and benefits for enforcement efforts. Total cost for the project is \$279,887.13.

A RESOLUTION OF THE CITY OF GRAND PRAIRIE, TEXAS, IN SUPPORT OF A TEXAS DEPARTMENT OF TRANSPORTATION SELECTIVE TRAFFIC ENFORCEMENT PROGRAM GRANT FOR SAFETY BELT, CHILD SAFETY SEAT, SPEED, INTERSECTION TRAFFIC CONTROL, AND DWI ENFORCEMENT IN THE AMOUNT OF 279,887.13 TO BECOME EFFECTIVE UPON ITS PASSAGE AND APPROVAL

WHEREAS, the Grand Prairie Police Department wishes to participate in an intensified enforcement of safety belt, child safety seat, speed, intersection traffic control and DWI laws;

WHEREAS, the City will provide a cash match of \$167,929.78 to the Texas Department of Transportation;

WHEREAS, in the event of loss or misuse of Texas Department of Transportation funds, the City of Grand Prairie assures that the funds will be returned.

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

SECTION 1. The City Manager of the City of Grand Prairie is empowered to apply for, accept, reject, alter or terminate this grant on behalf of the City Council.

SECTION 2. 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 17th DAY OF MAY 2022.



**CITY OF GRAND PRAIRIE
RESOLUTION**

MEETING DATE: 05/17/2022

REQUESTER: Patricia D. B. Redfearn, Ph.D.

PRESENTER: Patricia Redfearn, Solid Waste and Recycling Director

TITLE: Resolution authorizing amendment of the Municipal Maintenance Agreement between the City of Grand Prairie and the State of Texas Department of Transportation, providing for City to maintain the mural and landscaping around IH-30 at Beltline

RECOMMENDED ACTION: Approve

ANALYSIS:

Since 1994, the City and TxDOT have had a Municipal Maintenance Agreement (MMA), which identifies areas for the State's and the City's participation in the maintenance of State Highway routes within the City. In 2020, the City of Grand Prairie won the Governor's Community Achievement Award which provides \$310,000 for a beautification project within the City. The selected project is the beautification of the area at Beltline Road and IH-30 which includes installation of a mural and landscaping.

TxDOT will install and fund the initial beautification, however, the City will be responsible for maintaining it. TxDOT requires an amendment to the existing Municipal Maintenance Agreement to specify the City will be responsible for ongoing maintenance of beautification improvements in the state rights of way at Beltline Road and IH 30. The amendment does not affect any other areas addressed by the existing Municipal Maintenance Agreement.

FINANCIAL CONSIDERATION:

TxDOT will fund the initial costs which are estimated to be \$310,000. Ongoing maintenance costs are estimated to be approximately \$11,000 per year and will be requested as part of the Parks, Arts, and Recreation Department's annual budget.

BODY

A RESOLUTION OF THE CITY OF GRAND PRAIRIE, TEXAS, AUTHORIZING AMENDMENT OF THE MUNICIPAL MAINTENANCE AGREEMENT BETWEEN THE CITY OF GRAND PRAIRIE AND THE STATE OF TEXAS DEPARTMENT OF TRANSPORTATION, PROVIDING FOR CITY TO MAINTAIN THE MURAL AND LANDSCAPING AROUND IH-30 AND BELTLINE

WHEREAS, on the 6th day of September 1994, the Texas Department of Transportation, the “State”, and the City of Grand Prairie, the “City” entered into a Municipal Maintenance Agreement (the “Agreement”) intended to cover and provide for State participation in the maintenance of state routes within the City; and

WHEREAS, the State, under the aforementioned Agreement, provides maintenance of certain state highways and roadways within the City, including IH 30 at Beltline Road; and

WHEREAS, the City, desires the installation of a mural on the State’s right of way at IH30 at Beltline Road in connection with the 2020 Governor’s Community Achievement Award;

WHEREAS, TxDOT requires the City to maintain any mural which is installed on the State’s right of way.

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

SECTION 1. The City Manager or his designee is authorized to execute an amendment to the existing Municipal Maintenance Agreement with the Texas Department of Transportation (TxDOT) to accept responsibility for the maintenance of the mural and landscaping which will be installed in the State’s right of way at IH30 at Beltline Road in connection with the 2020 Governor’s Community Achievement Award.

SECTION 2. The amendment shall be limited to the responsibilities of the State and City regarding the State’s rights of way at Beltline Road and IH30. Responsibilities at other State rights of way shall remain unchanged.

SECTION 3. 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 17TH DAY OF MAY 2022.



**CITY OF GRAND PRAIRIE
RESOLUTION**

MEETING DATE: 05/17/2022

REQUESTER: Patricia D. B. Redfearn, Ph.D.

PRESENTER: Patricia Redfearn, Solid Waste and Recycling Director

TITLE: Resolution authorizing execution of a Landscape Maintenance Agreement with the Texas Department of Transportation in connection with 2020 Governor's Community Achievement Award beatification project in the area at Beltline Road and IH30

RECOMMENDED ACTION: Approve

ANALYSIS:

In 2020, the City of Grand Prairie won the Governor's Community Achievement Award which provided \$310,000 for a beautification project within the City. The selected project is the beautification of the area at Beltline Road and IH-30 which includes installation of a mural and landscaping.

TxDOT requires the City to enter into a Landscape Maintenance Agreement which outlines the responsibilities of the parties. TxDOT will be responsible for the initial beautification, however, the City will be responsible for maintaining it.

FINANCIAL CONSIDERATION:

TxDOT will fund the initial costs which are estimated to be \$310,000. Ongoing maintenance costs are estimated to be approximately \$11,000 per year and will be requested as part of the Parks, Arts, and Recreation Department's annual budget.

BODY

A RESOLUTION OF THE CITY OF GRAND PRAIRIE, TEXAS, AUTHORIZING EXECUTION OF A LANDSCAPE MAINTENANCE AGREEMENT, WITH THE TEXAS DEPARTMENT OF TRANSPORTATION, WHICH PROVIDES THE RESPONSIBILITIES OF THE CITY AND STATE IN RELATION TO THE INSTALLATION AND MAINTENANCE OF THE GOVENOR'S COMMUNITY ACHIEVEMENT AWARD BEAUTIFICATION PROJECT IN THE AREA OF BELTLINE ROAD AND IH30

WHEREAS, Chapter 311 of the Transportation Code gives the City exclusive dominion, control, and jurisdiction over and under the public streets within its corporate limits and authorizes the City to enter

into agreements with the State to fix responsibilities for maintenance, control, supervision, and regulation of State highways within and through its corporate limits; and

WHEREAS, Section 221.002 of the Transportation Code authorizes the State, at its discretion, to enter into agreements with cities to fix responsibilities for maintenance, control, supervision, and regulation of State highways within and through the corporate limits of such cities, and

WHEREAS, the City of Grand Prairie is the recipient of the 2020 Governor's Community Achievement Award Grant;

WHEREAS, there are proposed landscape improvements, such as, but not limited to, the installation of tree, shrub, and turf plantings, irrigation systems, and other aesthetic elements for areas within the right of way of state highway routes within the City near IH-30 and Beltline Road; and

WHEREAS, the State will provide such landscape improvements in connection with the 2020 Governor's Community Achievement Award, provided that the City agrees to be responsible for all required maintenance of the landscape improvements.

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 enter into a landscape maintenance agreement with TxDOT in connection to the 2020 Governors Community Achievement Award Grant. The agreement terms provide for the State to install landscape elements, including but not limited to trees, shrubs, grasses, sidewalks, irrigation systems, and hardscape features, in the area of IH-30 and Beltline Road which will be maintained by the City of Grand Prairie.

SECTION 2. The agreement may be terminated by mutual consent. Should the City fail to fulfill the City's obligations under the agreement, the State may terminate the agreement upon thirty days notice and require the City to reimburse any reasonable costs incurred by the State.

SECTION 3. 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 17TH DAY OF MAY 2022.



**CITY OF GRAND PRAIRIE
ORDINANCE**

MEETING DATE: 5/17/2022

REQUESTER: Jordan Bowens

PRESENTER: Walter Shumac III, Director of Transportation

TITLE: Ordinance amending the FY2021/2022 Capital Improvement Projects Budget; Amendment No. 1 with Halff Associates, Inc. to provide professional services for the IH-30 Corridor Beautification in the amount of \$88,000 (The Finance and Government Committee reviewed on 05/03/2022)

RECOMMENDED ACTION: Approve

ANALYSIS:

On January 20, 2022, the City of Grand Prairie solicited statements of qualifications (RFQ solicitation #22046 – Landscape Architect for Beautification along IH-30) for Professional Landscape Architectural/Engineering firms capable of providing services to assist the City of Grand Prairie with beautification of the existing noise, retaining and screening walls along IH-30 and from SH-161 to east of MacArthur (approximately 4.22 miles). The design elements may include, but are not limited to paint, tile, anti-graffiti overlay, and vegetative plaining.

Respondents to the RFQ were required to submit their proposals no later than February 17, 2022. Two (2) companies Halff Associates and Pacheco Koch provided a submission in response to the RFQ. Both proposals were reviewed in detail by the selection committee and were shortlisted for interviews. After the selection committee conducted interviews, it was determined based on the cumulative scoring criteria that Halff Associates, Inc stood out as the most creative and qualified company to move forward with.

Halff Associates, Inc. Landscape architectural team has partnered with numerous communities in the Dallas-Fort Worth Metroplex and throughout the Southwest to develop innovative corridor beautification implementation. Their team as extensive experience in site evaluation and assessment, concept plan/schematic design, phase prioritization, budgeting, implementation, public outreach, working with artists, TxDOT funding, and grant writing.

FINANCIAL CONSIDERATION:

Funding in the amount of \$88,000 is available by approving an ordinance transferring and appropriating from the unobligated fund balance in the Capital Reserve Fund (402590) to W.O. 022162 (IH30 Beautification)

BODY

AN ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS, AMENDING THE FY 2021/2022 CAPITAL IMPROVEMENT PROJECTS BUDGET BY TRANSFERRING AND APPROPRIATING \$88,000 FROM THE UNOBLIGATED FUND BALANCE IN THE CAPITAL RESERVE FUND (402590) TO WO # 022162 (IH30 BEAUTIFICATION)

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

SECTION 1. That the FY2021/2022 Capital Improvement Projects Budget be amended by transferring and appropriating \$88,000 from the unobligated fund balance in the Capital Reserve Fund (402590) to W.O. 022162 (IH30 Beautification).

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, ON THIS THE 17th DAY OF MAY 2022.



Evaluation Score Card
 Landscape Architectural Services for B
 RFQ # 22046

Halff Associates, Inc. Richardson, TX	Pacheco Koch Consulting Engineers, Inc. Dallas, TX
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Evaluation Criteria	Maximum Score	Score	Score
Project Team	35.00	32.43	32.67
Firm Capabilities	30.00	28.00	28.00
Performance Ability	20.00	20.00	20.00
Project Approach	15.00	14.00	14.00
		94.43	94.67
Interview	20.00	17.87	17.33
Total	120.00	112.30	112.00
Complete and accurate bid		✓	✓
Notes			

Bid Tabulator: **Angi Mize**
 Bid Open Date: #####

Bids were publically opened and read at the City of Grand Prairie Office of the Purchasing Division at the time indicated above. The bid tabulation has been verified, by tabulator, as accurate based on the Unit Cost presented by each bidder.



**CITY OF GRAND PRAIRIE
ORDINANCE**

MEETING DATE: 05/17/2022

REQUESTER: Patrick Cornelius

PRESENTER: Esther Coleman, Housing and Neighborhood Services Director

TITLE: Ordinance adopting the Housing Administration (Fund 3001) and Housing Choice Voucher (Fund 3002) operating budgets for calendar year 2022 and Fiscal year 2021-2022. This budget includes the addition of 1 (one) Housing Enforcement Office Assistant Position and 2 (two) Housing Enforcement Officer Positions in response to the exceptional increase in inspections related to Chapter 28 of the City's Multi-Family Code. Additionally, allocating, approving, and authorizing the expenditure of \$102,660.70 for the purchase of (3) three new vehicles from Caldwell Country Chevrolet (The Finance and Government Committee reviewed on 05/03/2022)

RECOMMENDED ACTION: Approve

ANALYSIS:

The Section 8 Program was enacted as part of the Housing and Community Development Act of 1974. The Department of Housing and Urban Development (HUD) requires all agencies who administer a Section 8 Program to adopt an operating budget for the Calendar (funding) year.

The 2022 Housing Administration and Housing Choice Voucher Assistance Payments calendar-year budget (Exhibit A) is a twelve-month budget, beginning in January 2022 and ending December 2022. These budgets consist of the Program Administrative fees and Housing Assistance Payments (HAP). The annual budget allocation is received from HUD through revenue appropriations beginning in January of each year; However, again this year this was not the case. We have been operating and continue to operate under a federal continuing resolution, and only recently received the projected funding allocation and formulas expected for this year.

The 2021-2022 Housing Administration and HCV fiscal-year budget (Exhibit B) is also a twelve-month budget calculated on a fiscal year, beginning October 1, 2021, and ending

September 30, 2022. These fiscal year budgets are required for external reporting purposes, such as the City's annual CAFR and HUD's REAC reporting system.

FINANCIAL CONSIDERATION:

The Housing Administration Fund (3001) and the Housing Choice Voucher Section 8 Fund (3002) are funded solely with funds allocated by HUD.

BODY

AN ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS, APPROVING AND ADOPTING THE HOUSING ADMINISTRATION (3001) AND HOUSING CHOICE VOUCHER OPERATING FUND (3002) BUDGETS FOR CALENDAR YEAR 2022 AND FISCAL YEAR 2021-2022 TO INCLUDE THE ADDITION OF 1 (ONE) HOUSING ENFORCEMENT OFFICE ASSISTANT POSITION AND 2 (TWO) HOUSING ENFORCEMENT OFFICER POSITIONS, ADDITIONALLY ALLOCATING, APPROVING, AND AUTHORIZING THE PURCHASE OF (3) THREE NEW VEHICLES

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

SECTION 1. That the City Council of the City of Grand Prairie approves the Housing Administration (Fund 3001) and Housing Choice Voucher (Fund 3002) operating budgets, as delineated in the attached budgets hereto (Exhibits A & B).

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, ON THIS THE 17th DAY OF MAY 2022.

Section 8 Budget			
Exhibit A	Budget Expenditures		CY 22
	ADMIN		HAP
Personnel Services	\$	2,961,382.00	\$ 36,149,335.00
Supplies	\$	61,217.00	
Services/Transfers	\$	795,739.00	
Portability In Hap	\$	9,000,000.00	
Emergency Housing Vouchers	\$	110,000.00	\$ 325,153.00
TOTALS	\$	12,928,338.00	\$ 36,474,488.00
Budget Revenue		CY 22	
	ADMIN		HAP
Voucher Admin	\$	2,600,000.00	\$ 36,149,335.00
Portability In Admin & Hap Fee	\$	9,541,262.00	
Emergency Housing Vouchers	\$	110,000.00	\$ 325,153.00
Apartment Inspections	\$	393,576.00	
Motel/Hotel Inspections Extended Stay/Re-Inspect	\$	180,500.00	
Willow Tree/Cotton Creek	\$	63,000.00	
Fraud Repayment	\$	40,000.00	
TOTALS	\$	12,928,338.00	\$ 36,474,488.00

Exhibit B Budget Expenditures FY 22			
		ADMIN	HAP
Personnel Services	\$	2,406,699.00	\$ 33,561,874.00
Supplies	\$	37,583.00	
Services/Transfers	\$	561,291.00	
Portability In Hap	\$	7,872,802.00	
Emergency Housing Vouchers	\$	75,238.00	\$ 509,169.00
TOTALS	\$	10,953,613.00	\$ 34,071,043.00
Budget Revenue FY 22			
		ADMIN	HAP
Voucher Admin	\$	2,656,514.00	\$ 33,561,874.00
Portability In Admin & Hap Fee	\$	7,989,288.00	
Emergency Housing Vouchers	\$	84,094.00	\$ 102,629.00
Apartment Inspections	\$	305,356.00	
Motel/Hotel Inspections Extended Stay	\$	80,587.00	
Willow Tree/Cotton Creek	\$	61,765.00	
Fraud Repayment	\$	26,041.00	
TOTALS	\$	11,203,645.00	\$ (406,540.00)
Difference	\$	(250,032.00)	



**CITY OF GRAND PRAIRIE
ORDINANCE**

MEETING DATE: 05/17/2022

REQUESTER: Andy Henning

PRESENTER: Andy Henning, Director of Design and Construction

TITLE: Ordinance amending the FY21-22 Capital Improvement Project Budget; Construction Contract with Thatch Engineering in the amount of \$193,054; Budget Allowance of \$15,000 for new building signage and \$20,000 for material cost escalation, with a Construction Contingency of \$11,400 (5%); total funding request in the amount of \$239,454 for exterior façade waterproofing and aesthetic enhancements to the Housing and Municipal Court buildings associated with the City Hall campus (The Finance and Government Committee reviewed on 05/03/2022)

RECOMMENDED ACTION: Approve

ANALYSIS:

In an effort to continue to beautify and extend the life of the existing municipal facilities associated with the City Hall campus, exterior façade improvements consisting of waterproofing replacement, material upgrades/repair, and aesthetic enhancements have been proposed for the Housing and Municipal Court buildings.

The overall funding request in the amount of \$239,454 consists of the following projected expenditures:

- a) Construction Contract with Thatch Engineering (TIPS Contract #211001) in the amount of \$193,054 for the exterior façade waterproofing replacement, material upgrades/repair, and aesthetic enhancements
- b) Budget Allowance of \$15,000 for new building signage
- c) Budget Allowance of \$20,000 for material cost escalation
- d) Construction Contingency of \$11,400 (5% of the total of the above three line items)

This item was reviewed and approved by the Finance and Government Committee on May 3, 2022.

FINANCIAL CONSIDERATION:

Funding in the total amount of \$239,454 is available by approving an ordinance transferring and appropriating from the unobligated fund balance in the Municipal Facilities Capital Projects Fund (405090) to W.O. 02216101 (Housing and Municipal Court Façade Imp)

BODY

AN ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS, AMENDING THE FY 2021-2022 CAPITAL IMPROVEMENT PROJECTS BUDGET BY TRANSFERRING AND APPROPRIATING \$239,454 FROM THE UNOBLIGATED FUND BALANCE IN THE MUNICIPAL FACILITIES CAPITAL PROJECTS FUND (405090) TO W.O. 02216101 (HOUSING AND MUNICIPAL COURT FAÇADE IMP)

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

SECTION 1. THE FY 2021/2022 Capital Improvement Projects Budget be amended by transferring and appropriating \$239,454 from the unobligated fund balance in the Municipal Facilities Capital Projects Fund (405090) to W.O. 02216101 (Housing and Municipal Court Façade Imp).

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, ON THIS THE 17TH DAY OF MAY 2022.



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 05/17/2022

REQUESTER: Erin Hart Assistant Director of Parks Operations

PRESENTER: Duane Strawn, Director, Parks, Arts and Recreation

TITLE: Ordinance amending the FY 2021/2022 Capital Improvement Projects Budget: Contract with SpawGlass in the amount of \$165,989.29 and approve a 5% contingency of \$8,299.46 for a total cost of \$174,288.75 for the Summit soffit repair through a cooperative agreement with Buyboard (The Finance and Government Committee reviewed on 05/03/2022)

RECOMMENDED ACTION: Approve

ANALYSIS:

Since late 2018, the Summit has experienced significant facility related complications surrounding the Natatorium and roof. The department contracted a forensics investigation, worked with consultants, and continues to work with structural engineers on exploratory assessments to repair the soffit panels adjacent to the natatorium, where moisture over time caused premature deterioration of roof structures surrounding the natatorium areas at The Summit.

In May of 2021, the city executed a multi-phase exploratory professional services contract, with Walter P. Moore (WPM) that required WPM to provide repair recommendations of the metal panel soffit adjacent to the Natatorium, remedial replacements of the cavity, and replacement of the soffit assembly. Additionally, WPM was contracted to provide the scope work and plans, the proper construction documents for the repairs and reclud of metal on the north elevation of the Summit, as well as oversee the construction administration.

Under direction from WPM, city staff executed an agreement with Home Depot, under an existing pricing agreement to perform the initial soffit removal; this removal was required to ensure WPM would have unimpeded access to perform the forensic analysis of the roof structures.

The referenced proposal with Spawglass Building Services is to address all necessary work to remediate the soffit structural deficiencies, provided by the latest report from WPM. Staff recommends proceeding with Spawglass Building Services through their BuyBoard contract # 581-19 for the repairs.

FINANCIAL CONSIDERATION:

Funding for the contract in the amount of \$165,989.29 and a 5% contingency of \$8,299.46 for a total cost of \$174,288.75 is available by approving an ordinance transferring and appropriating \$174,288.75 from the unobligated fund balance in the Parks Capital Project Fund (317193) to WO # 02216003 (Summit Soffit Repairs)

BODY

AN ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS, AMENDING THE FY 2021/2022 CAPITAL IMPROVEMENT PROJECTS BUDGET BY TRANSFERRING AND APPROPRIATING \$174,288.75 FROM THE UNOBLIGATED FUND BALANCE IN THE PARKS CAPITAL PROJECTS FUND (317193) TO WO # 02216003 (SUMMIT SOFFIT REPAIRS)

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

SECTION 1. That the FY 2021/2022 Capital Improvement Projects Budget be amended by transferring and appropriating \$174,288.75 from the unobligated fund balance in the Parks Capital Projects Fund (317193) to WO # 02216003 (Summit Soffit Repairs).

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, ON THIS THE 17TH DAY OF MAY 2022.

CITY OF GRAND PRAIRIE CAPITAL PROJECTS BUDGET SUMMARY

Fund/Activity Account: 317193 - 02216003
 Project Title: Summit Soffit Repairs
 Current Request: \$174,288.75

ACCOUNT DESCRIPTION	1 CURRENT BUDGET	2 AVAILABLE BALANCE	3 CURRENT REQUEST	2+3 REVISED BALANCE	1+3 AMENDED BUDGET
Bldg & Grd Maint (63010)	\$0	\$0	\$174,289	\$174,289	\$174,289
					\$0
					\$0
TOTAL	\$0	\$0	\$174,289	\$174,289	\$174,289



**CITY OF GRAND PRAIRIE
ORDINANCE**

MEETING DATE: 05/17/2022

REQUESTER: Megan Mahan

PRESENTER: Megan Mahan, City Attorney/Assistant City Manager

TITLE: An Ordinance Amending Chapter 29 “Code Compliance” of the Code of Ordinances of the City of Grand Prairie, Texas, by amending Article IX, “Short Term Residential Rentals”; providing a savings and severability clause; a cumulative clause; a penalty clause; and providing for an effective date from and after its approval and publication

RECOMMENDED ACTION: Approve

ANALYSIS:

On June 5, 2018, the City adopted a Short-Term Rental (“STR”) registration ordinance requiring operators of STR’s to register their properties with the City, and required the payment of Hotel Occupancy Taxes (“HOT taxes”). Over time, the operation of certain residential properties within the City have disrupted neighborhoods to the extent the Council determined that additional regulation of STR’s was necessary to protect the health, safety, and welfare of residential neighborhoods and homeowners.

The proposed ordinance discards the current registration-only requirement in favor of an ordinance requiring the owner or operator of a short-term rental to obtain a permit and adhere to certain operational requirements designed to address negative impacts of some STR’s in the community.

FINANCIAL CONSIDERATION:

Administration of the STR program is intended to be cost neutral. While the City will incur administrative costs in administering the STR program, including processing STR applications and renewals and labor costs for inspection and reinspection of STR premises. However, those expenses are expected to be offset by permit fees charged as part of the initial application and annual permit renewal fees. Those fees will be based upon the City’s costs of administering the program.

BODY

AN ORDINANCE AMENDING CHAPTER 29 “CODE COMPLIANCE” OF THE CODE OF ORDINANCES OF THE CITY OF GRAND PRAIRIE, TEXAS, BY AMENDING ARTICLE IX, “SHORT TERM RESIDENTIAL RENTALS”; PROVIDING A SAVINGS AND SEVERABILITY CLAUSE; A CUMULATIVE CLAUSE; A PENALTY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE FROM AND AFTER ITS APPROVAL AND PUBLICATION

WHEREAS, the increase in the number of persons or entities desiring to rent their residential properties has led to the proliferation of transient and vacation rental uses within neighborhoods; and

WHEREAS, the use of residential premises by individuals for short periods of time may negatively impact the residential character of many neighborhoods by reducing communication and accountability between permanent residents by partially substituting permanent residents with transient visitors; and

WHEREAS, the regulation of the use and operation of such “short-term rental” property is intended to prevent the further erosion of pre-existing and stable residential neighborhoods, and further advance the City Council’s objective of promoting and preserving great neighborhoods; and

WHEREAS, the rise of substitute land uses for residential property contributes to the shortage of affordable housing, both ownership and long-term rental; and

WHEREAS, the Unified Development Code did not allow the use of property zoned residential to be used for transient, short-term stays for less than 30 days; and

WHEREAS, the enforcement of land use regulations in residential property poses unique enforcement difficulties and merits a stand-alone ordinance to provide clear rules for such rentals; and

WHEREAS, the requirement of an annual short-term rental permit that can be suspended or revoked in the event of repeated nuisance violations related to noise, trash, parking, etc. incentivizes operators of short term rental properties to assure their renters’ compliance with the law and City ordinances, and provides a means for the City to protect the welfare of its citizens living in proximity of properties not being responsibly managed; and

WHEREAS, City Council finds that regulating the short-term rental of residential property is necessary for the health, safety and welfare of the general public, the promotion of consistent land uses and development, and the protection of landowners and residents of the City of Grand Prairie; and

WHEREAS, the City desires to establish rules and regulations relating to the operation of short term rentals.

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

Section 1. THAT, the findings and recitations set out in the preamble of this Ordinance are found to be true and correct and they are hereby adopted by the City Council and made part hereof for all purposes.

Section 2. THAT, Chapter 29 “Code Compliance” of the Code of Ordinances of the City of Grand Prairie is hereby amended by amending Article IX to read as follows:

“ARTICLE IX. SHORT-TERM RESIDENTIAL RENTALS

Sec. 29-181. Purpose.

This Article is intended to provide a procedure to allow the rental of residential premises to visitors on a short-term basis, while ensuring that such rental use does not create adverse impacts to residential neighborhoods due to excessive traffic, noise, and density. Additionally, this section is intended to ensure that the number of occupants within such rental units does not exceed the design capacity of the structure to cause health and safety concerns, and that minimum health and safety standards are maintained in such units to protect visitors from unsafe or unsanitary conditions.

Sec. 29-182. Definitions.

Bedroom means the living area(s) of the dwelling unit that is designed and furnished for sleeping and which has proper egress as required by the International Residential Code.

Director means the manager of the Code Compliance Division or his designated representative.

Local Contact Person means the person designated by the Owner or Operator who shall be available twenty-four (24) hours per day, seven (7) days per week for the purpose of:

- (a) responding in person within one (1) hour to complaints regarding the condition, operation, or conduct of Occupants of the Short-Term Rental unit; and
- (b) taking remedial action to resolve such complaints.

The Owner or Operator may be listed as the Local Contact Person.

Operator means every natural person, firm, partnership, association, social or fraternal organization, corporation, estate, trust, receiver, syndicate, branch of government, or any other group or combination acting as a unit who is the proprietor of a Short-Term Rental with authority to act in that capacity, whether in the capacity of Owner, lessee, sub-lessee, mortgagee in possession, licensee, or any capacity. Where the Operator performs his or her functions through a managing agent of any type or character, other than an employee, or where the Operator performs his or her functions through a rental agent, the managing agent or the rental agent shall have the same duties as his or her principal.

Owner means any person, agent, operator, firm, trust, corporation, partnership, or any other legal entity who has a legal or equitable interest in the property; or who is recorded in the official records of the county as holding title to the property; or who otherwise has control of the property, including the guardian of the estate of any such person, and the executor of the estate of such person if ordered to take possession of real property by a court.

Occupant means any individual person living in, sleeping in, or possessing a building or portion thereof. A person is not required to be paying rent, providing in-kind services, or named in any lease, contract, or other legal document to be considered an occupant.

Premises means property, a lot, plot, or parcel of land, including any structures or portions of structures thereon.

Short-Term Rental means a residential premise, or portion thereof, used for lodging accommodations to Occupants for a period of not less than one or more than thirty (30) consecutive days, other than an ongoing month-to-month tenancy granted to the same renter for the same premises. The definition of

Short-Term Rental does not include a hotel, motel, bed and breakfast, executive suite, or other non-residential use.

Sec. 29-183. Unpermitted Short-Term Rentals Prohibited.

- (a) It shall be unlawful for any Owner, Operator, or person to rent, lease, advertise, or otherwise permit or allow any residential premises to be operated or used as an unpermitted Short-Term Rental.
- (b) It shall be an affirmative defense to violation of this section that the occupant is a party to the sale of the premises and was occupying the premises pursuant to a written post-closing occupancy agreement.

Sec. 29-184. Short-Term Rental Permit Required.

- (a) An Owner or Operator who desires to use its Premises as a Short-Term Rental must have valid, active short-term rental permit from the City prior to using, allowing the use of, or advertising the use of said Premises as a Short-Term Rental. Each rentable unit must be permitted. Upon application to the City, a Short-Term Rental permit shall be approved by the Director if the application satisfies all the conditions of this Article and the zoning ordinance. The Director may place reasonable conditions on Short-Term Rental permits to ensure compliance with the provisions of this Article.
- (b) Each Short-Term Rental permit shall be issued with a unique permit number. The permit number must be included in all advertisements for the Short-Term Rental, including internet booking sites.
- (c) A copy of the Short-Term Rental permit shall be posted at a conspicuous location inside the front entrance(s) to the Short-Term Rental.
- (d) Owners and Operators of Short-Term Rental units which were registered before the effective date of this ordinance shall have ninety (90) days from the effective date of this ordinance to secure the permit required under this Article.

Sec. 29-185. Transferability.

- (a) A Short-Term Rental permit is not transferable and shall not be assigned nor transferred to another person or entity. Any attempt to transfer a permit or attempt to use another person's permit may be grounds for revocation of a permit.

Sec. 29-186. Short-Term Rental Permit Application Process.

- (a) *Application requirement.* An Owner or Operator who wishes to offer his or her residential premises as a Short-Term Rental must submit an application for a permit to the City.
- (b) *Application process.* Applications shall be in writing on a Short-Term Rental application form prescribed by the City Manager or his designee. The date of receipt of an application form shall be recorded by the City in a manner sufficient to verify the date of its submission. The Owner or Operator must submit the following information on the application form:
 - (1) The physical address of the short-term residential premises.
 - (2) The number of bedrooms and the applicable overnight and daytime occupancy limit of the proposed Short-Term Rental premises.

- (3) The Owner's name, address, email address, and telephone number.
 - (4) If the Owner is not a natural person, then the name, address, and email address of a natural person who has the legal authority to act for the Owner.
 - (5) The Operator's name, address, email address, and telephone number.
 - (6) If the Operator is not a natural person, then the name, address, and email address of a natural person who has the legal authority to act for the Operator.
 - (7) The name, address, email address, and twenty-four (24) hour telephone number of a Local Contact Person.
 - (8) A statement that the Owner or Operator of the Short-Term Rental will comply with the requirements of this Article, including but not limited to, obtaining annual independent inspections of required fire extinguishers in compliance with the City's current Fire Code, and with all applicable state and local laws, and that the Owner or Operator shall be liable for any violations of applicable state and local laws.
 - (9) Verification that the Owner or Operator has no delinquent hotel occupancy taxes due on the residential premises; and
 - (10) When applicable, written verification from the Owner that the Operator is authorized to operate the Premises as a Short-Term Rental; and
 - (10) Such other information as the City Manager or his designee deems reasonably necessary to administer this Article.
- (c) There shall be a nonrefundable permit application fee of \$450.00.
- (d) *Additional application requirements.* The Short-Term Rental application form must be accompanied by the following:
- (1) A site plan of the Premises identifying the location of parking spaces to be used in conjunction with the Short-Term Rental.
 - (2) A dimensioned floor plan of the of the Short-Term Rental identifying Bedrooms, other living spaces, and emergency evacuation routes; and
 - (3) Proof of host protection or liability insurance commensurate with the operation of a Short-Term Rental that provides coverage of up to \$1 million per occurrence. Proof of insurance shall be required at the time of application and must contain a provision requiring the insurer to provide the Director with thirty (30) days' notice of cancellation, and Owner or Permit Holder shall provide notice of cancellation from its insurer within three days of receipt of such notice.
- (e) If an application form is determined to be incomplete, the Director shall notify the Owner or Operator in writing of the incomplete nature of the application and the basis for that determination.

Sec. 29-187. Expiration of Permit; Renewals.

- (a) A Short-Term Rental permit shall expire on the last day of the month one year after the date of issuance. No Short-Term Rental permit may be renewed without a completed

renewal application submitted by the Owner or Operator and payment of the application fee. If the renewal application satisfies the conditions of this Article and all other provisions of the Code of Ordinances and the Unified Development Code, an application for renewal of a Short-Term Rental permit shall be approved by the Director or his designee.

- (b) An application for a Short-Term Rental renewal permit must be filed beginning thirty (30) days prior to the expiration of a current permit. Every complete application for a Short-Term Rental renewal permit shall include updates, if any to the information contained in the original permit or any subsequent renewals. The permit holder shall sign a statement affirming that there is either no change to such information, or that any updated is accurate and complete. The Director may require such certifications deemed necessary and proper to ensure continuing compliance with this Article.
- (c) An application for a Short-Term Rental renewal permit submitted after the expiration of the most recent permit for the premises shall be treated as an application for a new permit as described in Section 29-186.
- (d) If a complete application for a Short-Term Rental renewal permit is submitted less than thirty (30) days prior to the expiration of the current permit, the Director, in his sole discretion, may grant a one-time extension of the current permit not to exceed ten (10) days.
- (e) A nonrefundable permit renewal application fee of \$450.00 shall accompany any renewal application.

Sec. 29-188. Inspection.

Prior to issuance of a Short-Term Rental permit, the Owner or Operator shall allow, within ten (10) days of receipt of notice from the City, an on-site inspection of the Short-Term Rental premises by the City Code Compliance Manager or his designee to ensure compliance with minimum health and safety requirements for use and occupancy. If, upon completion of an inspection, the Premises are found to be in violation of one (1) or more provisions of applicable City codes and ordinances, the City shall provide written notice of such violation and shall set a re-inspection date for a violation to be corrected prior to issuance of a Short-Term Rental permit.

Sec. 29-189. Neighbor Notice.

Upon issuance of a permit under this Article, the Owner or Operator shall provide by mail or email, or otherwise distribute by hand, a written notice to neighbors within 200 feet of the Short-Term Rental property address advising that a Short-Term Rental permit has been issued for the property. The Owner or Operator shall provide written verification to the City of the satisfaction of this obligation within ten (10) days of the issuance of the permit. The notice shall include: the permit number, the identity of the Owner and the Operator of the Short-Term Rental, the name and contact information for the Local Contact Person, and a City website address where the information is also posted. The neighbors shall be informed by the Owner or Operator whenever there is a change in contact information.

Sec. 29-190. Change of Information.

Any change of information provided in a Short-Term Rental application form must be reported to the City within ten (10) days, and be continuously updated as changes occur.

Sec. 29-191. Additional Requirements.

(a) Parking.

- (1) The maximum number of motor vehicles allowed at a Short-Term Rental shall be limited to the number of available off-street parking spaces.
- (2) It shall be unlawful for an Owner or Operator to permit, allow or advise Occupants or visitors to park more vehicles on the Premises than the off-street parking spaces, or to suffer or permit parking of vehicles on an unimproved surface or in a manner that obstructs a sidewalk.
- (3) It shall be unlawful for an Occupant of a Short-Term Rental to park a motor vehicle on a residential street near a Short-Term Rental.
- (4) It shall be unlawful for an Occupant of a Short-Term Rental, or an Owner or Operator thereof, to allow an Occupant to park or occupy a motor home, recreational vehicle, boat, commercial vehicle, or otherwise prohibited motor vehicle on the Premises of a Short-Term Rental or on a residential street near a Short-Term Rental.

(b) Informational brochure. Each Owner or Operator shall provide to Occupants a brochure that includes:

- (1) The name and contact information for the Local Contact Person.
- (2) The overnight and daytime occupancy limits for the Short-Term Rental premises.
- (3) Pertinent City and neighborhood information related to quality of life including, but not limited to, parking restrictions, restrictions on noise and amplified sound, and trash collection schedules; and
- (4) Information to assist Occupants in the case of emergencies posing threats to personal safety or damage to property, including emergency and non-emergency telephone numbers for police, fire, and emergency medical services providers, and instructions for obtaining severe weather, natural, or manmade disaster alerts and updates.

(c) Hotel Occupancy Taxes.

It is a condition of the initial and continued validity of a Short-Term Rental permit that the Owner or Operator has paid and remains current on the payment of all hotel occupancy taxes owed to the City under the Texas Tax Code. Failure to timely pay the hotel occupancy taxes is considered a violation of this Article and may result in revocation of a Short-Term Rental permit.

- (d) Trash Pickup Requirements. It shall be unlawful for an Owner or Occupant to place, or allow to be placed, trash on the premises before 7:00 PM the evening prior to scheduled pickup or on a day not scheduled for pickup by the City or its authorized solid waste transportation vendor.
- (e) Smoke Alarms and Fire Extinguisher. Each Short-Term Rental Owner or Operator shall provide in the Short-Term Rental working smoke and carbon monoxide detectors, with alarms, in accordance with adopted codes, and at least one working Type A fire extinguisher. The Owner or Operator is responsible for obtaining annual independent inspections of the fire extinguishers in compliance with the City's current Fire Code. The premises shall otherwise comply with applicable Code of Ordinance requirements, including but not limited to all building and fire codes.

Sec. 29.192. Restrictions on Number of Occupants.

- (a) Subject to the limitation in subsection (b), it shall be unlawful for an Owner, Operator or person to rent, allow, provide, or advertise the Premises for occupancy by more than one person per 200 square feet when using the Premises as a Short-Term Rental.
- (b) Regardless of the number of bedrooms or square footage at the Premises, it shall be unlawful:
 - (1) For more than twelve (12) persons (including children), to occupy a Short-Term Rental at any one time: or
 - (2) For the Owner or Operator to allow, suffer or permit the number of occupants living, sleeping within or possessing a Short-Term Rental to exceed the maximum occupancy shown on the Short-Term Rental permit or renewal permit.
- (c) A visual inspection of more than twelve (12) persons by a City employee at the Premises creates a rebuttable presumption of a violation of this section.

Sec. 29-193. Physical Conversion of Premises Prohibited.

- (a) It shall be unlawful for an Owner or Operator or any person to convert a garage to a living space, remodel, renovate, enlarge or otherwise modify premises to add additional bedrooms for use as a Short-Term Rental.
- (b) It shall be unlawful for an Owner, Operator or any person to pave or otherwise cover previous soil to create additional on-premise parking without the prior approval of the City of Grand Prairie.

Sec. 29-194. Compliance and Enforcement – Penalty Provisions.

- (a) The Owner, Operator, Local Contact Person, and Occupants shall comply with all applicable laws, rules and regulations pertaining to the operation, use, and occupancy of a Short-Term Rental, as well as all City of Grand Prairie ordinances, including those related to trash, noise, and parking. The Owner shall not be relieved from any civil or criminal liability for a violation of this Article, regardless of whether such violation is committed

- by the Owner, Operator, Local Contact Person, or Occupant of the Owner's Short-Term Rental.
- (b) Nothing in this Article shall be construed to relieve any person or Owner of any other applicable requirements of federal, state, or local law, rules, or regulations. Nothing in this Article shall be construed to provide any property owner with the right or privilege to violate any private conditions, covenants, and restrictions applicable to the owner's property that may prohibit the use of such owner's property as a Short-Term Rental as defined in this Article.
 - (c) It shall be unlawful for any person or entity to violate any provision of this Article. Proof that a violation of this Article occurred at a Short-Term Rental shall create a rebuttable presumption that the Owner of said Short-Term Rental committed the violation.
 - (d) Prosecution under this Article shall not require the pleading or proving of any culpable mental state. Any violation of this Article which does not allege a culpable mental state is a Class C misdemeanor offense, and upon conviction shall be punished by a fine in the maximum amount of five hundred dollars (\$500.00).
 - (e) If a culpable mental state is alleged in the charge of the offense and the offense governs fire safety, zoning, or public health and sanitation, including dumping of refuse, such offense shall be punishable by a fine not to exceed two thousand dollars (\$2,000.00).
 - (f) Penalties provided for in this Article are in addition to any other criminal or civil remedies that the City may pursue under federal, state, or local law.

Sec. 29-195. Revocation of Permit.

- (a) A permit may be denied or revoked by the Director for any of the following reasons:
 - (1) Providing false or misleading information on a Short-Term Rental application form.
 - (2) Representing a property available or otherwise making a residential premises available for occupancy or rent as a Short-Term Rental where the property does not hold a valid Short-Term Rental permit.
 - (3) The Owner is overdue in payment to the City of taxes, fees, fines, or penalties, or fails to provide documentation when requested showing all occupancy taxes have been paid for the property.
 - (4) Information required to be provided as part of this Article has changed or is no longer accurate and the permit holder has failed to notify the City.
 - (5) Any violation of this Article.
 - (6) Failure to timely provide any information, or any corrected information, required under this Article.

- (b) Prior to denying or revoking a permit, the Director shall provide a written warning to the Owner or Operator, explaining the deficiencies in the application or permit, and provide for a deadline by which the applicant can voluntarily remedy the deficiencies.
- (c) Notice that a permit has been denied or revoked shall be given in writing to the Owner or Operator who completed the Short-Term Rental application form. The notice shall state the reason(s) for the denial or revocation, and it shall be served either by personal service or by certified United States mail to the address provided in the Short-Term Rental application form. The denial or revocation shall become effective on the date of service if served by personal service, or three (3) days from the date of mailing if served by United States mail.
- (d) To contest the denial or revocation of a permit, the applicant shall file a notice of appeal with the Director within ten (10) days following the effective date of the denial or revocation. If no notice of appeal is filed within ten (10) days, the denial or revocation is sustained.
- (e) The Director shall forward the notice of appeal to the board office of the Grand Prairie Zoning Board of Adjustment within three (3) business days of receipt of the notice of appeal.
- (f) The Zoning Board of Adjustment shall hold a hearing within twenty (20) business days of the appeal being received in the board office, and shall render a decision at the conclusion of the hearing.
- (g) An appeal shall not stay the denial or revocation of a permit unless otherwise directed by the Director.
- (h) If a Short-Term Rental permit is revoked by the Director, then for one year after the date of revocation, no second or additional permit shall be issued for a Short-Term Rental on the same Premises which are the location of the revoked permit.”

Section 3. THAT, if any article, section, sub-section, sentence, or phrase of this Ordinance should be held to be invalid for any reason whatsoever, such invalidity shall not affect the remaining portions of this Ordinance which shall remain in full force and effect and to this end the provisions of this Ordinance are declared to be severable.

Section 4. THAT, this ordinance shall be and is hereby declared to be cumulative of all other ordinances of the City of Grand Prairie, Texas, and this ordinance shall not operate to repeal or affect any other ordinance except insofar as the provisions thereof might be inconsistent or in conflict with the provisions of this ordinance, in which event such conflicting provisions, if any, in such other ordinance or ordinances are hereby repealed.

Section 5. THAT, 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 of all personal liability for any damage that might occur to persons or property as a result of any act required or permitted in the discharge of his said duties.

Section 6. THAT, violation of this ordinance shall be punishable in accordance with Section 1-8 of the Code of Ordinances.

Section 7. THAT, this Ordinance shall be in full force and effect from and after its passage, approval and publication.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, ON THIS THE 17th DAY OF MAY 2022.



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 05/17/2022

REQUESTER: Monica Espinoza

PRESENTER: Savannah Ware, AICP, Chief City Planner

TITLE: STP-22-03-0015 - Site Plan - Tribeca Townhomes (City Council District 2). Site Plan for Tribeca Townhomes, a townhome development with 78 units on 9.17 acres. Tract 2.1, Frederick Dohme Survey, Abstract No. 395, City of Grand Prairie, Dallas County, Texas, zoned PD-422, within the SH 161 Corridor Overlay District, and generally located at the southwest corner of SH 161 and S Forum Dr

APPLICANT: Chase DeBaun, Aerofirma

RECOMMENDED ACTION: Table



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 05/17/2022

REQUESTER: Monica Espinoza, Executive Assistant

PRESENTER: Savannah Ware, AICP, Chief City Planner

TITLE SUP-22-02-0008 - Specific Use Permit – Child Day Care Facility at 2040 N SH 360 (City Council District 1). Specific Use Permit for Child Day Care Facility on 0.57 acres. Site 11, Lot 1, Block 1, GSID, COMM #5, Installation #3, City of Grand Prairie, Tarrant County, Texas, and addressed as 2040 N HWY 360

APPLICANT: Idora Jhagroo, Word of Peace Ministry

RECOMMENDED ACTION: Table to July 12



**CITY OF GRAND PRAIRIE
ORDINANCE**

MEETING DATE: 05/17/2022

REQUESTER: Monica Espinoza, Administrative Supervisor

PRESENTER: Savannah Ware, AICP, Chief City Planner

TITLE: ZON-22-03-0007 – Zoning Change/Concept Plan – Jefferson at Loyd Park (City Council District 4). Zoning Change from Agriculture to a Planned Development District for two Multi-Family tracts with 900 units along with 122 townhome lots on 58.38 acres. Multiple parcels within the Ralph Graves Survey, Abstract 569, City of Grand Prairie, Tarrant County, Texas, Zoned Agricultural (A) with an approximate address of 7112 N Day Miar Rd

APPLICANT: T. Miller, Sylvan, JPI Real Estate Acquisition, LLC

RECOMMENDED ACTION: Table to June 7, 2022



**CITY OF GRAND PRAIRIE
ORDINANCE**

MEETING DATE: 05/17/2021

REQUESTER: Monica Espinoza, Executive Assistant

PRESENTER: Savannah Ware, AICP, Chief City Planner

TITLE: ZON-21-12-0016 – Zoning Change/Concept Plan – Haven at Loyd Park (City Council District 4). Zoning Change from Agriculture to a Planned Development District for Multi-Family Use and a Concept Plan depicting 242 multi-family units on 9.36 acres. Tract 6D03, J. C. Armstrong Survey, Abstract 43, City of Grand Prairie, Tarrant County, Texas, Zoned Agricultural (A) with an approximate address of 961 N Day Miar Rd (On March 14, 2021, the Planning and Zoning Commission recommended approval by a vote of 5-0)

APPLICANT: Philip Graham, Wier and Associates, Inc.

RECOMMENDED ACTION: The Development Review Committee (DRC) has no objections to the proposed zoning change since it is consistent with the FLUM.

SUMMARY:

Zoning Change from Agriculture to a Planned Development District for Multi-Family Use and a Concept Plan depicting 242 multi-family units on 9.36 acres. Tract 6D03, J. C. Armstrong Survey, Abstract 43, City of Grand Prairie, Tarrant County, Texas, Zoned Agricultural (A) with an approximate address of 961 N Day Miar Rd.

PURPOSE OF REQUEST:

The applicant wishes to change the existing Agriculture (A) zoning to a Planned Development (PD) zoning district to allow 242 multi-family residential units.

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-352): Multi-Family (MF)	Water’s Edge at Mansfield
South	Planned Development (PD-407): Multi-Family (MF)	Future: The Lofts at GP Existing Residence
West	Agriculture (A)	Undeveloped
East	Agriculture (A)	Lloyd Park

HISTORY:

- Property received current Agriculture (A) zoning upon annexation.

PROPOSED USE CHARACTERISTICS AND FUNCTION:

The Concept Plan proposes a multi-family development with the following elements:

- 242 dwelling units;
- Amenities including a resort-style pool, gas grills, 4,963 sq. ft. community building with lounge, catering kitchen, game room, business center, and 2,485 sq. ft. fitness center; and
- Outdoor activity area with trellis.

The proposal provides one point of access off Day Miar Rd. The UDC requires multi-family development to have a second point of access for emergency use. The plan depicts a second point of access on the west property boundary via the property to the west.

CONFORMANCE WITH THE COMPREHENSIVE PLAN:

Future Land Use Map

The Future Land Use Map (FLUM) in the City of Grand Prairie’s 2018 Comprehensive Plan is intended as an outlook for the future use of land and the character of development in the community. The Future Land Use Map (FLUM) designates this area as high density residential. The proposed zoning aligns with the FLUM.

ZONING REQUIREMENTS:

Density and Dimensional Requirements

Table 2 illustrates that the Planned Development (PD) will have a base zoning district of Multi-family (MF-3) according to the Concept Plan.

Table 2. Density and Dimensional Requirements

Standard	UDC and Appendix W	Proposed	Complies
MF: Min. Lot Area (Sq. Ft.)	12,000	407,919	Yes
MF: Min. Lot Width (Ft.)	100	137	Yes
MF: Min. Lot Depth (Ft.)	120	1,564	Yes
MF: Min. Front Yard on Street (Ft.)	30	94	Yes
MF: Min. Side Yard (Ft.)	30	30	Yes
MF-3: Maximum Height (Ft.)	60	40'-4"	Yes
MF-3: Maximum Density (DU/AC)	26	25.85	Yes
MF-3: Minimum Living Area (Sq. Ft.)	600	750	Yes
MF-3: Maximum % Single Bed Units	60%	56%	Yes
MF-3: Fence along Street	Wrought Iron w/ Masonry Columns	Wrought Iron w/ Masonry Columns	Yes
MF-3: Perimeter Fence Height (Ft.)	6	6	Yes

Parking Requirements

The Article 10 of the Unified Development Code (UDC) specifies the following:

Standard	Article 10 / UDC	Provided	Meets
MF: 1.25 Parking Spaces/One-Bedroom	135 units - 169	178	Yes
MF: 2 Parking Spaces/Two-Bedroom- Three-Bedroom	107 units - 214	224	Yes
MF: Total Multi-Family Parking Spaces	383	402	Yes
MF: Covered Parking 20%	77	80	Yes
MF: Garage Parking 30%	115	129	Yes
MF: Guest Parking 10%	39	44	Yes

VARIANCES:

The applicant is not requesting any variances.

ANALYSIS:

As noted, the applicant wishes to change the existing Agriculture (A) zoning to a Planned Development (PD) zoning district. The proposed multi-family aligns with the FLUM.

RECOMMENDATION:

- On March 14, 2022, the Planning and Zoning Commission recommended approval with staff condition by a vote of 5-0.
- The Development Review Committee (DRC) has no objections to the proposed zoning change since it is consistent with the FLUM designation. Staff recommends the following condition:
 - The applicant shall obtain an access easement from the property to the west prior to approval of a site plan.

BODY:

AN ORDINANCE AMENDING THE ZONING ORDINANCE AND MAP TO REZONE 9.36 ACRES OF LAND BEING TRACT 6D03, J. C. ARMSTRONG SURVEY, ABSTRACT 43, CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS FROM AGRICULTURE DISTRICT TO A PLANNED DEVELOPMENT DISTRICT FOR MULTI-FAMILY USES; SAID ZONING MAP AND ORDINANCE BEING ORDINANCE NUMBER 4779 AND PASSED ON NOVEMBER 20, 1990, REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; CONTAINING SAVINGS AND SEVERABILITY CLAUSES; AND TO BECOME EFFECTIVE UPON ITS PASSAGE AND APPROVAL

WHEREAS, the owners of the property described herein below filed application with the City of Grand Prairie, Texas, petitioning an amendment of the Zoning Ordinance and map of said city so as to rezone and reclassify said property from its classification of Commercial District to a Planned Development District for Multi-Family Uses; and

WHEREAS, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on March 14, 2022, after written notice of such public hearing before the Planning and Zoning Commission on the proposed rezoning had been sent to owners of real property lying within 300 feet of the property on which the change of classification 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 5 to 0 to recommend approval to the City Council of Grand Prairie, Texas, of the request that the hereinafter described property be rezoned from its classification of Agriculture District to a Planned Development District for Multi-Family Uses; 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 May 17, 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, Grand Prairie, 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 proposed rezoning and the City Council of the City of Grand Prairie, Texas, being informed as to the location and nature of the 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 from its classification of a Agriculture District to a Planned Development District for Multi-Family, 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 Zoning Ordinance and Map 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:

“AN ORDINANCE AMENDING IN ITS ENTIRETY CHAPTER 28 OF THE CODE OF ORDINANCES KNOWN AS THE ZONING ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS, AS PASSED AND APPROVED BY THE CITY COUNCIL ON THE 20TH DAY OF NOVEMBER, 1990, TOGETHER WITH ALL AMENDMENTS THERETO AND ENACTING A REVISED ORDINANCE ESTABLISHING AND PROVIDING FOR ZONING REGULATIONS; CREATING USE DISTRICTS IN ACCORDANCE WITH A COMPREHENSIVE PLAN...”

and passed and approved November 20, 1990, as amended, is hereby further amended so as to rezone from its classification of Agriculture District to a Planned Development District for Multi-Family Uses; as described and depicted in Exhibit A – Boundary Description.

SECTION 2. The intent of this zoning ordinance is to rezone property to a Planned Development District for Multi-Family Use that substantially conforms to referenced exhibits, Exhibit B-Concept Plan and Exhibit C-Elevations, which are hereby incorporated by reference.

SECTION 3. The following development standards shall apply to all development within this district.

A. APPLICABILITY

1. All development on land located within the boundaries of this Planned Development District shall adhere to the rules and regulations set forth in these Planned Development District Standards.
2. Except as provided, these Planned Development District Standards govern development within this Property. In the event of any conflict or inconsistency between these Planned Development District Standards and the applicable City regulations, the terms and provisions of these Planned Development District Standards shall control. In the event of any conflict between the text of the Planned Development District Standards and the concept plan, the concept plan shall control.

B. GENERAL

1. Development of the subject property shall be in accordance with and conform to the City of Grand Prairie Unified Development Code (UDC) unless otherwise specified herein.

C. CONCEPT PLAN

1. Development shall be in substantial conformance with the Exhibit B – Concept Plan and Exhibit C - Elevations, as determined by the Planning Director or his designee.

2. The Concept Plan is conceptual in nature and intended to be illustrative of the standards herein. Detailed Site Plans will be submitted as required in the UDC, in subsequent applications as parcels are developed.
3. Approval of a Detailed Site Plan shall be required with the final plat for each phase to ensure compliance with the standards of the Planned Development. If the Detailed Site Plan is shown to comply with the standards and requirements of the PD, approval by the Planning and Zoning Commission and City Council shall be non-discretionary and no public hearing shall be required.

D. LAND USES AND DEVELOPMENT REQUIREMENTS

1. Base Zoning District
 - a. Multi-Family District: Multi-family development shall comply with the provisions for Multi-Family Three (MF-3) District and Appendix W in the UDC, as amended.
2. Permitted Uses
 - a. Multi-Family District: The uses in the Multi-Family District shall be those uses provided for Multi-Family Three (MF-3) District in the UDC, as amended.

SECTION 4. A Site Plan shall be reviewed and approved by the City Council prior to the issuance of any building permits.

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

SECTION 6. All ordinances or parts of ordinances in conflict herewith are specifically repealed.

SECTION 7. 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 8. This Ordinance shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, ON THIS THE 17TH DAY OF MAY 2022.

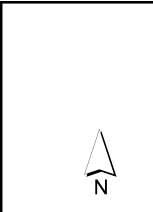
Ordinance No. #-2022

Zoning Case No. ZON-21-12-0016

Planned Development No. #



CASE LOCATION MAP
ZON-21-12-0016 - Zoning Change/Concept Plan
Haven at Loyd Park



City of Grand Prairie
Development Services
(972) 237-8255
www.gptx.org

PRINTED: 3/7/2022 10:18 AM WER-FAVING STS. LAST SAVED: 2/25/2022 6:02 AM SAVED BY: PHILIP FILE: CONCEPT-PLAN-2111.DWG
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Exhibit B - Concept Plan

Page 1 of 7

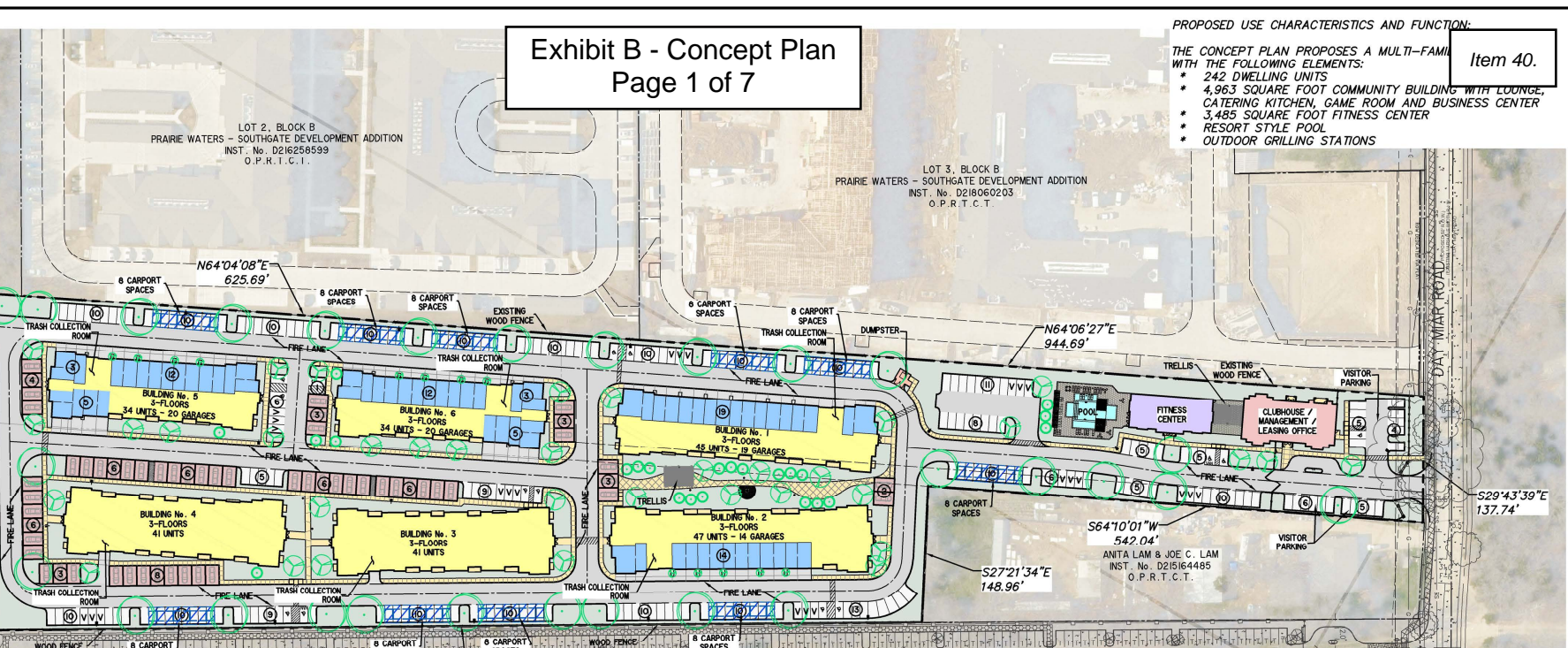
PROPOSED USE CHARACTERISTICS AND FUNCTION:

THE CONCEPT PLAN PROPOSES A MULTI-FAMILY WITH THE FOLLOWING ELEMENTS:

- * 242 DWELLING UNITS
- * 4,963 SQUARE FOOT COMMUNITY BUILDING WITH LOUNGE, CATERING KITCHEN, GAME ROOM AND BUSINESS CENTER
- * 3,485 SQUARE FOOT FITNESS CENTER
- * RESORT STYLE POOL
- * OUTDOOR GRILLING STATIONS

Item 40.

- LEGEND**
- PARKING
 - CARPORT PARKING
 - DRIVE AISLE
 - ATTACHED GARAGES
 - DETACHED GARAGES
 - VEGETATION
 - SIDEWALK/WALKWAY
 - INDICATES PARKING COUNT
 - INDICATES GUEST PARKING



N30°54'17"W
141.06'

N30°47'13"W
226.51'

WOOD FENCE

PARKING SUMMARY

PARKING PROVIDED	
VISITOR (SURFACE)	44
MF (SURFACE)	149
MF (COVERED)	80
GARAGES	129
TOTAL	402
SPACES/BEDROOM	2.16

GROSS SITE DENSITY

GROSS SITE AREA IN S.F.	407,919 SF
GROSS SITE AREA IN ACRES	9.36 ACRES
NUMBER OF UNITS	242
SITE DENSITY	25.85 DU/AC

SITE SUMMARY TABLE PER BUILDING

	BUILDING No. 1	BUILDING No. 2	BUILDING No. 3	BUILDING No. 4	BUILDING No. 5	BUILDING No. 6
BUILDING STORIES	3	3	3	3	3	3
NUMBER OF UNITS	45	47	41	41	34	34
1-BEDROOM - MIN 750 S.F.	30	31	17	17	20	20
2-BEDROOM - MIN 1,090 S.F.	15	16	24	24	14	14
TUCK-UNDER GARAGES (eps)	19	14	20	20	20	20
DETACHED GARAGES (eps)	3	2	12	29	4	6

DENSITY AND DIMENSIONAL REQUIREMENTS

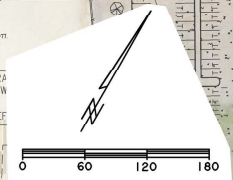
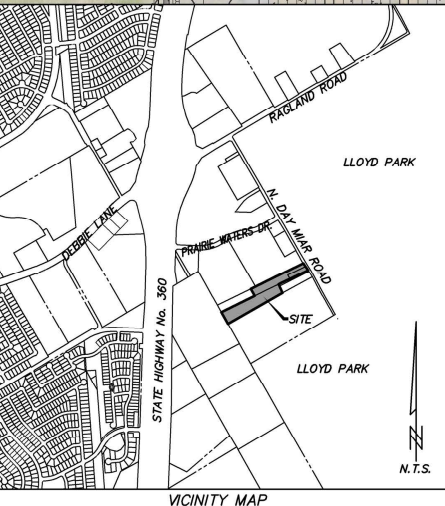
STANDARD	UDC AND APPENDIX W	PROPOSED	COMPLIES
MF-1: MIN. LOT AREA (SQ. FT.)	12,000	407,919	YES
MF-1: MIN. LOT WIDTH (FT.)	100	137	YES
MF-1: MIN. LOT DEPTH (FT.)	120	1,664	YES
MF-1: MIN. FRONT YARD ON STREET (FT.)	30	94	YES
MF-1: MIN. SIDE YARD (FT.)	30	10	NO
MF-2: MAXIMUM HEIGHT (FT.)	60	40'-4"	YES
MF-3: MAXIMUM DENSITY (DU/AC)	28	25.85	YES
MF-3: MINIMUM LIVING AREA (SQ. FT.)	600	750	YES
MF-3: MAXIMUM % SINGLE BED UNITS	60%	56%	YES
MF-3: FENCE ALONG STREET	WROUGHT IRON W/ MASONRY COLUMNS	WROUGHT IRON W/ MASONRY COLUMNS	YES
MF-3: PERIMETER FENCE HEIGHT (FT.)	6	6	YES

PARKING REQUIREMENTS

THE ARTICLE 10 OF THE UNIFIED DEVELOPMENT CODE (UDC) SPECIFIES THE FOLLOWING:

STANDARD	ARTICLE 10 UDC	PROVIDED	COMPLIES
MF-1: 2.26 PARKING SPACES/ONE-BEDROOM	135 UNITS - 169	178	YES
MF-2: PARKING SPACES/TWO-BEDROOM	107 UNITS - 214	224	YES
MF-3: TOTAL MULTI-FAMILY PARKING SPACES	383	402	YES
MF-4: COVERED PARKING (20%)	77	80	YES
MF-4: GARAGE PARKING (30%)	115	129	YES
MF-4: GUEST PARKING (10%)	39	44	YES

NO VARIANCES REQUESTED



NO VARIANCES REQUESTED

FOUNTAIN (REFER TO LA SHEETS FOR MORE DETAIL)

PROPOSED MULTI-FAMILY BUILDING (BLDG 1) 135,023 SF

2-PROPOSED BFR



OWNER: ERIC & BRENDA LONGCORE
 8420 COUNTY ROAD 530
 HANFORD, TEXAS 79043
 PHONE: (617) 737-3887
 CONTACT: ERIC.LONGCORE@GUEFEN.COM
 EMAIL: ericlongcore@yahoo.com

PROPOSED EXERCISES

PREPARED BY: GUEFEN DEVELOPMENT PARTNERS, LLC
 3000 SOUTHWEST FREWAY, SUITE 870
 HOUSTON, TEXAS 77019
 PHONE: (713) 600-9353
 CONTACT: ERIC.LONGCORE@GUEFEN.COM
 EMAIL: 1rowen@guefen.com

PREPARED BY: WIA WIER & ASSOCIATES, INC.
 ENGINEERS SURVEYORS LAND PLANNERS
 2201 E. LAMAR BLVD., SUITE 200 ARLINGTON, TEXAS 76010 METRO 467-667-7700
 Team Lead: Philip Phillips, P.E., F-2776 www.WierAssociates.com
 Team: David of Preliminary Land Surveying Registration No. 00333000

DATE: W.A. No. 2111

Exhibit B - Concept Plan
Page 3 of 7



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Exhibit B - Concept Plan
Page 5 of 7

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ARCHITECT
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HAVEN AT LLOYD PARK

L. ANCH
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 FIRM ID

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 Issued:
 Issue D

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W N

Exhibit C - Elevations
Page 1 of 11



BUILDING #2 - TYPE A2 - 3 FLOORS - PERSPECTIVE LOOKING EAST - NO SCALE



BUILDING #2 - TYPE A2 - 3 FLOORS - PERSPECTIVE LOOKING NORTHEAST - NO SCALE



BUILDING #2 - TYPE A2 - 3 FLOORS - AERIAL LOOKING EAST - NO SCALE



BUILDING #2 - TYPE A2 - 3 FLOORS - AERIAL LOOKING NORTHEAST - NO SCALE



BUILDING #2 - TYPE A2 - 3 FLOORS - SOUTH ELEVATION - SCALE 3/32" = 1'-0"



International

3250 BRIARPARK DRIVE
SUITE 140
HOUSTON, TEXAS 77042
(713) 375-1400
FAX (713) 375-1600
WWW.EDI-INTERNATIONAL.COM
TEXAS - CALIFORNIA - NEW YORK

OWNER:
GUEFEN DEVELOPMENT
2000 International Parkway, Suite 1010
Houston, TX 77058
Phone: 713-375-1400
GDF@GUEFEN.COM
GDFEN.COM



DATE:

LANDSCAPE:

EDI INTERNATIONAL, P.C.

3800 West Loop South, Suite 100
Houston, TX 77027
Phone: 713-375-1400
Fax: 713-375-1600
www.edi-international.com

BY/ISSUED:

EDI INTERNATIONAL, P.C.

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Fax: 713-375-1600
www.edi-international.com

HAVEN AT LLOYD PARK
DAY MIAR ROAD, GRAND PRAIRIE, TEXAS
GUEFEN DEVELOPMENT



01-24-2022
ARCHITECT: BRITTEN L. PERKINS
LICENSE NO.: 12139
COMPANY: EDI INTERNATIONAL, P.C.
FIRM ID #: 44528-00

PROJECT NUMBER: 6021053
ISSUED: ZONING PACKAGE
ISSUE DATE: 01-24-2022

NO. DATE ISSUE

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BLDG. VIEWS

Exhibit C - Elevations
Page 2 of 11



PERSPECTIVE VIEW | 2



PERSPECTIVE VIEW | 1



3250 BRIARPARK DRIVE
SUITE 140
HOUSTON, TEXAS 77042
(713) 375-1400
FAX (713) 375-1600
WWW.EDI-INTERNATIONAL.COM
TEXAS - CALIFORNIA - NEW YORK

OWNER:
GUEFEN DEVELOPMENT
3000 International Parkway, Suite 1010
Houston, TX 77057
Phone: 713-256-6100
Contact: dan.kramer@guefen.com



DATE:

LANDSCAPE:
EDI INTERNATIONAL, P.C.
3800 West Loop South, Suite 100
Houston, TX 77027
Phone: 713-256-6100
Fax: 713-256-6100
www.edi-international.com

ARCHITECT:
EDI INTERNATIONAL, P.C.
3800 West Loop South, Suite 100
Houston, TX 77027
Phone: 713-256-6100
Fax: 713-256-6100
www.edi-international.com

HAVEN AT LLOYD PARK
DAY MIAR ROAD, GRAND PRAIRIE, TEXAS
GUEFEN DEVELOPMENT



01-24-2022
ARCHITECT: BRITTEN L. PERKINS
LICENSE NO. 12170
COMPANY: EDI INTERNATIONAL, P.C.
FIRM ID # 445228-00

COMPILED BY:
EDI INTERNATIONAL, P.C.
ALL RIGHTS RESERVED

NO.	DATE	ISSUE

Project Number: 602103
Issued: ZONING PACKAGE
Issue Date: 01-24-2022

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BLDG. VIEWS

Exhibit C - Elevations
Page 3 of 11



PERSPECTIVE AT LEASING | 2



PERSPECTIVE AT AMENITY | 1



International
3250 BRIARPARK DRIVE
SUITE 140
HOUSTON, TEXAS 77042
(713) 375-1400
WWW.EDTINTERNATIONAL.COM
TEXAS - CALIFORNIA - NEW YORK

OWNER:
GUEFEN DEVELOPMENT
3000 International Parkway, Suite 1010
Houston, TX 77056
Phone: 713-375-1400
Contact: info@edti.com



DATE:

LANDSCAPE:
EDT INTERNATIONAL, P.C.
3000 International Parkway, Suite 1010
Houston, TX 77056
Phone: 713-375-1400
Contact: info@edti.com

ARCHITECT:
EDT INTERNATIONAL, P.C.
3000 International Parkway, Suite 1010
Houston, TX 77056
Phone: 713-375-1400
Contact: info@edti.com

HAVEN AT LLOYD PARK
DAY MIAR ROAD, GRAND PRAIRIE, TEXAS
GUEFEN DEVELOPMENT



01-24-2022
ARCHITECT: BRITTEN L. PERKINS
LICENSE NO. 12110
COMPANY: EDT INTERNATIONAL, P.C.
FIRM ID # 445228-00

COMPILED BY: BRITTEN L. PERKINS
EDT INTERNATIONAL, P.C.
ALL RIGHTS RESERVED

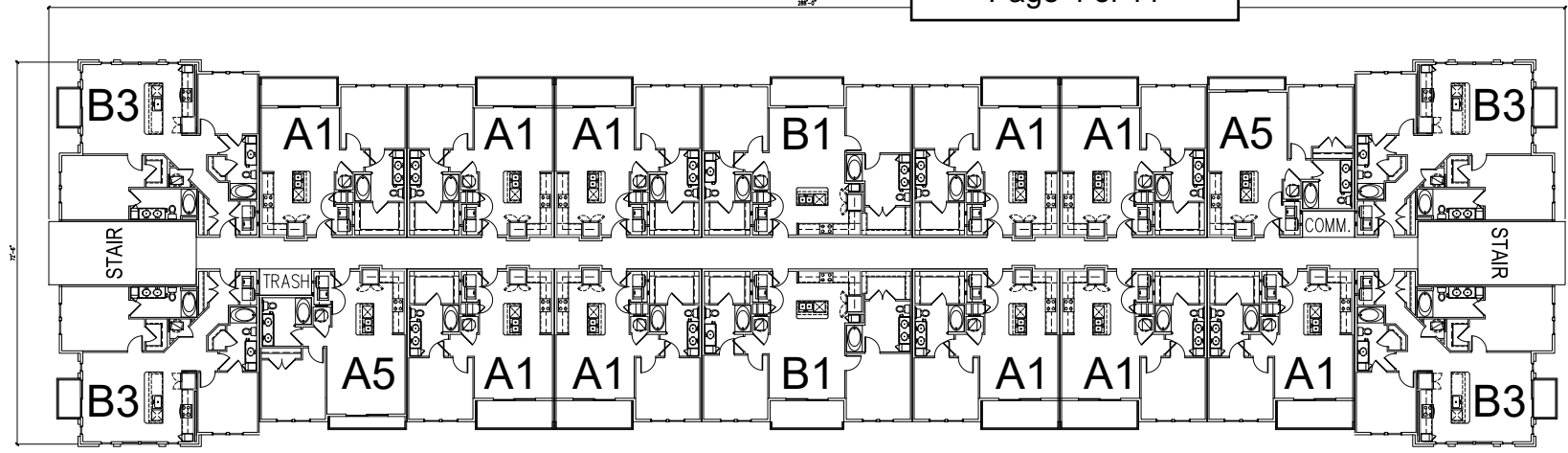
NO.	DATE	ISSUE

Project Number: 002103
Issued: ZONING PACKAGE
Issue Date: 01-24-2022

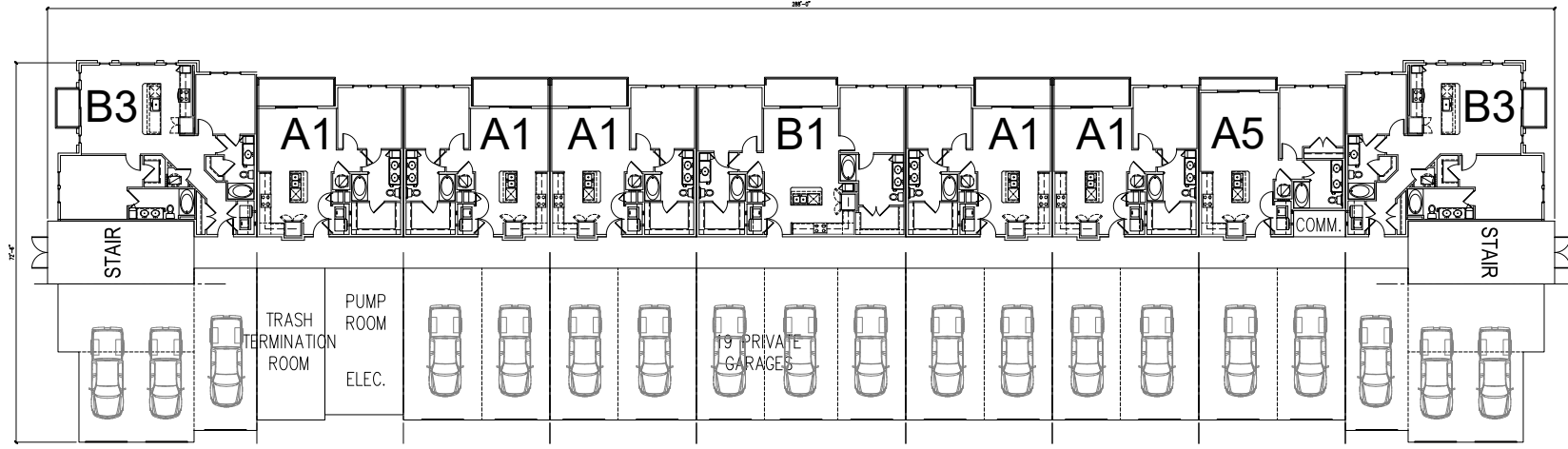
130
BLDG. VIEWS

TYPE A1

Exhibit C - Elevations
Page 4 of 11



2ND-3RD FLOOR PLAN | 2



GROUND FLOOR PLAN | 1



International

3250 BRIDGEPARK DRIVE
SITE 140
HOUSTON, TEXAS 77042
(713) 375-1400 FAX (713) 375-1600
WWW.EDI-INTERNATIONAL.COM
TEXAS CALIFORNIA NEW YORK

OWNER:
GUEFEN DEVELOPMENT



DATE:

LANDSCAPE:

EDI INTERNATIONAL, P.C.
1800 West Loop South, Suite 100
Houston, Texas 77056
Phone: 713-375-1400
Fax: 713-375-1600
www.edi-international.com

ARCHITECT:

EDI INTERNATIONAL, P.C.
1800 West Loop South, Suite 100
Houston, Texas 77056
Phone: 713-375-1400
Fax: 713-375-1600
www.edi-international.com

PROJECT:

EDI INTERNATIONAL, P.C.
1800 West Loop South, Suite 100
Houston, Texas 77056
Phone: 713-375-1400
Fax: 713-375-1600
www.edi-international.com

HAVEN AT LLOYD PARK
DAY MIAR ROAD, GRAND PRAIRIE, TEXAS
GUEFEN DEVELOPMENT



01-24-2022
ARCHITECT: BRITTEN L. PERKINS
LICENSE NO. 12110
COMPANY: EDI INTERNATIONAL, P.C.
FIRM ID # 44528-00

PROJECT NUMBER: 002103
ISSUED: ZONING PACKAGE
ISSUE DATE: 01-24-2022

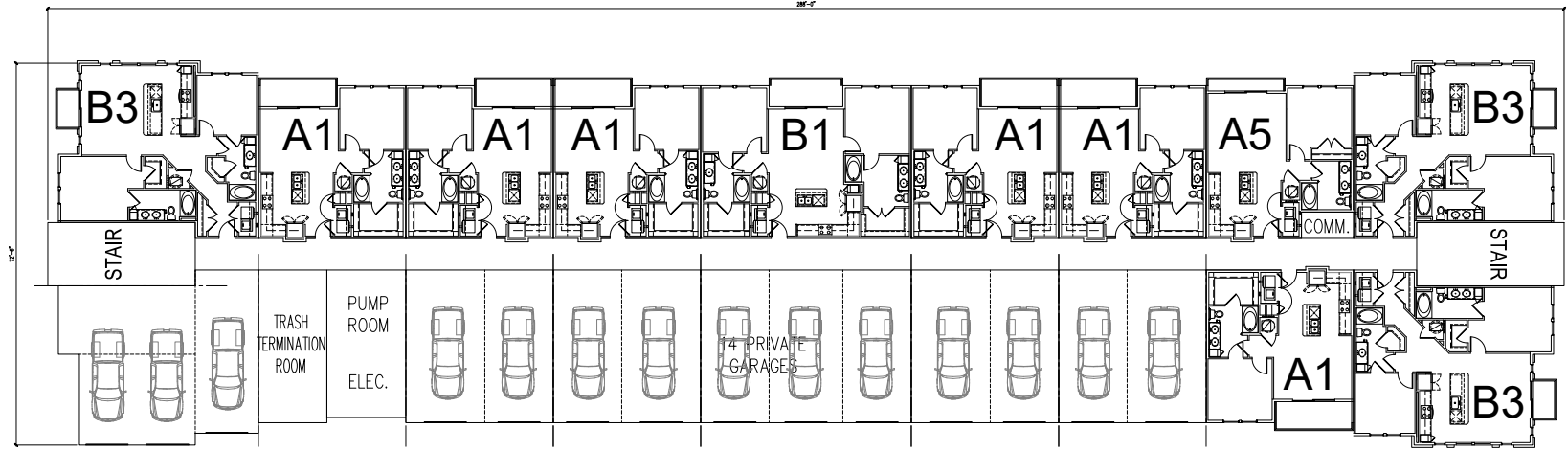
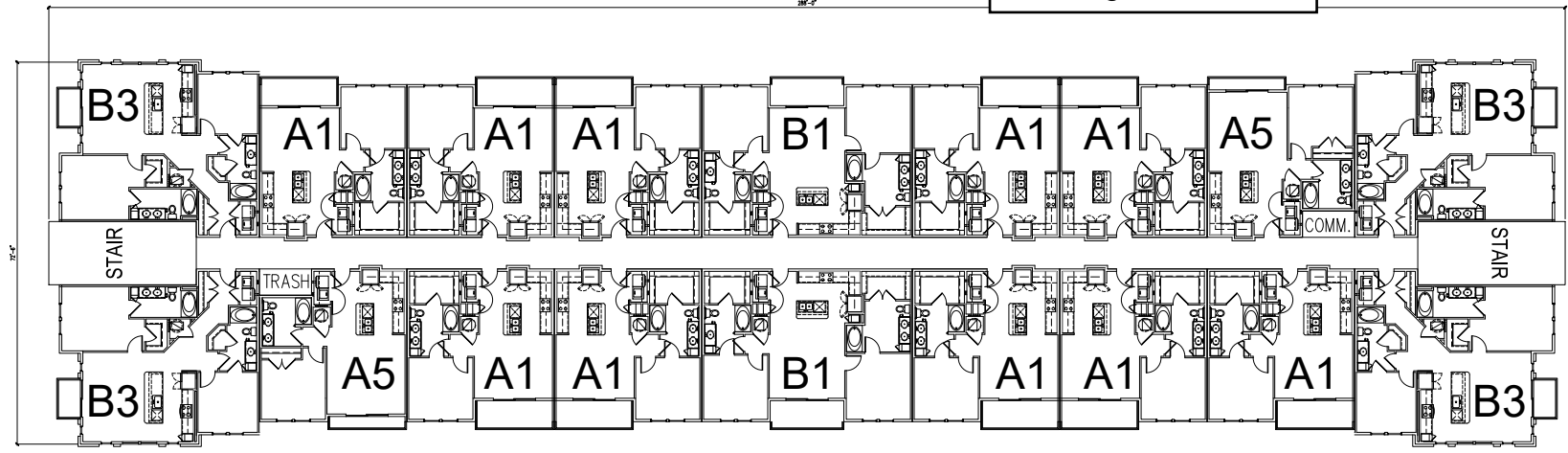
NO.	DATE	ISSUE

131

1'-0" PER BUILDING PLAN

TYPE A2

Exhibit C - Elevations
Page 5 of 11



International

3250 BRIARPARK DRIVE
SUITE 140
HOUSTON, TEXAS 77042
(713) 375-1400 FAX (713) 375-1600
WWW.EDI-INTERNATIONAL.COM
TEXAS CALIFORNIA NEW YORK

OWNER:
GUEFEN DEVELOPMENT



DATE:

ARCHITECT:
EDI INTERNATIONAL, P.C.
1800 West Loop South, Suite 100
Houston, Texas 77056
Phone: (713) 375-1400
Fax: (713) 375-1600
www.edi-international.com

REGISTERED ARCHITECT:
EDI INTERNATIONAL, P.C.
1800 West Loop South, Suite 100
Houston, Texas 77056
Phone: (713) 375-1400
Fax: (713) 375-1600
www.edi-international.com

HAVEN AT LLOYD PARK
DAY MIAR ROAD, GRAND PRAIRIE, TEXAS
GUEFEN DEVELOPMENT



01-24-2022
ARCHITECT: BRITTEN L. PERKINS
LICENSE NO. 12110
COMPANY: EDI INTERNATIONAL, P.C.
FIRM ID #: 445228-00

PROJECT NUMBER: 1800
GUEFEN DEVELOPMENT
EDI INTERNATIONAL, P.C.
1800 WEST LOOP SOUTH, SUITE 100
HOUSTON, TEXAS 77056

NO.	DATE	ISSUE

Project Number: 1801163
Issued: ZONING PACKAGE
Issue Date: 01-24-2022

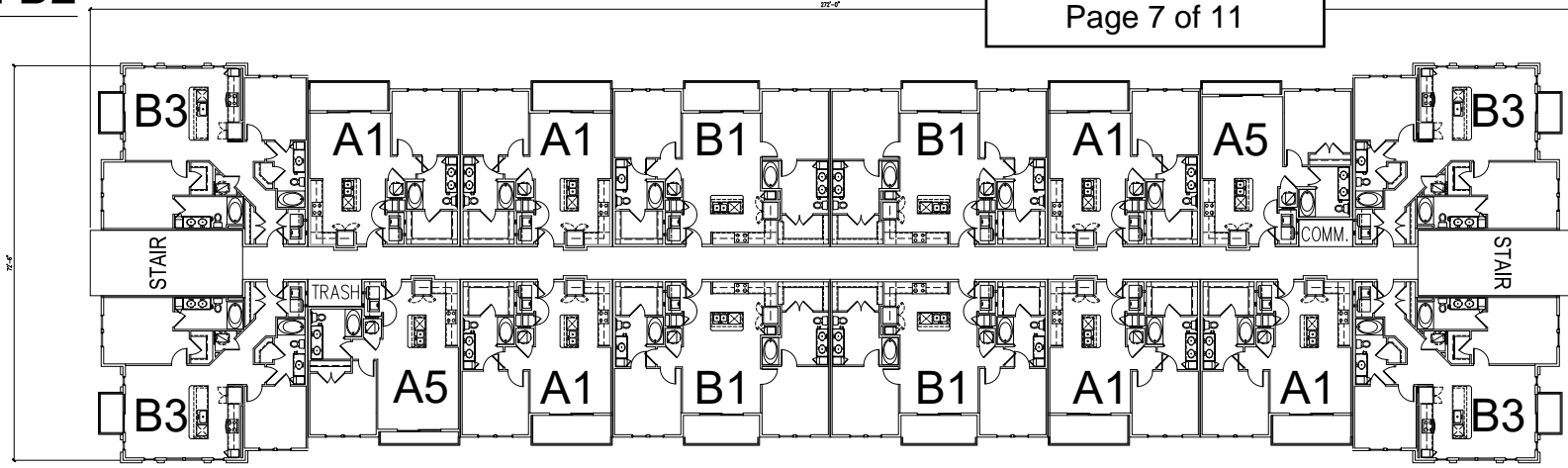
132

BUILDING PLAN

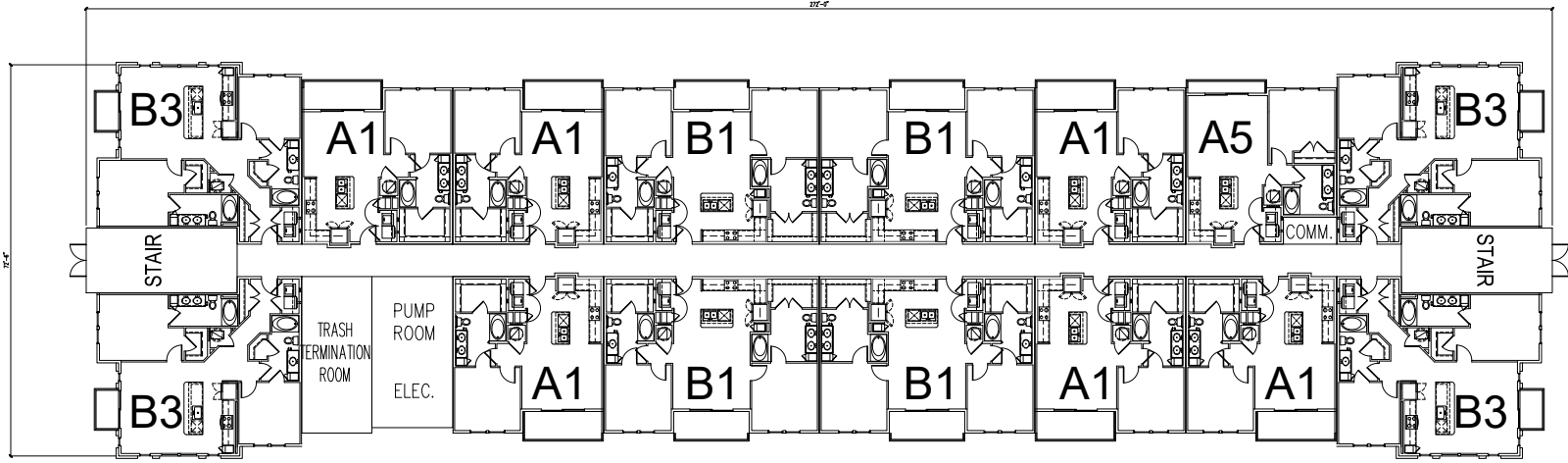
1'-0"
= 1/8"

TYPE B2

Exhibit C - Elevations
Page 7 of 11



2ND-3RD FLOOR PLAN | 2



GROUND FLOOR PLAN | 1



International

3250 BRIARPARK DRIVE
SITE 140
HOUSTON, TEXAS 77042
(713) 375-1400
FAX (713) 375-1600
WWW.EDI-INTERNATIONAL.COM
TEXAS - CALIFORNIA - NEW YORK

OWNER:
GUEFEN DEVELOPMENT



DATE:

ARCHITECT:

EDI INTERNATIONAL, P.C.
3001 West Loop South, Suite 100
Houston, Texas 77027
Phone: 713-375-1400
Fax: 713-375-1600
www.edi-international.com

REGISTERED:

EDI INTERNATIONAL, P.C.
3001 West Loop South, Suite 100
Houston, Texas 77027
Phone: 713-375-1400
Fax: 713-375-1600
www.edi-international.com

HAVEN AT LLOYD PARK
DAY MIAR ROAD, GRAND PRAIRIE, TEXAS
GUEFEN DEVELOPMENT



DATE: 01-24-2022
ARCHITECT: BRITTEN L. PERKINS
LICENSE NO.: 12170
COMPANY: EDI INTERNATIONAL, P.C.
FIRM ID #: 44528-00

DATE: 01-24-2022
PROJECT NUMBER: 602103
ISSUED: ZONING PACKAGE
ISSUE DATE: 01-24-2022

NO.	DATE	ISSUE

134

BUILDING PLAN

Exhibit C - Elevations
Page 8 of 11



3250 BRIARPARK DRIVE
SUITE 140
HOUSTON, TEXAS 77042
(713) 375-1400
FAX (713) 375-1600
WWW.EDI-INTERNATIONAL.COM
TEXAS - CALIFORNIA - NEW YORK

OWNER:
GUEFEN DEVELOPMENT
3000 International Parkway, Suite 1010
Houston, TX 77027
Phone: 713-256-1111
Contact: ed@edinternational.com



DATE:

LANDSCAPE:
EDI INTERNATIONAL, P.C.
3000 International Parkway, Suite 1010
Houston, TX 77027
Phone: 713-256-1111
Contact: ed@edinternational.com

ARCHITECT:
EDI INTERNATIONAL, P.C.
3000 International Parkway, Suite 1010
Houston, TX 77027
Phone: 713-256-1111
Contact: ed@edinternational.com

HAVEN AT LLOYD PARK
DAY MIAR ROAD, GRAND PRAIRIE, TEXAS
GUEFEN DEVELOPMENT

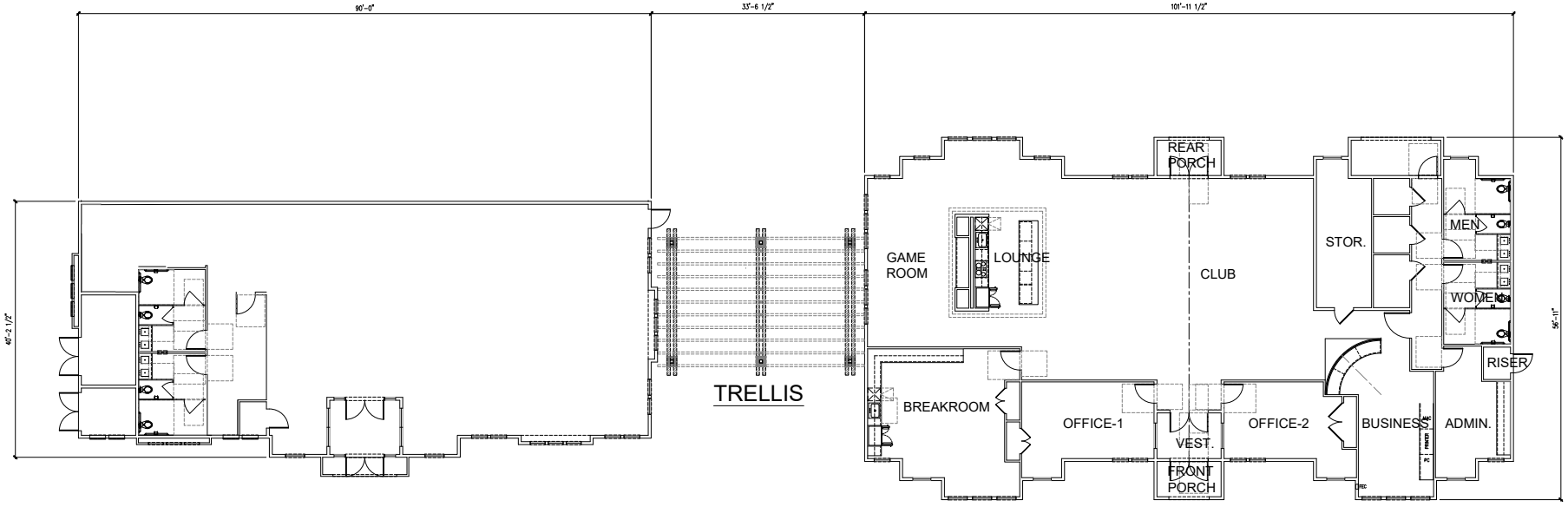


01-24-2022
ARCHITECT: BRITTEN L. PERKINS
LICENSE NO. 12110
COMPANY: EDI INTERNATIONAL, P.C.
FIRM ID # 44528-00

COMPILED BY: EDI
EDI INTERNATIONAL, P.C.
P.O. BOX 1010 HOUSTON, TX 77027

NO.	DATE	ISSUE

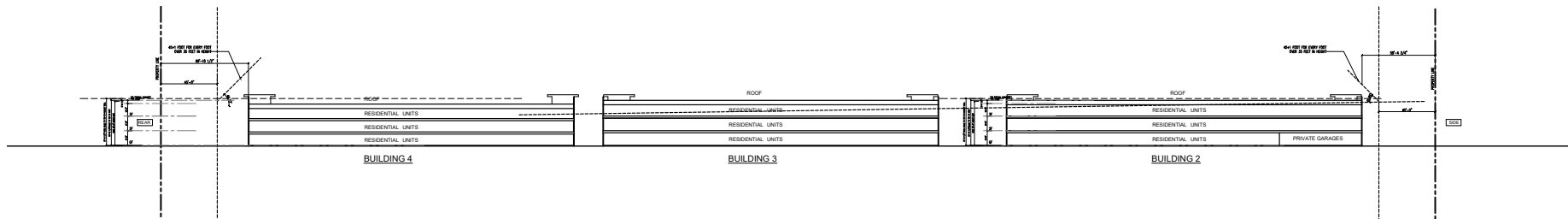
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Issued: ZONING PACKAGE
Issue Date: 01-24-2022



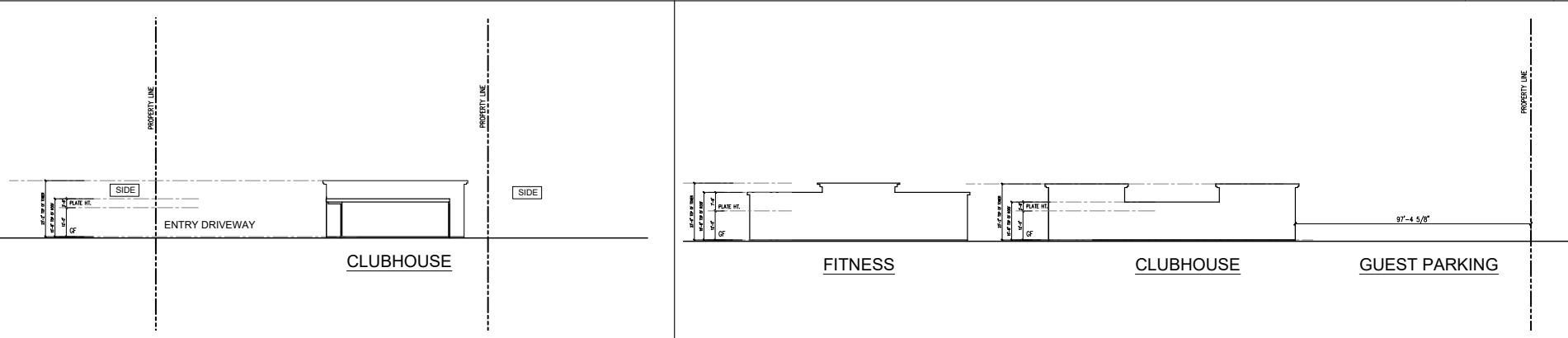
FITNESS (3,486 SF)

CLUBHOUSE (4,963 SF)

Exhibit C - Elevations
Page 9 of 11

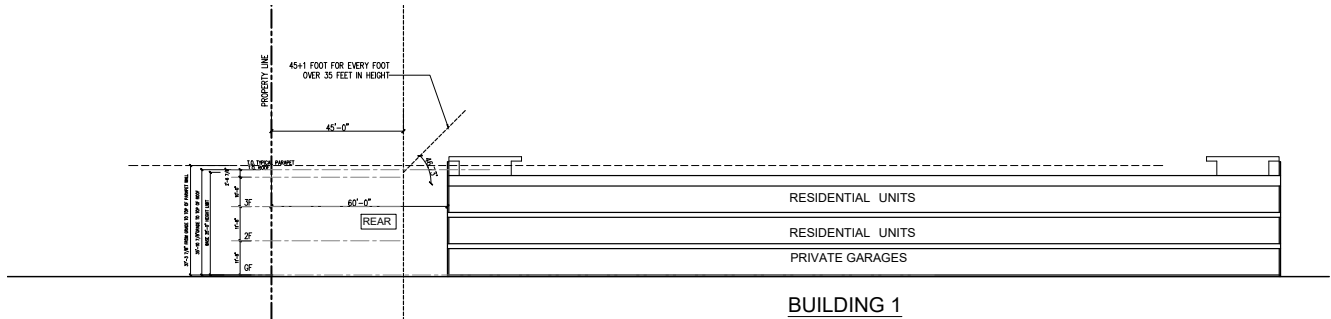


SITE SECTION (1"=40'-0") 3



SITE SECTION (1"=20'-0") 12

SITE SECTION (1"=20'-0") 2



BUILDING 1

SITE SECTION (1"=20'-0") 1



International

3250 BRIARPARK DRIVE
SITE 140
HOUSTON, TEXAS 77042
(713) 375-1400
WWW.EDI-INTERNATIONAL.COM
TEXAS - CALIFORNIA - NEW YORK

OWNER:
GUEFEN DEVELOPMENT
15000 Katy Road, Suite 100
Houston, TX 77050
Phone: 713-375-1400
Fax: 713-375-1401
Email: info@edipark.com



DATE:

LANDSCAPE:
EDI INTERNATIONAL, P.C.
15000 Katy Road, Suite 100
Houston, TX 77050
Phone: 713-375-1400
Fax: 713-375-1401
Email: info@edipark.com

ARCHITECT:
EDI INTERNATIONAL, P.C.
15000 Katy Road, Suite 100
Houston, TX 77050
Phone: 713-375-1400
Fax: 713-375-1401
Email: info@edipark.com

HAVEN AT LLOYD PARK
 DAY MIAR ROAD, GRAND PRAIRIE, TEXAS
 GUEFEN DEVELOPMENT



01-24-2022
ARCHITECT: BRITTEN L. PERKINS
LICENSE NO. 12170
COMPANY: EDI INTERNATIONAL, P.C.
FIRM ID # 445228-00

COMPILED BY: EDI
DATE: 01-24-2022
FIRM: EDI INTERNATIONAL, P.C.
FIRM ID: 445228-00

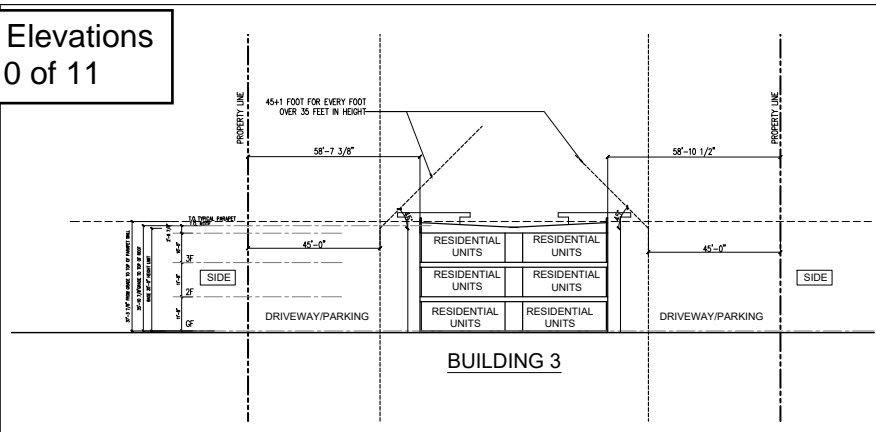
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Project Number: 602103
Issued: ZONING PACKAGE
Issue Date: 01-24-2022

136
OWN
SER

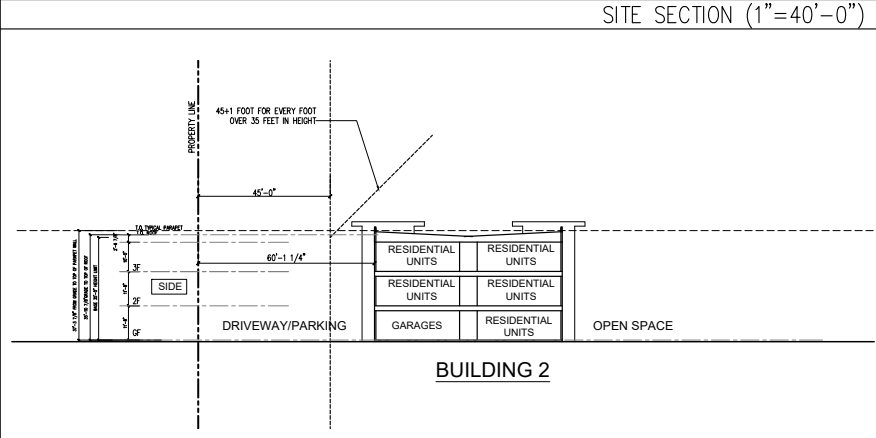
SITE SECTION

Exhibit C - Elevations
Page 10 of 11



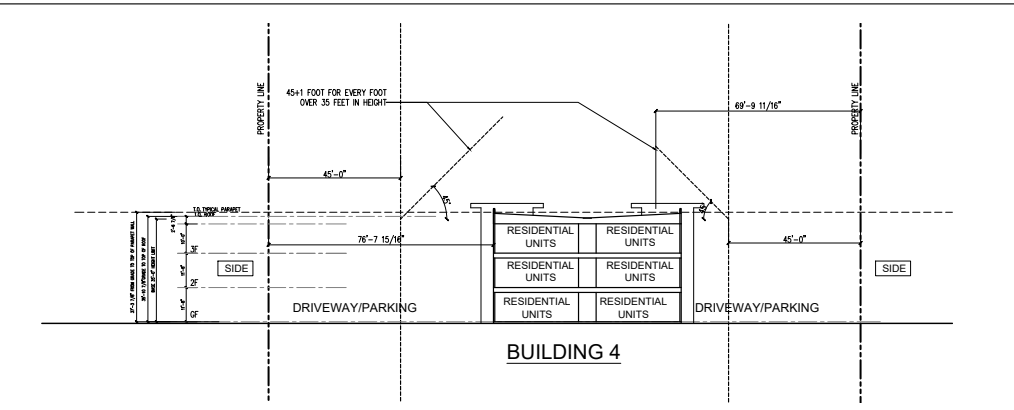
BUILDING 3

SITE SECTION (1"=40'-0") 3



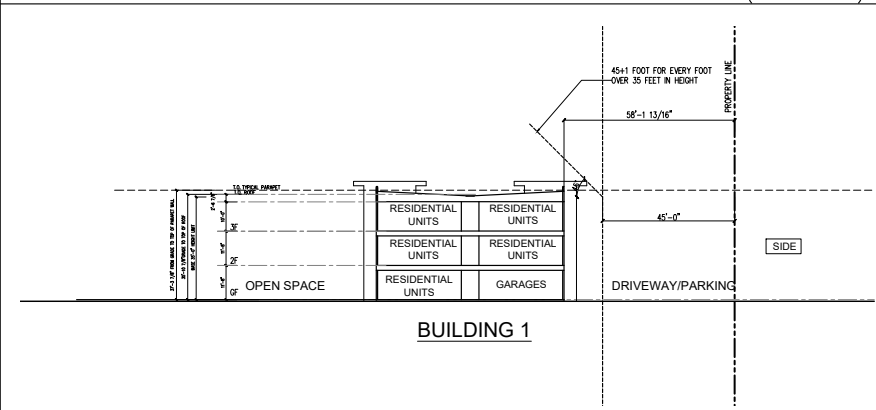
BUILDING 2

SITE SECTION (1"=20'-0") 2



BUILDING 4

SITE SECTION (1"=20'-0") 11



BUILDING 1

SITE SECTION (1"=20'-0") 1



International

3250 BRIARPARK DRIVE
SITE 140
HOUSTON, TEXAS 77042
(713) 375-1400
FAX (713) 375-1600
WWW.EDI-INTERNATIONAL.COM
TEXAS - CALIFORNIA - NEW YORK

OWNER:
GUEFEN DEVELOPMENT
200 International Parkway, Suite 1010
Houston, TX 77058
Phone: 713-375-1400
GUEFEN@GUEFEN.COM
GUEFEN.COM



DATE:

LANDSCAPE:
EDI INTERNATIONAL, P.C.
3800 West Loop South, Suite 100
Houston, TX 77026
Phone: 713-375-1400
Fax: 713-375-1600
www.edi-international.com

ARCHITECT:
EDI INTERNATIONAL, P.C.
3800 West Loop South, Suite 100
Houston, TX 77026
Phone: 713-375-1400
Fax: 713-375-1600
www.edi-international.com

HAVEN AT LLOYD PARK
DAY MIAR ROAD, GRAND PRAIRIE, TEXAS
GUEFEN DEVELOPMENT



01-24-2022
ARCHITECT: BRITTEN L. PERKINS
LICENSE NO. 12170
COMPANY: EDI INTERNATIONAL, P.C.
FIRM ID # 445228-00

EDITION: 01-24-2022
EDI INTERNATIONAL, P.C.
1500 WEST LOOP SOUTH, SUITE 100
HOUSTON, TEXAS 77026

NO.	DATE	ISSUE

Project Number: 621103
Issued: ZONING PACKAGE
Issue Date: 01-24-2022

137
OWN
SER

SITE SECTION

Exhibit C - Elevations
Page 11 of 11



POOL AREA RENDER - NO SCALE | 5



YOGA ROOM INTERIOR RENDER - NO SCALE | 4



FITNESS INTERIOR RENDER - NO SCALE | 3



GAMEROOM INTERIOR RENDER - NO SCALE | 2



CLUBROOM INTERIOR RENDER - NO SCALE | 1



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SUITE 140
HOUSTON, TEXAS 77042
(713) 375-1400 FAX (713) 375-1600
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TEXAS CALIFORNIA NEW YORK



ARCHITECT:
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Houston, TX 77042
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ARCHITECT:
EDI INTERNATIONAL, P.C.

HAVEN AT LLOYD PARK
DAY MIAR ROAD, GRAND PRAIRIE, TEXAS
GUEFEN DEVELOPMENT



01-24-2022
ARCHITECT: BRITTEN L. PERKINS
LICENSE NO. 12110
COMPANY: EDI INTERNATIONAL, P.C.
FIRM ID #: 445228-00

NO.	DATE	ISSUE

Project Number: 602103
Issued: ZONING PACKAGE
Issue Date: 01-24-2022

138
RENDERERS



**CITY OF GRAND PRAIRIE
ORDINANCE**

MEETING DATE: 05/17/2022

REQUESTER: Monica Espinoza

PRESENTER: Savannah Ware, AICP, Chief City Planner

TITLE: SUP-22-03-0015 - Specific Use Permit Review - Special Event Center at 503 W Church St (City Council District 5). Review SUP No. 879, a Specific Use Permit for a Special Event Center, for compliance with SUP conditions, and modify, renew, or revoke if deemed appropriate based upon the review. Lot 1, Block C, Chase, City of Grand Prairie, Dallas County, Texas, zoned GR-1, within CBD No. 2, and addressed as 503 W Church St (On April 25, 2022, the Planning and Zoning Commission recommended to revoke by a vote of 8-0)

APPLICANT: City of Grand Prairie

RECOMMENDED ACTION: Revoke

SUMMARY:

Review SUP No. 879, a Specific Use Permit for a Special Event Center, for compliance with SUP conditions, and modify, renew, or revoke if deemed appropriate based upon the review.

PURPOSE OF REQUEST:

The purpose of the request is to review SUP No. 879, a Specific Use Permit for a Special Event Center for compliance with SUP conditions.

Uses authorized by approval of Specific Use Permit must comply with all applicable ordinances, codes, and regulations, as well as with all conditions imposed by the City Council pursuant to Article 5 of the Unified Development Code. It is unlawful for the owner, manager, or any person in charge of a business or other establishment to violate the conditions imposed by City Council when a SUP 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.

City Council may revoke the SUP for failing to comply with conditions of approval or if the Grand Prairie Police Department files a written request through the City Manager's Office asking for a review of the SUP on the grounds that the Department has received substantiated complaints about the property involving disorderly conduct, as that term is defined in Section 42.01 of the Texas Penal Code.

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	CA	Undeveloped
South	CA	Contractor Shop with Outside Storage
West	SF-4	Single Family Residence
East	CA	Office/Service Use

HISTORY:

- October 18, 2011: City Council approved a Zoning Change from Single Family-Four District (SF-4) to General Retail One (GR-1) District and Specific Use Permit No. 879 for a Special Event Center (Case Number Z111001/SU111001).
- June 18, 2012: The City of Grand Prairie granted a Certificate of Occupancy for a Special Event Center to the business International Multi-Purpose Room.
- October 12, 2017: The City of Grand Prairie granted a Certificate of Occupancy for a Special Event Center to the business Star and Sky Event Salon.
- March 21, 2022: The Grand Prairie Police Department requested a review of SUP No. 879 on the grounds that the Department has received substantiated complaints about the property involving disorderly conduct. Their request cited an incident on March 18, 2022, in which officers responded to shots being fired at the location that struck at least one home.
- March 29, 2022: Staff mailed a certified letter to the property and business owner informing them that the City of Grand Prairie had initiated proceedings to review the SUP and listed the public hearing dates.
- April 11, 2022: The Grand Prairie Police Department submitted a letter to staff that summarizes the history of public safety concerns at the location:
 - May 23, 2015: Officers responded to a report of an intoxicated subject verbally abusing his wife at the location. This led to an arrest for public intoxication.
 - July 25, 2015: Between 11 PM and midnight, officers responded to a noise complaint for a large party at the location.
 - September 1, 2018: Multiple callers reported 15 males fighting at the location. This fight spilled out into the roadway towards Calvary Baptist Church.
 - September 18, 2020: Officers responded to calls of several people fighting in the street outside of the event center. Three involved subjects were arrested for outstanding warrants.
 - February 27, 2021: Report of suspicious activity during a baby shower at the location. A verbal altercation ensued between individuals attending the event and the suspicious subjects.
 - March 12, 2021: A large group of juveniles was reportedly drinking in the event center and spilling out into the 500 block of Church St. Officers responded to the location based on the report from a parent who had picked up their child from a party at the site.
 - April 17, 2021: Officers responded at 1:32 AM to the event center, where a baby shower was held. A caller reported 25 men fighting and that they were intoxicated. The involved suspects fled north and south from the location upon officer arrival.

- December 27, 2021: A noise complaint was received at 2:08 AM about the event center. The caller noted possible drinking. Officers made contact and were advised that the event center had been rented out to the occupying group until 3:00 AM.
- March 18, 2022: At approximately 9:30 PM, officers responded to a call of 12-13 boys fighting at the location. The owner was on-site and was given a verbal warning referencing the issues by responding officers.
- March 18, 2022: At approximately 11:40 PM, officers responded to a shooting call at the location. The suspect had been involved in a physical altercation before getting a gun and firing rounds into two cars, an occupied residence, and inside the event center.

RECOMMENDATION:

- On April 25, 2022, the Planning and Zoning Commission recommended to revoke by a vote of 8-0.
- Staff recommends revocation of SUP No. 879 for a Special Event Center due to the following:
 1. Operations do not comply with the conditions imposed by City Council. The hours of operation extend beyond what is authorized by SUP No. 879.
 2. The City of Grand Prairie Police Department has received substantiated complaints about the property involving disorderly conduct.

BODY:

AN ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS AMENDING THE ZONING ORDINANCE AND MAP TO REVOKE SPECIFIC USE PERMIT NO. 879, AS APPROVED BY CITY COUNCIL VIA ORDINANCE NO. 9285-2011, PERMITTING A SPECIAL EVENT CENTER, TO WIT: BEING ALL OF LOT 1, BLOCK C OF CHASE ADDITION IN THE CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, AND BEING ADDRESSED AS 503 WEST CHURCH STREET; SAID ZONING MAP AND ORDINANCE BEING NUMBERED ORDINANCE NUMBER 4779 AND PASSED ON NOVEMBER 20, 1990; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; CONTAINING A SAVINGS CLAUSE; CONTAINING A SEVERABILITY CLAUSE; AND TO BECOME EFFECTIVE UPON ITS PASSAGE AND APPROVAL AFTER PUBLICATION

WHEREAS, on October 18, 2011, City Council approved Specific Use Permit No. 879 for a Special Event Center and established operational conditions via Ordinance No. 9285-2011; and

WHEREAS, on March 21, 2022, the City of Grand Prairie Police Department requested a review of the Specific Use Permit on the grounds that the Department has received substantiated complaints about the property involving disorderly conduct, as that term is defined in Section 42.01 of the Texas Penal Code; and

WHEREAS, the Planning Division of the City of Grand Prairie initiated a review of Specific Use Permit No. 879 for failure to comply with said conditions outlined with the specific use permit approval and other regulations of the City; and

WHEREAS, after reviewing the history of public safety incidents, the Development Review Committee recommended revocation of the Specific Use Permit; and

WHEREAS, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing to review Specific Use Permit No. 879 on April 25, 2022, after written notice of such public hearing before the Planning and Zoning Commission had been sent to owners of real property lying within 300 feet of the

property on which the Specific Use Permit is located, 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 petition, the Planning and Zoning Commission of the City of Grand Prairie, Texas voted 8-0 to recommend to the City Council of Grand Prairie, Texas, that said Specific Use Permit be revoked 2022; 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 May 17, 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..."

and passed and approved November 20, 1990, as amended, is hereby further amended without prejudice so as to revoke Specific Use Permit No. 879 for a Special Event Center at 503 West Church Street, legally described as Lot 1, Block C, Chase Addition, and depicted in Exhibit A – Location Map, attached hereto.

SECTION 2. The following conditions are hereby established as part of this revocation ordinance:

1. That Specific Use Permit No. 879, permitting a Special Event Center to operate at 503 West Church Street, is hereby revoked.
2. All on-site Special Event Center operations shall cease.

SECTION 3. It is further provided that in case a section, clause, sentence or part of this Ordinance shall be deemed or adjudged by a Court of competent jurisdiction to be invalid, then such invalidity shall not affect, impair or invalidate the remainder of this Ordinance.

SECTION 4. 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 5. All ordinances or parts of ordinances not consistent or conflicting with the provisions of this Ordinance are hereby repealed. Provided that such repeal shall be only to the extent of such inconsistency and in all other respects this Ordinance shall be cumulative of other ordinances regulating and governing the subject matter covered in this Ordinance.

SECTION 6. This Ordinance shall be in full force and effect from and after its passage and approval after publication.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, ON THIS THE 17TH DAY OF MAY 2022.

ORDINANCE NO. #

CASE NO. SUP-22-03-0015



CASE LOCATION MAP
SUP-22-03-0015 - Specific Use Permit
Special Events Center at 503 W Church St



City of Grand Prairie
Development Services

(972) 237-8255
www.gptx.org



March 21, 2022

Steve Dye
City Manager
300 W. Main Street
Grand Prairie, Texas 75050

Re: Request to revoke Specific Use Permit for Grand Prairie Event Center, 503 W. Church Street

City Manager Dye,

As you are aware, Article 5, subsection 5.3.4 of the Unified Development Code regarding Specific Uses, the Grand Prairie Police Department may request revocation of a Specific Use Permit, through your office, for consideration by the City Council. I am formally making such a request.

Over the last year, the Grand Prairie Police Department has received substantiated complaints concerning Disorderly Conduct, as defined by Texas Penal code 42.01, related to the event center located at 503 W. Church Street, Grand Prairie, Texas. Most recently (March 18, 2022), officers responded to shots being fired at the location that struck at least one home belonging to a resident neighbor. This is in addition to calls for service, on different dates, involving weapons and loud noise complaints. In my opinion, this business has become a security concern for neighboring residents as well as a public nuisance. Please find attached a list of calls for service and call types for reference.

As a result, I humbly request the City Council review this applicant's Specific Use Permit and consider revocation.

Respectfully,

A handwritten signature in blue ink, appearing to read "Daniel Scesney".

Daniel Scesney, Chief of Police
Grand Prairie Police Department

COMMUNICATIONS

Call Time	Event ID	Rpt #	Street	Nature	Additi
09/18/2020 23	2020177806	2000014933	503 W CHURCH ST	DISTURBANCE	355
02/27/2021 23	2021041019		503 W CHURCH ST	SUSPICIOUS ACTI	DIST:
02/28/2021 00	2021041029		503 W CHURCH ST	INTOXICATED JUV	DIST:
03/12/2021 22	2021050585		503 W CHURCH ST	PERSON WITH A W	DIST:
04/17/2021 01	2021076143		503 W CHURCH ST	STRANDED VEHICL	
06/26/2021 16	2021124175		503 W CHURCH ST	NOISE COMPLAINT	NEXT D
12/27/2021 02	2021250691		503 W CHURCH ST	DISTURBANCE	DIST:
03/18/2022 21	2022052775		503 W CHURCH ST	SHOOTING	DIST:
03/18/2022 23	2022052839	2200004499	503 W CHURCH ST	SHOOTING	DIST:
03/18/2022 23	2022052840	2200004607	503 W CHURCH ST	SHOOTING	DIST:



March 29, 2022

Maricielo Castaneda
Star and Sky Event Salon
503 W Church St
Grand Prairie, TX 75050

RE: Review of SUP No. 879 for Compliance with SUP Conditions

To whom it may concern:

On October 18, 2011, the City Council of the City of Grand Prairie approved a Specific Use Permit (SUP) for a Multi-Purpose Special Event Center at 503 W Church St (SUP No. 879, Ordinance No. 9285-2011). The SUP ordinance requires the operation of the site to be in strict compliance with the requirements of the SUP, the Unified Development Code (UDC), the City of Grand Prairie Code of Ordinances, and all other applicable regulatory requirements.

City Council has the authority to revoke a SUP for failure to operate in compliance with the SUP conditions. On March 21, 2022, the Police Department of the City of Grand Prairie requested a review of the Specific Use Permit on the grounds that the Department has received substantiated complaints about the property involving disorderly conduct, as that term is defined in Section 42.01 of the Texas Penal Code.

This letter is to inform you that the City of Grand Prairie has initiated proceedings to review SUP No. 879 for a Multi-Purpose Special Event Center located at 503 W Church St. At the time of the review, the City has the authority to modify or revoke the SUP. Staff will be recommending the revocation of the SUP. The public hearings concerning the SUP review and revocation will be held by the Planning and Zoning Commission on April 25, 2022 and City Council on May 17, 2022. You will be allowed to present information you wish to be considered at the hearings, so your attendance is strongly encouraged.

- Planning and Zoning Commission: 6:30 on April 25, 2022, City Council Chambers, City Hall, 300 W Main St, Grand Prairie, TX 75050.
- City Council: 6:30 on May 17, 2022, City Council Chambers, City Hall, 300 W Main St, Grand Prairie, TX 75050.

Please contact me with any questions.

Sincerely,

A handwritten signature in cursive script that reads "Savannah Ware".

Savannah Ware, AICP
Chief City Planner
sware@gptx.org

Via Certified Mail
Enclosed: SUP No. 879, Ordinance No. 9285-2011



March 29, 2022

Maricielo Castaneda
2401 McKensie Ln
Grand Prairie, TX 75052

RE: Review of SUP No. 879 for Compliance with SUP Conditions

To whom it may concern:

On October 18, 2011, the City Council of the City of Grand Prairie approved a Specific Use Permit (SUP) for a Multi-Purpose Special Event Center at 503 W Church St (SUP No. 879, Ordinance No. 9285-2011). The SUP ordinance requires the operation of the site to be in strict compliance with the requirements of the SUP, the Unified Development Code (UDC), the City of Grand Prairie Code of Ordinances, and all other applicable regulatory requirements.

City Council has the authority to revoke a SUP for failure to operate in compliance with the SUP conditions. On March 21, 2022, the Police Department of the City of Grand Prairie requested a review of the Specific Use Permit on the grounds that the Department has received substantiated complaints about the property involving disorderly conduct, as that term is defined in Section 42.01 of the Texas Penal Code.

This letter is to inform you that the City of Grand Prairie has initiated proceedings to review SUP No. 879 for a Multi-Purpose Special Event Center located at 503 W Church St. At the time of the review, the City has the authority to modify or revoke the SUP. Staff will be recommending the revocation of the SUP. The public hearings concerning the SUP review and revocation will be held by the Planning and Zoning Commission on April 25, 2022 and City Council on May 17, 2022. You will be allowed to present information you wish to be considered at the hearings, so your attendance is strongly encouraged.

- Planning and Zoning Commission: 6:30 on April 25, 2022, City Council Chambers, City Hall, 300 W Main St, Grand Prairie, TX 75050.
- City Council: 6:30 on May 17, 2022, City Council Chambers, City Hall, 300 W Main St, Grand Prairie, TX 75050.

Please contact me with any questions.

Sincerely,

A handwritten signature in cursive script that reads "Savannah Ware".

Savannah Ware, AICP
Chief City Planner
sware@gptx.org

Via Certified Mail
Enclosed: SUP No. 879, Ordinance No. 9285-2011



April 11, 2022

Savannah Ware
Chief City Planner
300 W. Main Street
Grand Prairie, Texas 75050

RE: 503 W. Church Street Specific Use Permit Public Safety Concerns

As a follow-up to Chief Daniel Scesney's request to revoke the Specific Use Permit for the event center located at 503 W. Church Street, I am submitting the following information showing a history of increasingly alarming public safety concerns at the location.

The current Specific Use Permit has been in effect for the location since 2011. Since that time, numerous incidents documented below have occurred. Most recently, officers responded to a call of shots being fired from the site, which struck at least one home neighboring the event center. These substantiated complaints concerning Disorderly Conduct, as defined by Texas Penal Code 42.01, related to the event center threaten the peace and welfare of residents of the City of Grand Prairie and patrons of this venue. For this reason, the Grand Prairie Police Department must push for the revocation of this Specific Use Permit.

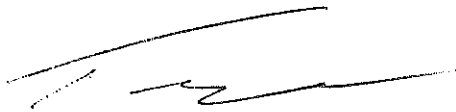
The following information provides a summary of each incident. The complete call information is attached for reference.

- May 23, 2015: Officers responded to a report of an intoxicated subject verbally abusing his wife at the location. This led to an arrest for public intoxication.
- July 25, 2015: Between 11 pm and midnight, officers responded to a noise complaint from a large party at the location.
- September 1, 2018: Multiple callers reported 15 males fighting at the location. This fight spilled out into the roadway toward Calvary Baptist Church.
- September 18, 2020: Officers responded to calls of several people fighting in the street outside of the event center. Three involved subjects were arrested for outstanding warrants.

- February 27, 2021: Report of suspicious activity during a baby shower at the location. A verbal altercation ensued between individuals attending the event and the suspicious subjects.
- March 12, 2021: A large group of juveniles was reportedly drinking in the event center and spilling out into the 500 block of Church St. Officers responded to the location based on the report from a parent who had picked up their child from a party at the site.
- April 17, 2021: Officers responded at 1:32 am to the event center, where a baby shower was held. A caller reported 25 men fighting and that they were intoxicated. The involved suspects fled north and south from the location upon officer arrival.
- December 27, 2021: A noise complaint was received at 2:08 am about the event center. The caller noted possible drinking. Officers made contact and were advised that the event center had been rented out to the occupying group until 03:00 am.
- March 18, 2022: At approximately 9:30 pm, officers responded to a call of 12-13 boys fighting at the location. The owner was on-site and was given a verbal warning reference the issues by responding officers.
- March 18, 2022: At approximately 11:40 pm, officers responded to a shooting call at the location during a quinceanera at the event center. The suspect had been involved in a physical altercation before getting a gun and firing rounds into two cars, an occupied residence, and inside the event center.

Your consideration of these concerns pertaining to the Specific Use Permit for 503 W. Church Street is appreciated.

Respectfully,



Tim Sliva, Lieutenant
Grand Prairie Police Department

ORDINANCE NO. 9285-2011

AN ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS AMENDING THE ZONING MAP AND ORDINANCE BY SHOWING THE LOCATION, BOUNDARY AND USE OF CERTAIN PROPERTY TO GRANT A ZONING CHANGE FROM SINGLE FAMILY-FOUR (SF-4) DISTRICT TO GENERAL RETAIL-ONE (GR-1) DISTRICT; AND TO GRANT A SPECIFIC USE PERMIT FOR A MULTI PURPOSE SPECIAL EVENTS CENTER IN A GENERAL RETAIL-ONE (GR-1) DISTRICT, TO WIT: BEING ALL OF LOT I, BLOCK C OF CHASE ADDITION IN THE CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, AND BEING ADDRESSED AS 501-503 WEST CHURCH STREET, SAID ZONING MAP AND ORDINANCE BEING NUMBERED AS ORDINANCE NUMBER 4779 AND PASSED ON NOVEMBER 20, 1990; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; CONTAINING A SAVINGS CLAUSE; AND TO BECOME EFFECTIVE UPON ITS PASSAGE AND APPROVAL.

WHEREAS, the owner 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 property to obtain a **Zoning Change from Single Family-Four (SF-4) District to General Retail-One (GR-1) District, and a Specific Use Permit for a Multi-Purpose Special Event Center in a General Retail-One (GR-1) District;** and;

WHEREAS, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on October 3, 2011, after written notice of such public hearing before the Planning and Zoning Commission on the proposed Zoning Change and Specific Use Permit had been sent to owners of real property lying within 300 feet of the property on which the **Zoning Change from Single Family-Four (SF-4) District to General Retail-One (GR-1) District, and a Specific Use Permit for a Multi-Purpose Special Event Center in a General Retail-One (GR-1) District** is proposed, said Notice having been given not less than ten (10) days before the date set for hearing to all such owners who rendered their said property for City taxes as the ownership appears on the last approved City Tax Roll, and such Notice being served by depositing the same, properly addressed and postage paid, in the City Post Office; and

WHEREAS, after consideration of said application, the Planning and Zoning Commission of the City of Grand Prairie, Texas voted 8 to 0 to recommend to the City Council of Grand Prairie, Texas, that said Zoning Ordinance and Map be amended to allow a **Zoning Change from Single Family-Four (SF-4) District to General Retail-One (GR-1) District, and a Specific Use Permit for a Multi-Purpose Special Event Center in a General Retail-One (GR-1) District;** and

WHEREAS, Notice was given of a further public hearing to be held by the City Council of the City of Grand Prairie, Texas, in the City Hall Plaza Building at 6:30 o'clock P.M. on October 18, 2011 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 Zoning Change and Specific Use Permit and the City Council of the City of Grand Prairie, Texas, being informed as to the location and nature of the specific use proposed on said property, as well as the nature and usability of surrounding property, have found and determined that the property in question, as well as other property within the city limits of the City of Grand Prairie, Texas, has changed in character since the enactment of the original Zoning Ordinance to the extent that a specific use may be made of said property as herein provided and by reason of changed conditions, does consider and find that this amendatory Ordinance should be enacted since its provisions are in the public interest and will promote the health, safety and welfare of the community.

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

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

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

being passed and approved on November 20, 1990, as amended, is hereby further amended so as to change the Zoning District from Single Family-Four (SF-4) to General Retail-One (GR-1) District and to establish a Specific Use Permit numbered 879 for the property location described as follows:

Being all of Lot I, Block C of the Chase Addition, in the City of Grand Prairie, Dallas County, Texas, and being addressed as 501-503 W. Church Street, and as shown on the approved site plan labeled as Exhibit' A', which is incorporated herein by reference.

SECTION 2. Definition

Multi-Purpose/Special Event Center: A business which leases facilities on a short term basis for the purpose of accommodating meetings, conferences, exhibitions, social functions and amusement activities. Such a facility may not host any activity that may be considered a sexually oriented business as defined in the City Ordinances. Such facilities shall also be subject to all City ordinances and regulations involving the sales and/or service of alcoholic beverages. Specifically, no alcohol beverages sales or service shall be permitted on site unless associated with a full service on-site restaurant. This use is intended to provide a primary use classification

for temporary activities that would typically be allowed as accessory uses in certain primary uses as a hotel or conference center.

SECTION 3. Specific Use Permit Conditions

FOR OPERATION OF A MULTI-PURPOSE SPECIAL EVENTS CENTER IN A GENERAL RETAIL-ONE (GR-1) DISTRICT. The following conditions are hereby established as part of this ordinance:

- 1 All operations on the subject property must conform to the City Council signed and approved ordinance, site plan, floor plan and operational plan as provided in the final submittal under case number Z111001/SU111001.
- 2 No full-service on-site kitchen depicted on the site plan Exhibit "A". No on-site food preparation shall be permitted. Service areas shall only be utilized for prepackaged and catered food services.
- 3 Special events may not be open to the general public or require an admission charge.
- 4 The Multipurpose Room will include only indoor areas for special events. A Special Event permit is required for any outdoor events and will not be included as part of the SUP ordinance.
- 5 The establishment will not function as a restaurant, bar, or nightclub.
- 6 As permitted by the Texas Alcohol Beverage Commission (TABC) and defined in the Alcoholic Beverage Code of the State of Texas the applicant is permitted to allow "BYOB" (bring your own bottle) functions to the person or persons renting the facility.
- 7 All lawfully nonconforming conditions, including but not limited to the building, parking and landscape on the site shall be maintained in good condition.

SECTION 4. Compliance

All development must conform to the approved Site Plan labeled as Exhibit 'A', which is herein incorporated by reference.

1. The Specific Use Permit (SUP) shall automatically terminated in accordance with Section 5.4.1 of the Unified Development Code if no building permit is issued for a "Multipurpose Special Event Center in a General Retail-One (GR-1) District" within one (1) year after City Council adoption of this Ordinance, or upon cessation of the use for a period of six (6) months or more.
2. Furthermore, by this SUP Ordinance, the Specific Use Permit shall automatically terminate if no certificate of occupancy is issued for a "Multipurpose Special Event Center in a General Retail One (GR-1) District" within six (6) months after the issuance of a building permit.

3. The operation of this site shall be in strict compliance with the requirements of this SUP Ordinance, the Unified Development Code, the City of Grand Prairie Code of Ordinances, city adopted building codes, city adopted fire codes and with other applicable regulatory requirements administered and/or enforced by the state and federal government.

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

SECTION 6. All ordinances or parts of ordinances in conflict herewith are specifically repealed.

SECTION 7. That this Ordinance shall be in full force and effect from and after its passage and approval.

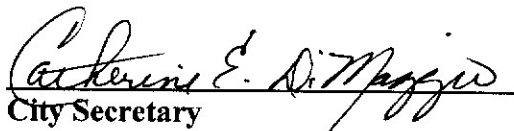
PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, THIS THE 18TH DAY OF OCTOBER 2011.

APPROVED:


Charles England, Mayor

ATTEST:

APPROVED AS TO FORM:

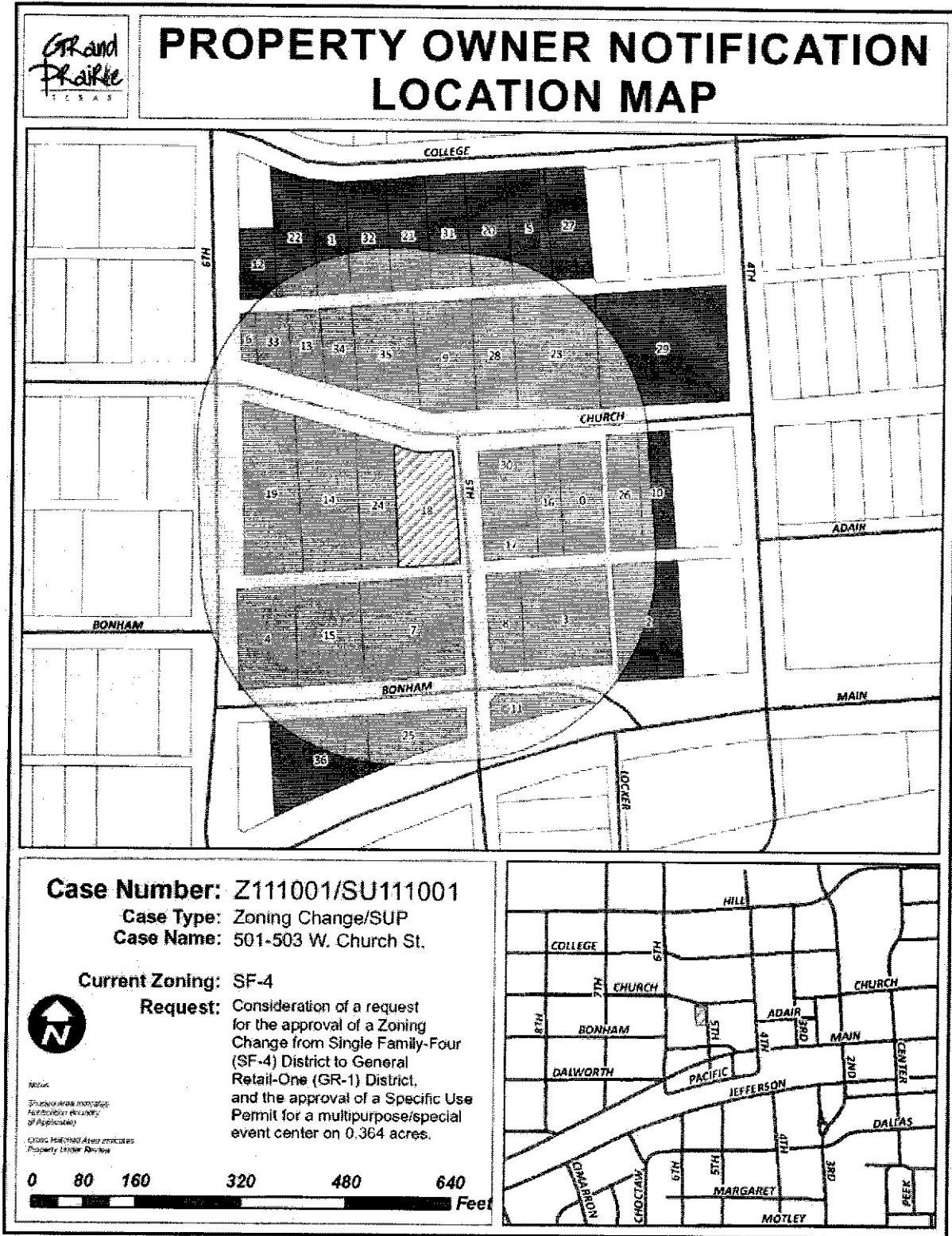

Catherine E. DiMaggio
City Secretary

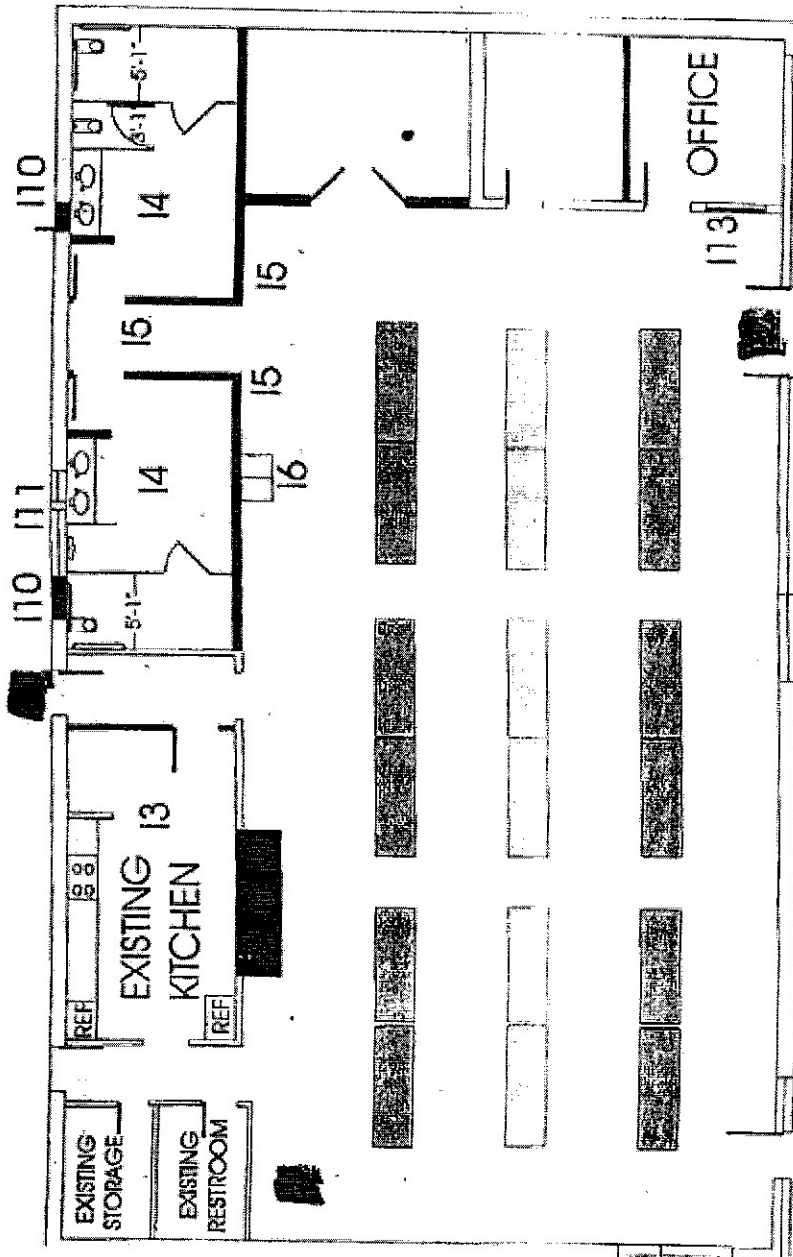


City Attorney

SPECIFIC USE PERMIT NO. 879
CASE NO. Z111001/SU111001

Exhibit 'A'
Location Map
Page 1 of 5





PREPARED: PARKS & RECREATION DEPARTMENT
 MARCH 2002
 Scale 1/8" = 1'

BLACKBURN BUILDING

Exhibit "A"
Operational Plan
Page 4 of 5

JERRY BLACKBURN
836 South Carrier Parkway
Grand Prairie, Texas 75051
972 743-8933

Re: Operational Plan for 501-503 West Church Street
Case Number: Z111001 SU111001-501-503 West Church Street

Dear Planning & Zoning Commission:

I am seeking your approval in obtaining a Specific use Permit for a Multi-Purpose Room at this location.
This is a 4150 SF Building.

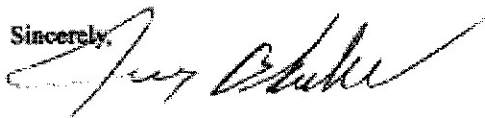
This unit has been completely renovated and is in excellent condition. The restrooms are ADA approved and there is approved handicapped parking with a ramp. Our purpose is to have the multi-purpose room available for:

- Small Weddings
- Banquets
- Parties
- Meetings
- Seminars

Neither food nor alcohol will be provided or sold by owner. No food preparation will be done on site. Clients/caterers would be responsible to provide food and beverage. A small room will be used for "holding food" until it is served. A refrigerator and restaurant heat-holding units will be provided in this room. There is a mop sink and a hand wash sink.

Maximum occupancy will be 185
Hours of operation will be end at 10:00 PM on Sunday, 12:00 AM Monday through Friday and on Saturday night will end at 1:00 AM.

I am requesting your approval for a multi-purpose room for this unit. Thank you for your time in reviewing this proposal.

Sincerely,


Z111001/SU111001

Metes and Bounds Description

Page 5 of 5

Item 41.

PROPERTY DESCRIPTION

BEING all of Lot 1, Block C, Chase Addition to the City of Grand Prairie, per Map Plat recorded in Vol. 1, Page 340, Map Records, Dallas County, Texas, and a portion of Church Street as closed by the City of Grand Prairie; said portion of Church Street being adjacent to said Lot 1 as shown on Map Plat recorded Vol. 74114, Page 2271, M.E., D.C.T.; said total tract of land being more particularly described by metes and bounds as follows:

BEGINNING at the intersecting point of the South R.O.W. line of Church St., a 60.0 ft. wide R.O.W., with the West E.O.W. line of N.W. 5th Street, a 50.0 ft. wide R.O.W., said Beginning Point being the N.E. corner of said Lot 1;

THENCE South along the East line of said Lot 1 and along the West R.O.W. line of N.W. 5th Street, a distance of 175.0 ft. to the S.E. corner of said Lot 1 and to the North-line of a 20.0 ft. wide alley, being point for corner;

THENCE S. 89° 20' W. along the South line of said Lot 1 and along the North line of said alley, a distance of 58.0 ft. to the S.W. corner of said Lot 1, being point for corner;

THENCE North along the West line of said Lot 1, At 175.0 ft. the N.W. corner of said Lot 1, in all 187.3 ft. to the South R.O.W. line of Church St. as now determined by the City of Grand Prairie per plat recorded Vol. 74114, Page 2271, M.E., D.C.T., being point for corner;

THENCE S. 70° 48' E. along the said new South R.O.W. line of Church St., a distance of 38.3 ft. to point of angle to the left in said new South R.O.W. line; Thence S. 89° 20' E. along said new South R.O.W. line, a distance of 51.9 ft. to PLACE OF BEGINNING and containing 15,862.08 square feet or 0.36414 acre of land.

ENGINEER'S CERTIFICATION:

The plat hereon is a true, accurate and correct representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat. The distance to the nearest intersecting streets, or roads, and to permanent monuments is as shown on said plat.

THERE ARE NO ENCUMBRANCES, CONFLICTS, OR PROTRUSIONS.



Robert C. Patterson

Robert C. Patterson
Registered Professional Engineer

Designs

704 N. E. 2ND STREET PHONE 284-8271
GRAND PRAIRIE, TEXAS 75042

JERRY BLACKBURN
836 South Carrier Parkway
Grand Prairie, Texas 75051

Re: Operational Plan for 501-503 West Church Street
Case Number: Z111001 SU111001-501-503 West Church Street

Dear Planning & Zoning Commission:

I am seeking your approval in obtaining a Specific use Permit for a Multi-Purpose Room at this location.
This is a 4150 SF Building.

This unit has been completely renovated and is in excellent condition. The restrooms are ADA approved and there is approved handicapped parking with a ramp. Our purpose is to have the multi-purpose room available for:

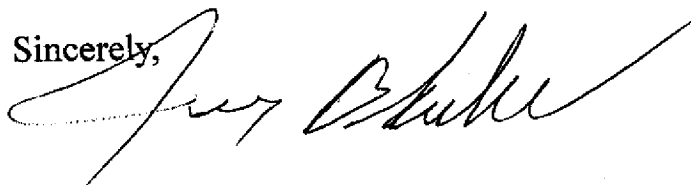
- Small Weddings
- Banquets
- Parties
- Meetings
- Seminars

Neither food nor alcohol will be provided or sold by owner. No food preparation will be done on site. Clients/caterers would be responsible to provide food and beverage. A small room will be used for "holding food" until it is served. A refrigerator and restaurant heat-holding units will be provided in this room. There is a mop sink and a hand wash sink.

Maximum occupancy will be 185
Hours of operation will be end at 10:00 PM on Sunday, 12:00 AM Monday through Friday and on Saturday night will end at 1:00 AM.

I am requesting your approval for a multi-purpose room for this unit. Thank you for your time in reviewing this proposal.

Sincerely,



Z111001/SU111001



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 05/17/2022

REQUESTER: Monica Espinoza, Administrative Supervisor

PRESENTER: Savannah Ware, AICP, Chief City Planner

TITLE: VCC-22-03-0001 – Unified Signage Plan – Traders Village (City Council District 2). Unified Signage Plan for three signs exceeding the maximum area, width, and height permitted for monument signs and allowable area for electronic messaging centers (EMCs) permitted for each monument sign. Tract 1A, William J Whiting Survey, Abstract No. 1614, City of Grand Prairie, Tarrant County, Texas, zoned LI, and addressed as 2602 Mayfield Road (On April 25, 2022, the Planning and Zoning Commission recommended approval by a vote of 7-1)

APPLICANT: Tim Anderson, Trader’s Village, Ltd.

RECOMMENDED ACTION: Development Review Committee (DRC) is unable to recommend approval of the request given the number of variances. Staff believes that the applicant could modify the plan to reduce the number of required variances

SUMMARY:

Unified Signage Plan for three signs exceeding the maximum area, width, and height permitted for monument signs and allowable area for electronic messaging centers (EMCs) permitted for each monument sign. Tract 1A, William J Whiting Survey, Abstract No. 1614, City of Grand Prairie, Tarrant County, Texas, zoned LI, and addressed as 2602 Mayfield Road.

PURPOSE OF REQUEST:

The applicant is proposing three signs that require variances 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 three 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	LI, PD-314	Industrial Uses
East	LI	GP Airport
South	PD-77	Undeveloped
West	LI	Commercial Space

ZONING REQUIREMENTS:

The following table summarize the sign requirements in the UDC. The proposed signage plan requires several variances.

Table 2. Summary of Sign Requirements

Standard	UDC	Sign A	Sign B	Sign C	Variances Required
Max. Area (Sq. Ft.)	100	106.56	106.56	64	A, B
Max. Height (Ft.)	8	13	13	15	A, B, C
Max Width (Ft.)	15	16	16	12	A, B
Max. EMC Area (%)	35	100	100	100	A, B, C

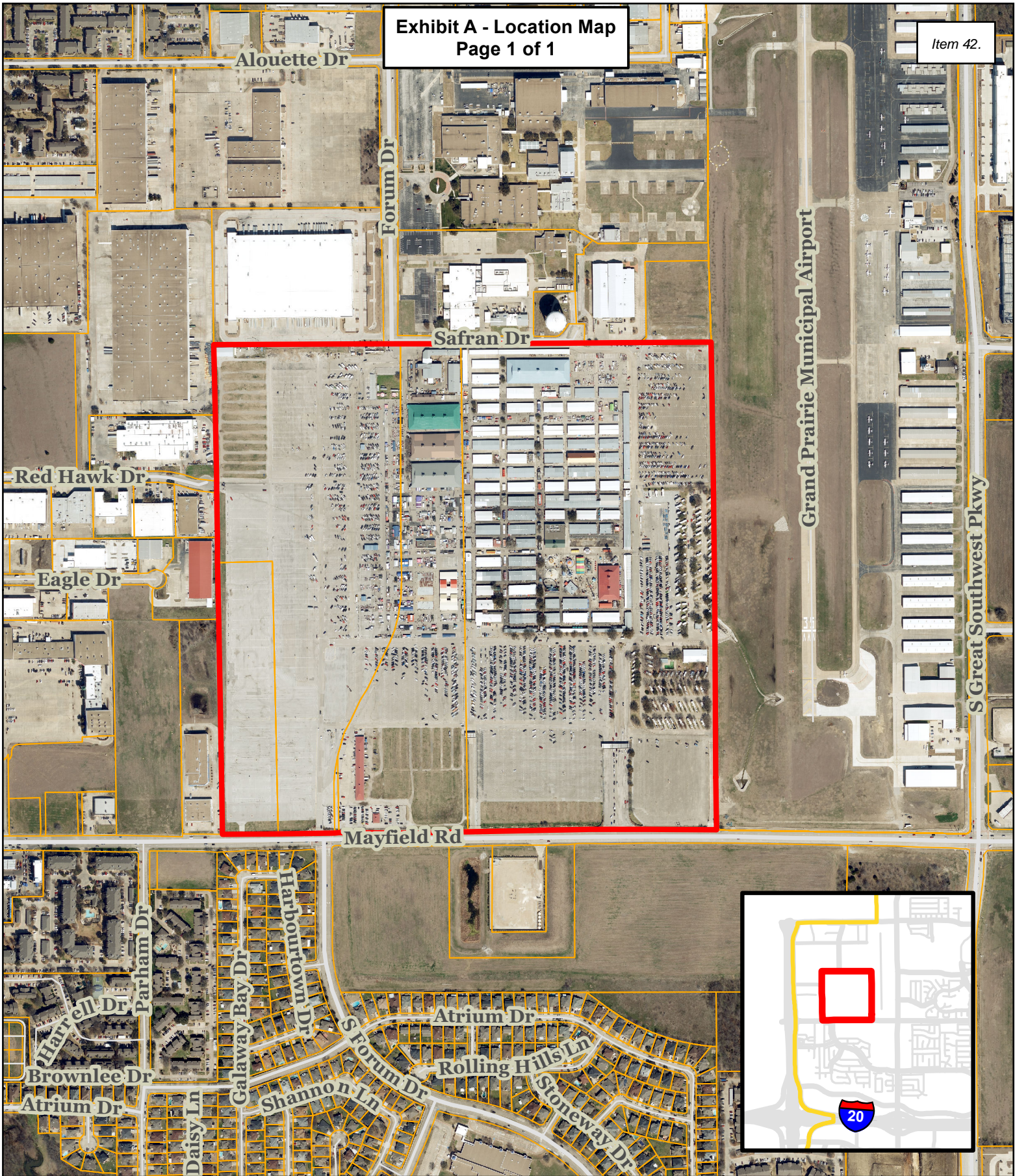
VARIANCES:

The applicant is requesting the following variances:

1. Maximum Allowable Area – Variance to exceed the maximum allowable area of 100 sq. ft. for Sign A and Sign B.
2. Maximum Height – Variance to exceed the maximum allowable height for Sign A, Sign B, and Sign C.
3. Maximum Width – Variance to exceed the maximum width for Sign A and Sign B.
4. Maximum EMC Area – Variance to exceed the maximum area allowed for an electronic message center for Sign A, Sign B, and Sign C.
5. Concealment of Sign Cabinet with Masonry Material – Variance to the requirement to conceal 50% of the sign cabinet with a masonry material for Sign A and Sign B.
6. Maximum Number of Monument Signs – Variance to provide three monument signs on site when only two are allowed.
7. Maximum Area of All Signs – Variance to the total area of multiple signs to provide a total signage area of 277.12 sq. ft. when only 100 sq. ft. is allowed.

RECOMMENDATION:

- On April 25, 2022, the Planning and Zoning Commission recommended approval by vote of 7-1.
- Development Review Committee (DRC) is unable to recommend approval of the request given the number of variances. DRC believes that the applicant could modify the design to reduce the number of required variances.

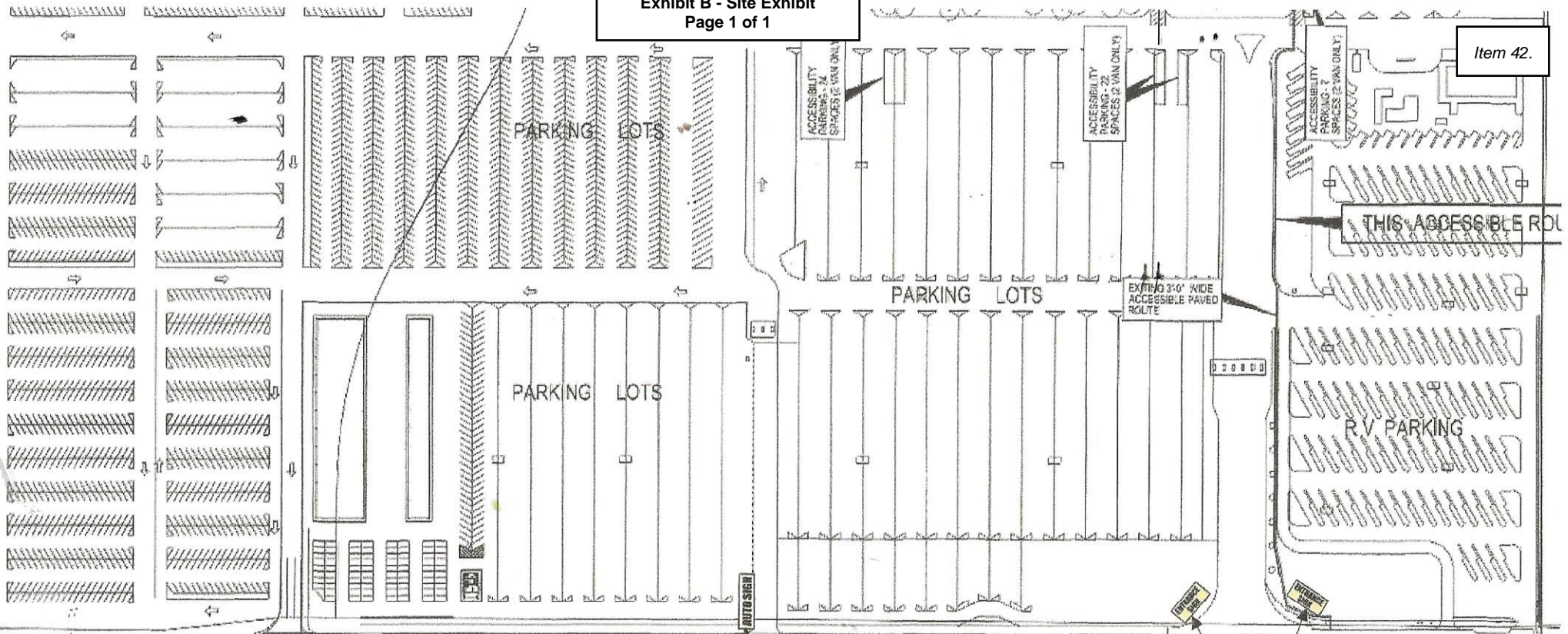


CASE LOCATION MAP
VCC-22-03-0001 - Unified Signage Plan
Traders Village



City of Grand Prairie
Development Services
 (972) 237-8255
 www.gptx.org

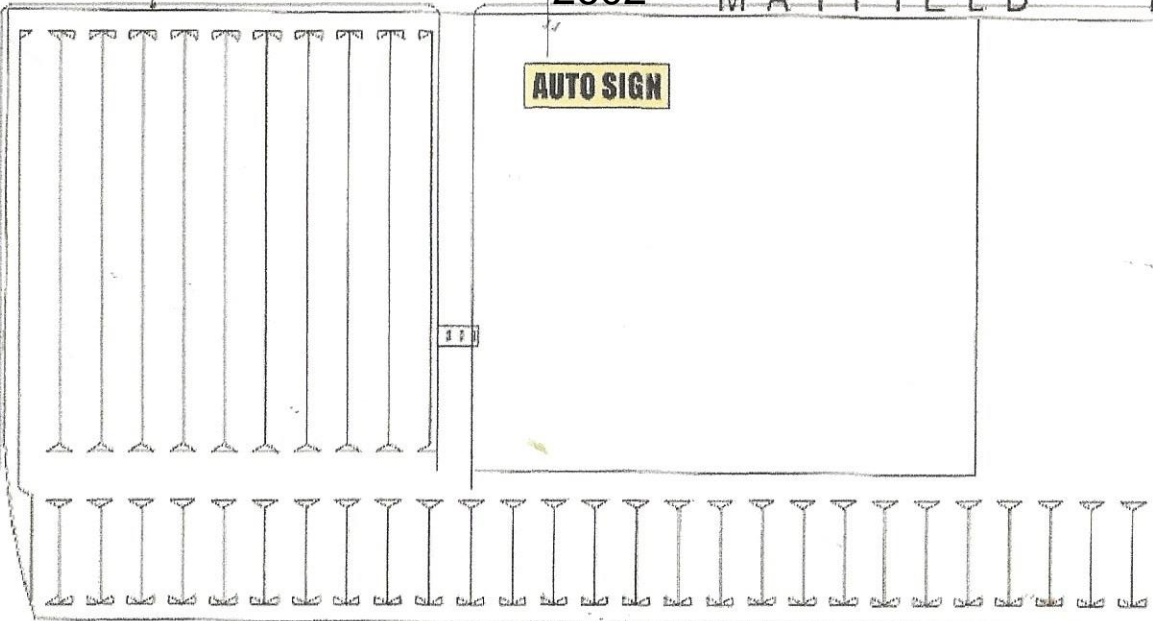
Item 42.



2602 MAYFIELD ROAD

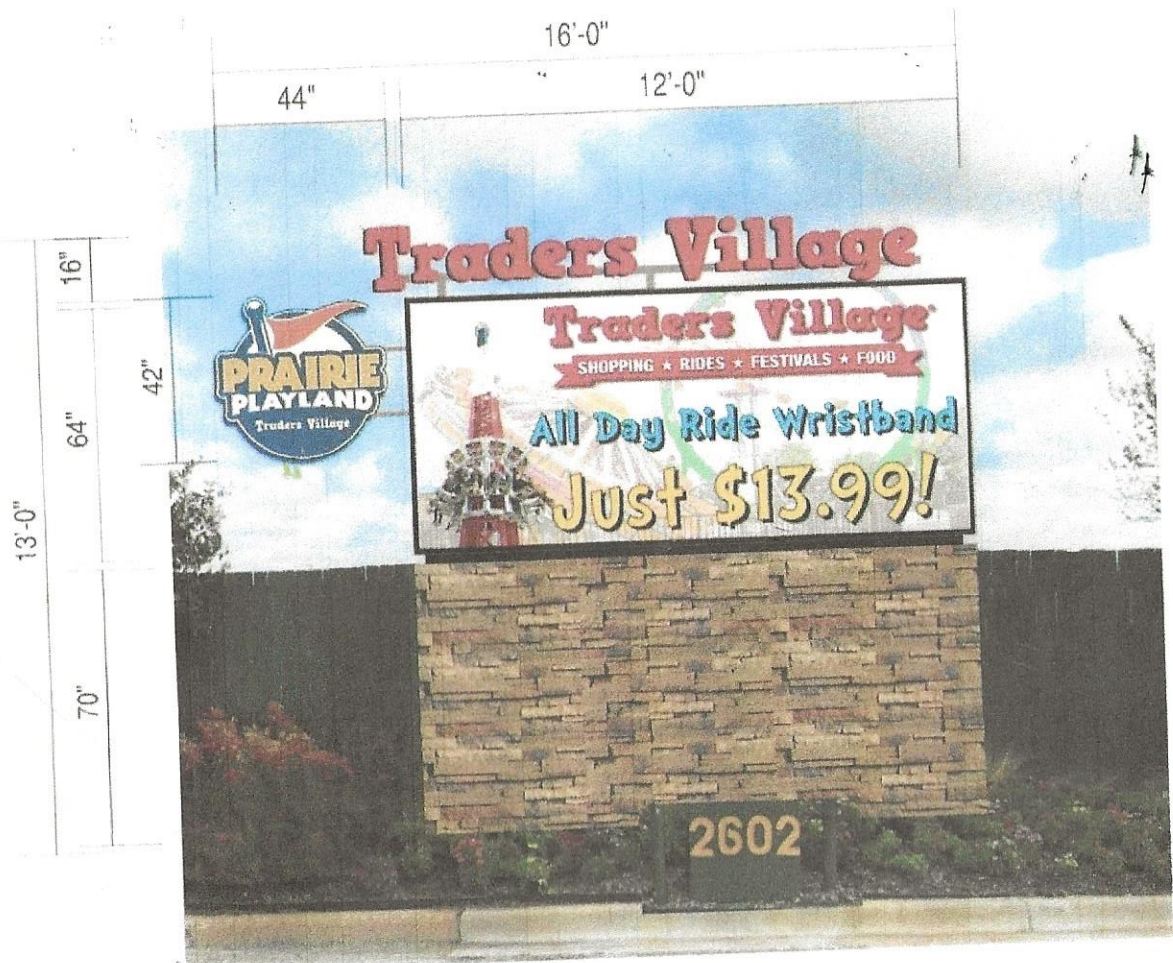
AUTO SIGN

ENTRANCE SIGN




PLT-22-03-0044

MAIN ENTRANCE SIGN SIGN A & B AS MARKED ON SITE PLAN



Landscaping:
 Perennial Flowers
 River Rocks & Boulders
 Autumn Sage
 Gulf Muhly
 Red Yucca

PLT-22-03-0044 



BAKER SIGN COMPANY
 bakersigns@sbcglobal.net

The design is sole property of Baker Sign Company. Any unauthorized use or duplication of this drawing is prohibited.

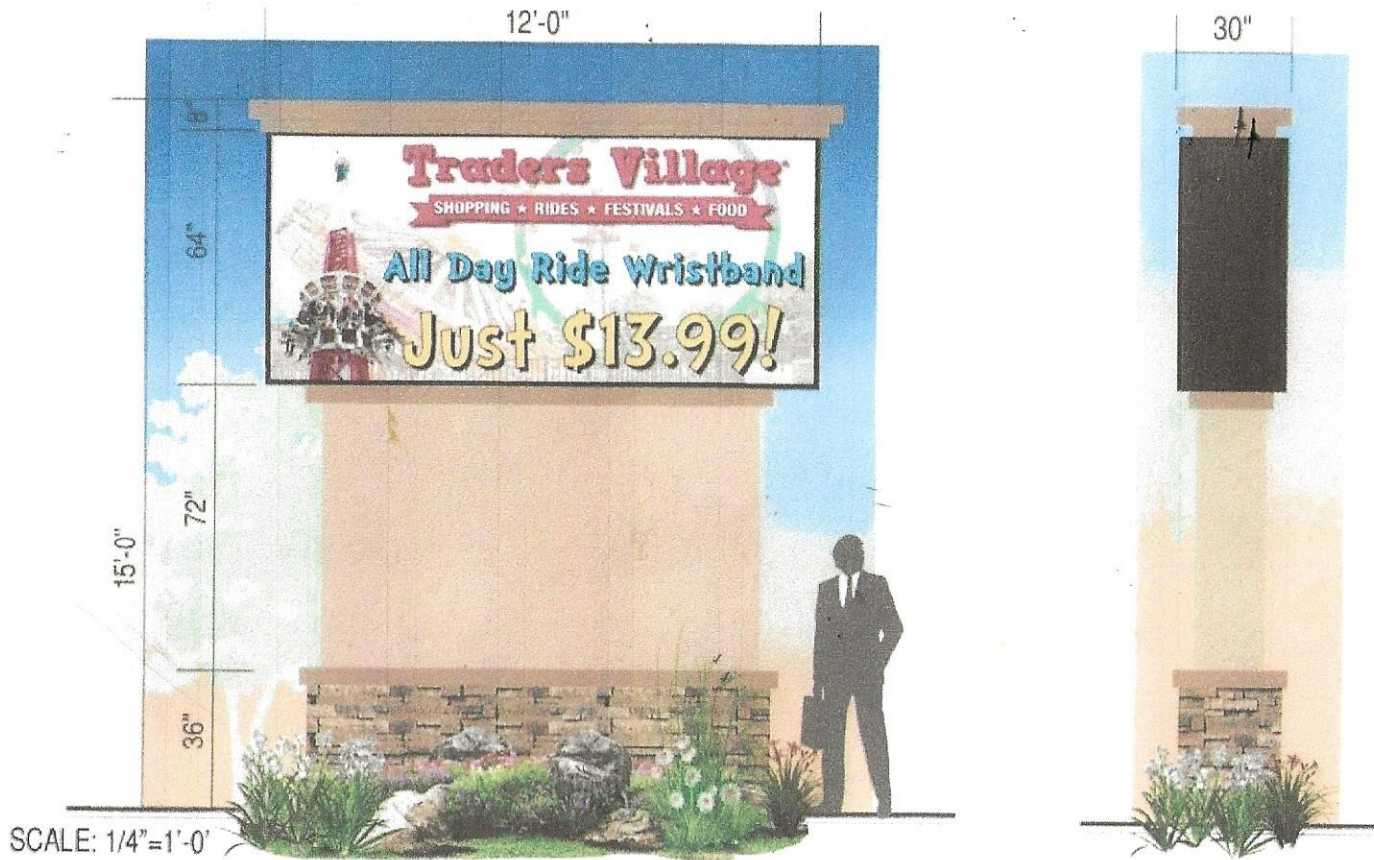
5213 SUN VALLEY DR. FT. WORTH, TX. 76119
 Phone# 817-572-7346 FAX# 817-483-0839

Created for the approval of: _____ Scale: 3/8"=1'-0" Location: _____
 Approved by: _____ Salesman: EDDIE BAKER Date: MAR. 02, 2022 Drawing#: _____


SIGN C AUTO ENTRANCE

Exhibit D - Sign Exhibit
Auto Entry
Page 1 of 1

Item 42.



Landscape : River Rocks and Boulders
Autumn Sage
Gulf Muhly
Red Yucca
Perennial Flowers

PLT-22-03-0044 



**BAKER SIGN
COMPANY**

bakersigns@sbcglobal.net

The design is sole property of Baker Sign Company. Any unauthorized use or duplication of this drawing is prohibited.

5213 SUN VALLEY DR. FT. WORTH, TX. 76119

Phone# 817-572-7346 FAX# 817-483-0839

Created for the approval of:

Scale: 1/4"=1'-0"

Location:

Approved by:

Salesman: EDDIE BAKER

Date: MAR. 02, 2022 Drawing#:



**BAKER SIGN
COMPANY**
Metro 817-572-7346

5213 SUN VALLEY DR. FT. WORTH, TX. 76119

4-8-2022

City of Grand Prairie
300 West Main Street
Grand Prairie, Texas 75050

Attn: Planning Department

Re: Unified Sign Agreement for Traders Village

To Whom It May Concern:

Baker Sign Company located at 5213 Sun Valley Drive, Fort Worth Texas 76119 would like to request a Unified Sign Agreement on behalf of Traders Village located at 2602 Mayfield Road, Grand Prairie, Texas:

We would like to request approval for the following signage:

Sign A and Sign B:

Remove existing letters on the fence of the main entrance to Traders Village and fabricate and install two (2) single sided monument signs to be installed on each side of the main entrance to Trader's Village.

According to the UDC Article 9. Sign Standards Section 8.3. we are allowed to construct two monuments signs based on the street frontage of over 2000 linear feet that Traders Village has on Mayfield Rd.

The article states that the sign size allowed is 100 square feet and we are requesting 106.56 square feet not including the base of the sign.

The article states that the maximum sign height is 8' and we are requesting 13' including the base of the sign.

The article states that the maximum width of the sign is 15' and we are requesting 16'.

The article states that electronic message boards cannot exceed thirty five percent of The total sign and we are requesting to be allowed seventy percent of total sign.

Artwork for sign A and B are in the attached drawings.

bakersigns@sbcglobal.net

Page 2 of 2

Sign C

Fabricate and install one double sided electronic message center sign to be installed
At the Auto Entrance of Trader's Village

According to the UDC Article 9. Signs Standards Section 8.3. we are allowed to
construct two monument signs based on the street frontage of over 2000 linear feet that
Trader's Village has on Mayfield Road. We are requesting to be allowed to install one
more monument sign for the Auto section of Traders Village.

The article states that the sign size allowed is 100 square feet. The sign we are
proposing is 64 square feet not including the base of the sign.
The article states that the maximum sign height is 8' and we are requesting 15'.
The article states that the electronic message boards cannot exceed 35 percent of the
total sign and we are requesting 100 percent of the total sign.

Artwork for sign C are in the attached drawings.

Thank you for your consideration in approving the above mentioned signs for Traders
Village.

Respectfully Submitted;



Eddie Baker
Baker Sign Company

PLT-22-03-0044



**CITY OF GRAND PRAIRIE
ORDINANCE**

MEETING DATE: 05/17/2022

REQUESTER: Monica Espinoza

PRESENTER: Savannah Ware, AICP, Chief City Planner

TITLE: ZON-21-12-0016 – Zoning Change/Concept Plan – Lapiz Flats (City Council District 1). Zoning Change from a Planned Development District for General Retail to a Planned Development District for Multi-Family Use and a Concept Plan for 69 multi-family units on 2.391 acres. John W Farrens Survey, Abstract 545, City of Grand Prairie, Tarrant County, Texas, zoned PD-118, and with an approximate address of 1410, 1420, and 1430 Duncan Perry Rd (On April 25, 2022, The Planning and Zoning Commission recommended approval by a vote of 8-0)

APPLICANT: Abby Penner, Saigebrook

RECOMMENDED ACTION: Approve. The Development Review Committee (DRC) has no objections to the proposed zoning change since it is consistent with the FLUM designation.

SUMMARY:

Zoning Change from PD-118 for General Retail Use to a Planned Development District for Multi-Family Use and a Concept Plan for 69 multi-family units on 2.391 acres. John W Farrens Survey, Abstract 545, City of Grand Prairie, Tarrant County, Texas zoned PD 118 with General Retail (GR) and Multi-Family-1 uses, with an approximate address of 1410, 1420, and 1430 Duncan Perry Rd.

PURPOSE OF REQUEST:

The applicant wishes to rezone the property from PD-118 for General Retail Use to a Planned Development District for Multi-Family Use to facilitate multi-family development at this location.

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	Single Family-1 (SF-1)	Fire Station 4 IH-30
South	Multi-Family-1 (MF-1)	Canyon Grove Apartments
West	Arlington City Limits	Warehouse and Storage
East	General Retail (GR) and Multi-family-1 (MF-1)	Windridge Apartments

HISTORY:

- February 15, 2022: City Council adopted a resolution of support for a tax credit development at this location.
- April 12, 1983: City Council approved Planned Development (PD-118) with General Retail (GR) and Multi-Family One (MF-1) uses (Case Number 821105).

PROPOSED USE CHARACTERISTICS AND FUNCTION:

The Concept Plan depicts a multi-family development with the following elements and amenities:

- 69 dwelling units
- Community room with kitchen, cyber lounge, and fitness center
- Outdoor activity area with trellis
- Community designed public art
- National Green Building Standard (NGBS) Certification

The main entry entrance is off Avenue H, which is a public road that dead ends at the entrance of the Canyon Grove Apartments. The UDC requires multi-family development to have a second point of access for emergency use. The concept plan depicts a second point of access for emergency access only located on the west side of the property from Duncan Perry Rd.

CONFORMANCE WITH THE COMPREHENSIVE PLAN:

Future Land Use Map

The Future Land Use Map (FLUM) in the City of Grand Prairie’s 2018 Comprehensive Plan is intended as an outlook for the future use of land and the character of development in the community. The Future Land Use Map (FLUM) designates this area as high density residential. The proposed zoning aligns with the FLUM.

ZONING REQUIREMENTS:

Density and Dimensional Requirements

The proposed base zoning district is Multi-Family Three. Table 2 summarizes the density and dimensional standards.

Table 2. Density and Dimensional Requirements

Standard	UDC (MF-3) and Appendix W	Proposed	Complies
Min. Lot Area (Sq. Ft.)	12,000	104,152	Yes
Min. Lot Width (Ft.)	100	469	Yes
Min. Lot Depth (Ft.)	120	229	Yes
Min. Front Yard Bldg. Fronts Street (Ft.)	5	15	Yes
Min. Side Yard on Street (Ft.)	30	51	Yes
Min. Side Yard Street if Units Front Street (Ft.)	10	10	Yes
Min. Int. Side Yard (Ft.)	45	-	-
Plus 1 Ft. for every Ft. over 35 Ft. in Height	5	50	Yes
Maximum Height (Ft.)	60	40	Yes
Maximum Density (DU/AC)	26	29	Yes*
Minimum Living Area (Sq. Ft.)	600	651	Yes
Maximum % Single Bed Units	60%	65%	Yes*
Fence along Street	Wrought Iron w/Masonry Columns	Wrought Iron w/Masonry Columns	Yes
Perimeter Fence Height (Ft.)	6	6	Yes

*Development meets all the recommended design standards listed in Appendix W. The provisions to increase maximum density by 20% and increase percentage of one-bedroom units by 10% are requested as stated on Section 3.1.B of Appendix W.

Parking Requirements

The Article 10 of the Unified Development Code (UDC) specifies the following:

Standard	Article 10 / UDC	Provided	Meets
MF: 1.25 Parking Spaces/One-Bedroom	45 units - 57	57	Yes
MF: 2 Parking Spaces/Two-Bedroom-Three-Bedroom	24 units - 48	48	Yes
MF: Total Multi-Family Parking Spaces	105	105	Yes
MF: Covered Parking 20%	21	21	Yes
MF: Garage Parking 30%	32	32	Yes
MF: Guest Parking 10%	11	11	Yes

Building Design

The conceptual elevations meet the design recommendations and requirements in the Unified Development Code. Detailed building elevations will be carefully evaluated during the site plan approval process.

VARIANCES:

The applicant is not requesting any variances.

ANALYSIS:

On Tuesday, August 17, 2021, the City of Grand Prairie City Council adopted the Housing Analysis Policy and Guidelines. The policy states that all future residential development should conform with the guidelines listed in the policy.

- The proposal is accessible to amenities and services by walking or driving.
- The proposal is adjacent to proposed commercial and retail developments.
- The proposal is infill development and is appropriate to the form and style of the existing neighborhood.

RECOMMENDATION:

- On April 25, 2022, the Planning and Zoning Commission recommended approval by a vote of 8-0.
- The Development Review Committee (DRC) has no objections to the proposed zoning change since it is consistent with the FLUM designation. Staff recommends approval.

BODY:

AN ORDINANCE AMENDING THE ZONING ORDINANCE AND MAP TO REZONE 2.391 ACRES. JOHN W FARRENS SURVEY, ABSTRACT 545, CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS, FROM PLANNED DEVELOPMENT – 118 DISTRICT FOR GENERAL RETAIL USE TO A PLANNED DEVELOPMENT DISTRICT FOR MULTI-FAMILY USE; SAID ZONING MAP AND ORDINANCE BEING ORDINANCE NUMBER 4779 AND PASSED ON NOVEMBER 20, 1990, REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; CONTAINING A SAVINGS CLAUSE; CONTAINING A SEVERABILITY CLAUSE; AND TO BECOME EFFECTIVE UPON ITS PASSAGE AND APPROVAL

WHEREAS, the owners of the property described herein below filed application with the City of Grand Prairie, Texas, petitioning an amendment of the Zoning Ordinance and map of said city so as to rezone and reclassify said property from its classification of Planned Development – 118 District to a Planned Development District for Multi-Family Use; and

WHEREAS, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on April 25, 2022, after written notice of such public hearing before the Planning and Zoning Commission on the proposed rezoning had been sent to owners of real property lying within 300 feet of the property on which the change of classification 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 8-0 to recommend approval to the City Council of Grand Prairie, Texas, of the request that the hereinafter described property be rezoned from its classification of Planned Development – 118 District for General Retail Use to a Planned Development District for Multi-Family Use; and

WHEREAS, Notice was given of a further public hearing to be held by the City Council of the City of Grand Prairie, Texas, in the City Hall Plaza Building at 6:30 P.M. on May 17, 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, Grand Prairie, 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 proposed rezoning and the City Council of the City of Grand Prairie, Texas, being informed as to the location and nature of the 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 from its classification of Planned Development – 118 District; 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 Zoning Ordinance and Map 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:

“AN ORDINANCE AMENDING IN ITS ENTIRETY CHAPTER 28 OF THE CODE OF ORDINANCES KNOWN AS THE ZONING ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS, AS PASSED AND APPROVED BY THE CITY COUNCIL ON THE 20TH DAY OF NOVEMBER, 1990, TOGETHER WITH ALL AMENDMENTS THERETO AND ENACTING A REVISED ORDINANCE ESTABLISHING AND PROVIDING FOR ZONING REGULATIONS; CREATING USE DISTRICTS IN ACCORDANCE WITH A COMPREHENSIVE PLAN...”

and passed and approved November 20, 1990, as amended, is hereby further amended to rezone from its classification of Planned Development – 118 District to a Planned Development District for Multi-Family Use; as described and depicted in Exhibit A - Boundary Description.

SECTION 2. The purpose of this planned development is to establish appropriate restrictions and development controls necessary to ensure predictable land development, safe and efficient vehicular and pedestrian circulation, compatible uses of land, and compliance with appropriate design standards.

SECTION 3. The following shall apply to development in the Planned Development District:

- A. Any zoning, land use requirements and restrictions not contained within this Planned Development Ordinance shall conform to those requirements for Multi-Family (MF-3) district and Appendix W in the Unified Development Code (UDC), as amended, and as detailed on Exhibit B - Concept Plan.
- B. The development shall be in substantial conformance, as determined by the Planning and Development Director or designee, with attached Exhibit B – Concept Plan. The Concept Plan is intended to be a graphic depiction of the likely lot and block configuration, street layout and

amenity plan of the development. It is not intended to constitute a final design or approval, implied or otherwise, of the development. The ultimate development design will be based on the development standards herein contained and/or site limitations at the time of site plan review and final platting.

C. The building elevations shall be in substantial conformance, as determined by the Planning and Development Director or designee, with attached Exhibit C – Conceptual Building Elevations.

D. Development Standards

The Multi-Family development shall be in conformance with the density, dimensional, and development standards of Multi-Family three (MF-3) district and Appendix W of the Unified Development Code (UDC), as amended, and as detailed on the Exhibit B – Concept Plan, incorporated herein by reference.

1. The increased density and one-bedroom units is allowed by Appendix W if the building design complies with all architectural requirements and recommendations.
2. A Planned Development Site Plan shall be approved by the City of Grand Prairie City Council prior to the issuance of any building permits.

E. A Preliminary Plat and Final Plat shall be reviewed and approved by the City of Grand Prairie Planning and Zoning Commission prior to the issuance of any building permits.

SECTION 4. 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 5. It is further provided, that in case a section, clause, sentence, or part of this Ordinance shall be deemed or adjudged by a Court of competent jurisdiction to be invalid, then such invalidity shall not affect, impair, or invalidate the remainder of this Ordinance.

SECTION 6. All ordinances or parts of ordinances in conflict herewith are specifically repealed. Provided that such repeal shall be only to the extent of such inconsistency and in all other respects this Ordinance shall be cumulative of other ordinances regulating and governing the subject matter covered in this Ordinance.

SECTION 7. This Ordinance shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, ON THIS THE 17TH DAY OF MAY 2022.

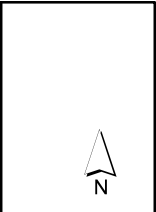
Ordinance No. #-2022

Zoning Case No. ZON-22-02-0005

Planned Development No. #



CASE LOCATION MAP
ZON-22-02-0005 - Zoning Change/Concept Plan
1410 Duncan Perry Road - Lapiz Flats



City of Grand Prairie
Development Services
☎ (972) 237-8255
🌐 www.gptx.org



VICINITY MAP
(SCALE: 1:500)

LEGEND/ABBREVIATIONS

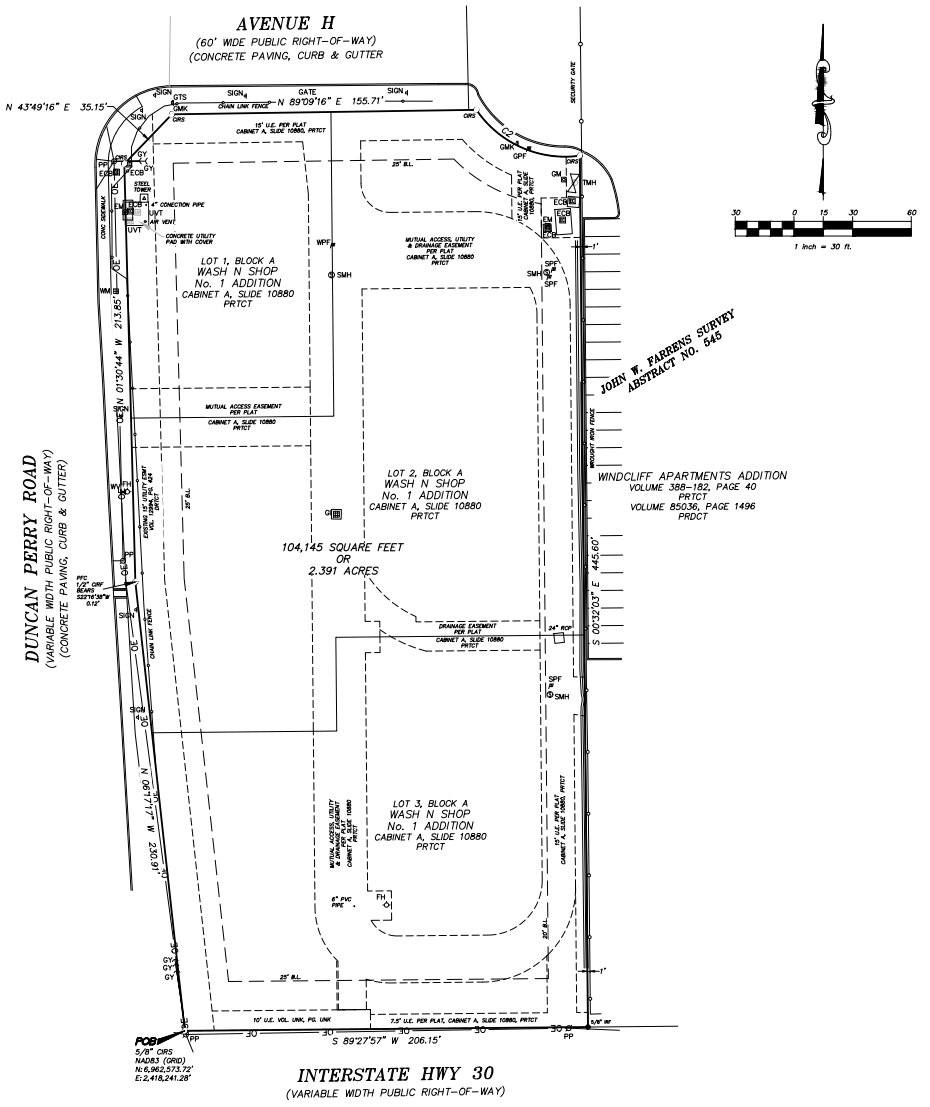
- IRF IRON ROD FOUND
 - CRS 5/8" CAPPED IRON ROD SET
 - STAMPED "MMA"
 - MNS MAG NAIL SET W/ SHINER STAMPED "MMA INC PROPERTY CORNER"
 - FDN FOUND
 - OPRCT OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
 - PRCTC PLAT RECORDS, TARRANT COUNTY, TEXAS
 - TCAD TARRANT COUNTY APPRAISAL DISTRICT
 - ESMT EASEMENT
 - VOL VOLUME
 - PGC PAGE
 - UE UTILITY EASEMENT
 - DE DRAINAGE EASEMENT
 - SSE SANITARY SEWER EASEMENT
 - MEAS MEASURED
 - OE OVERHEAD ELECTRIC
 - PP POWER POLE
 - EM ELECTRIC METER
 - EVF ELECTRIC VAULT
 - PPD LIGHT POLE
 - GY GUY ANCHOR
 - EMH ELECTRIC MANHOLE
 - ECB ELECTRIC CABINET
 - EM ELECTRIC METER
 - TVT TRAFFIC SIGNAL VAULT
 - TRD TELEPHONE PEDESTAL
 - SSH SANITARY SEWER MANHOLE
 - CSO SANITARY SEWER CLEANOUT
 - SPP SEWER PIN FLAG
 - SDM STORM DRAIN MANHOLE
 - SPF GAS PIN FLAG
 - GM GAS METER
 - GTS GAS TEST STATION
 - FH FIRE HYDRANT
 - WM WATER METER
 - WV WATER VALVE
 - WFF WATER PIN FLAG
 - ICV IRRIGATION CONTROL VALVE
 - PRD TELEPHONE PEDESTAL
 - TRK TELEPHONE MARKER
 - TSC TRAFFIC SIGNAL
 - FDC FIDC CONNECTION
 - LPF LIGHT POLE
 - TMH TRAFFIC MANHOLE
 - GI GRATE INLET
 - UVT UNKNOWN VAULT
- BOUNDARY LINE
- - - ADJONER LINE / LOT LINE
- DEED LINE
- - - - - EASEMENT LINE
- ROADWAY CENTERLINE
- SURVEY LINE

**TSPS STANDARD
LAND SURVEY OF
2.391 ACRES
CATEGORY 1B CONDITION 3**

**FEBRUARY 2022
SURVEYOR/ENGINEER:**



the registration number is 2786
tspss registration/plate number: 108800
519 444 3044
4111411 NO. 18100
817-449-1671
1611 817-374-8757
MASON, INMAN & MOORE, INC.
CORP. # 2021 055A
SHEET 1 OF 1



PROPERTY DESCRIPTION

BEING A 2.391 ACRE TRACT OF LAND SITUATED IN THE JOHN W. FARRIS SURVEY, ABSTRACT NO. 548, CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS, BEING PART OF LOT 1 AND ALL OF LOTS 2 AND 3, BLOCK A, OF WASH N SHOP NO. 1 ADDITION, AN ADDITION TO THE CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN CABINET A, SLIDE 10880, MAP RECORDS, TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND MEASURES AS FOLLOWS:

BEGINNING AT A 5/8" CAPPED IRON ROD STAMPED "MMA" SET FOR THE SOUTHWEST CORNER OF SAID WASH N SHOP NO. 1 ADDITION (LOT 3), AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 30 (A VARIABLE WIDTH RIGHT-OF-WAY) AND THE EAST RIGHT-OF-WAY LINE OF DUNCAN FERRY ROAD (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE WITH THE EAST RIGHT-OF-WAY LINE OF SAID DUNCAN FERRY ROAD AND THE WEST LINE OF SAID WASH N SHOP NO. 1 ADDITION (LOTS 2, 2 AND 1), THE FOLLOWING COURSES AND DISTANCES:

NORTH 67°17' WEST, A DISTANCE OF 230.91 FEET TO A POINT FOR CORNER, FROM WHICH A 1/2" CAPPED IRON ROD FOUND, BEARS SOUTH 22°7'38" WEST, A DISTANCE OF 0.12 FEET;

NORTH 01°30'44" WEST, A DISTANCE OF 312.85 FEET TO A 5/8" CAPPED IRON ROD STAMPED "MMA" SET FOR CORNER;

NORTH 49°16' EAST TO BE 34.15 FEET TO 5/8" CAPPED IRON ROD STAMPED "MMA" SET IN THE SOUTH RIGHT-OF-WAY LINE OF AVENUE H (A 60' WIDE RIGHT-OF-WAY) AND BEING IN THE NORTH LINE OF SAID WASH N SHOP NO. 1 ADDITION (LOT 1);

THENCE WITH THE NORTH LINE OF SAID WASH N SHOP NO. 1 ADDITION (LOTS 1 AND 2) AND THE SOUTH RIGHT-OF-WAY OF SAID AVENUE H THE FOLLOWING COURSES AND DISTANCES:

NORTH 89°29'16" EAST, PASSING THE MOST WESTERLY SOUTHWEST CORNER OF WINDCLIFF APARTMENTS ADDITION, AN ADDITION TO THE CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN VOLUME 388-182, PAGE 40, PLAT RECORDS TARRANT COUNTY, TEXAS, AND VOLUME BOOK, PAGE 1496, PLAT RECORDS DALLAS COUNTY, TEXAS, AT A DISTANCE OF 151.79 FEET AND CONTINUING FOR THE LEFT, HAVING A RADIUS OF 550.0 FEET TO A 5/8" CAPPED IRON ROD STAMPED "MMA" SET FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 57.86 FEET;

WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 63°28'14", AN ARC LENGTH OF 60.83 FEET TO A 5/8" CAPPED IRON ROD STAMPED "MMA" SET FOR THE NORTHEAST CORNER OF SAID WASH N SHOP NO. 1 ADDITION (LOT 2), AN INTERIOR ELL CORNER OF SAID WINDCLIFF APARTMENTS ADDITION AND FOR THE END OF SAID CURVE TO THE LEFT;

THENCE SOUTH 00°20'30" EAST, WITH THE EAST LINE OF SAID WASH N SHOP NO. 1 ADDITION (LOTS 2 AND 3) AND THE WEST LINE OF SAID WINDCLIFF APARTMENTS ADDITION, A DISTANCE OF 448.60 FEET TO A 5/8" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID WASH N SHOP NO. 1 ADDITION (LOT 3), THE SOUTHWEST CORNER OF SAID WINDCLIFF APARTMENTS ADDITION AND IN THE NORTH RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY 30;

THENCE SOUTH 89°27'57" WEST, WITH THE SOUTH LINE OF SAID WASH N SHOP NO. 1 ADDITION (LOT 3) AND THE NORTH RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY 30, A DISTANCE OF 206.15 FEET TO THE POINT OF BEGINNING AND CONTAINING 104,145 SQUARE FEET OR 2.391 ACRES OF LAND, MORE OR LESS.

- SCHEDULE B ITEMS**
FILE NO. 20220021
10. THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS
- a. RIGHTS OF PARTIES IN POSSESSION, (OWNER TITLE POLICY ONLY)
 - b. ANY YES/NO AND APPARENT ROAD OR OTHER EASEMENT CROSSING THE LAND, WHETHER PUBLIC OR PRIVATE EASEMENT, THE EXISTENCE OF WHICH IS NOT DISCLOSED BY THE PUBLIC RECORDS, INCLUDING, BUT NOT LIMITED TO, EXISTING UTILITY LINES AND EQUIPMENT IN PLACE.
 - c. ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF COAL, LIGNITE, OIL, GAS AND OTHER MINERALS, TOGETHER WITH ALL RIGHTS, PRIVILEGES AND WARRANTIES RELATING THEREUNTO, WHETHER LISTED IN SCHEDULE B OR NOT. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF MINERAL INTEREST THAT ARE NOT LISTED.
 - d. EASEMENT GRANTED TO TEXAS ELECTRIC SERVICE COMPANY AS RECORDED IN VOLUME 4442, PAGE 344 OF THE REAL PROPERTY RECORDS OF TARRANT COUNTY, TEXAS AND AS SHOWN ON FINAL PLAT, WASH N SHOP NO. 1 ADDITION, AN ADDITION TO THE CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 23, 2006, IN CABINET A, SLIDE 10880, OF THE PLAT RECORDS, TARRANT COUNTY, TEXAS. DOES NOT AFFECT SUBJECT PROPERTY.
 - e. EASEMENT GRANTED TO CITY OF GRAND PRAIRIE, TEXAS AS RECORDED IN VOLUME 12994, PAGE 424 OF THE REAL PROPERTY RECORDS OF TARRANT COUNTY, TEXAS AND AS SHOWN ON FINAL PLAT, WASH N SHOP NO. 1 ADDITION, AN ADDITION TO THE CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 23, 2006, IN CABINET A, SLIDE 10880, OF THE PLAT RECORDS, TARRANT COUNTY, TEXAS. AFFECTS SUBJECT PROPERTY AS SHOWN.
 - f. 25' BUILDING SETBACK LINE ALONG THE NORTH SIDE OF THE PROPERTY AS SHOWN ON FINAL PLAT, WASH N SHOP NO. 1 ADDITION, AN ADDITION TO THE CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 23, 2006, IN CABINET A, SLIDE 10880, OF THE PLAT RECORDS, TARRANT COUNTY, TEXAS. AFFECTS SUBJECT PROPERTY AS SHOWN.
 - g. 25' BUILDING SETBACK LINE ALONG THE SOUTH SIDE OF THE PROPERTY AS SHOWN ON FINAL PLAT, WASH N SHOP NO. 1 ADDITION, AN ADDITION TO THE CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 23, 2006, IN CABINET A, SLIDE 10880, OF THE PLAT RECORDS, TARRANT COUNTY, TEXAS. AFFECTS SUBJECT PROPERTY AS SHOWN.
 - h. 25' BUILDING SETBACK LINE ALONG THE WEST SIDE OF THE PROPERTY AS SHOWN ON FINAL PLAT, WASH N SHOP NO. 1 ADDITION, AN ADDITION TO THE CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 23, 2006, IN CABINET A, SLIDE 10880, OF THE PLAT RECORDS, TARRANT COUNTY, TEXAS. AFFECTS SUBJECT PROPERTY AS SHOWN.
 - i. 20' BUILDING SETBACK LINE ALONG THE EAST SIDE OF THE PROPERTY AS SHOWN ON FINAL PLAT, WASH N SHOP NO. 1 ADDITION, AN ADDITION TO THE CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 23, 2006, IN CABINET A, SLIDE 10880, OF THE PLAT RECORDS, TARRANT COUNTY, TEXAS. AFFECTS SUBJECT PROPERTY AS SHOWN.
 - j. 25' x 25' ROW AS SHOWN ON FINAL PLAT, WASH N SHOP NO. 1 ADDITION, AN ADDITION TO THE CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 23, 2006, IN CABINET A, SLIDE 10880, OF THE PLAT RECORDS, TARRANT COUNTY, TEXAS. AFFECTS SUBJECT PROPERTY AS SHOWN.
 - k. 15' UTILITY EASEMENT ALONG THE NORTH SIDE OF THE PROPERTY AS SHOWN ON FINAL PLAT, WASH N SHOP NO. 1 ADDITION, AN ADDITION TO THE CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 23, 2006, IN CABINET A, SLIDE 10880, OF THE PLAT RECORDS, TARRANT COUNTY, TEXAS. AFFECTS SUBJECT PROPERTY AS SHOWN.
 - l. 7.5' UTILITY EASEMENT ALONG THE SOUTH SIDE OF THE PROPERTY AS SHOWN ON FINAL PLAT, WASH N SHOP NO. 1 ADDITION, AN ADDITION TO THE CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 23, 2006, IN CABINET A, SLIDE 10880, OF THE PLAT RECORDS, TARRANT COUNTY, TEXAS. AFFECTS SUBJECT PROPERTY AS SHOWN.
 - m. MUTUAL ACCESS, UTILITY AND DRAINAGE EASEMENT AS SHOWN ON FINAL PLAT, WASH N SHOP NO. 1 ADDITION, AN ADDITION TO THE CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 23, 2006, IN CABINET A, SLIDE 10880, OF THE PLAT RECORDS, TARRANT COUNTY, TEXAS. AFFECTS SUBJECT PROPERTY AS SHOWN.
 - n. 30' MUTUAL ACCESS EASEMENT ALONG THE WEST SIDE OF THE PROPERTY AS SHOWN ON FINAL PLAT, WASH N SHOP NO. 1 ADDITION, AN ADDITION TO THE CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 23, 2006, IN CABINET A, SLIDE 10880, OF THE PLAT RECORDS, TARRANT COUNTY, TEXAS. AFFECTS SUBJECT PROPERTY AS SHOWN.
 - o. 15' DRAINAGE EASEMENT AS SHOWN ON FINAL PLAT, WASH N SHOP NO. 1 ADDITION, AN ADDITION TO THE CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 23, 2006, IN CABINET A, SLIDE 10880, OF THE PLAT RECORDS, TARRANT COUNTY, TEXAS. AFFECTS SUBJECT PROPERTY AS SHOWN.
 - p. LEASE FOR COAL, LIGNITE, OIL, GAS OR OTHER MINERALS, TOGETHER WITH RIGHTS INCIDENT THERETO, DATED MAY 25, 2010, BY AND BETWEEN ANDREW H. BARKER, AS TEXAS LESSEE, AND THE PARTY SHOWN, L.L.C., AS LESSEE, AS EVIDENCED IN A MEMORANDUM THEREOF RECORDED JULY 26, 2010 AT UNDER CLERK'S FILE NO. 221018311, OF THE OFFICIAL RECORDS OF TARRANT COUNTY, TEXAS, REFERENCE TO WHICH INSTRUMENT IS HERE MADE FOR PARTICULARS, NO FURTHER SEARCH OF TITLE HAS BEEN MADE AS TO THE INTERESTS) EVIDENCED BY THIS INSTRUMENT, AND THE COMPANY MAKES NO REPRESENTATION AS TO THE CORRECTNESS OR HOLDER OF SUCH INTERESTS.
- q. RIGHTS OF TENANTS, AS TENANTS ONLY, UNDER VALIDLY EXISTING UNRECORDED LEASES.

*** GENERAL NOTES ***

1. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF THE COMMENT FOR TITLE INSURANCE ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, FILE NO. 20220021, EFFECTIVE DATE: JANUARY 13, 2022. THE EASEMENT RIGHTS-OF-WAY OR OTHER EXCEPTIONS NOTED HEREIN ARE ACCORDING TO SCHEDULE "B" THEREIN. THIS SURVEYOR HAS NOT ABSTRACTED THE PROPERTY.
2. BEARINGS AND COORDINATES SHOWN ARE GRID BASED ON THE "TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE", THE CONVERGENCE ANGLE AT THE SOUTHWEST CORNER IS 00°47'53". ALL DISTANCES SHOWN HAVE BEEN ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.00036826822.
3. ALL CORNERS CALLED "CRS" ARE 5/8" INCH CAPPED IRON RODS SET STAMPED "MMA".
4. BY SCALED MAP LOCATION, THE SUBJECT PROPERTY IS LOCATED IN ZONE "C", AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO THE FLOOD INSURANCE RATE MAP, MAP NO. 48436C0248L, EFFECTIVE DATE MARCH 21, 2016. THE SURVEYOR OPENS NO LIABILITY TO THE FLOOD POTENTIAL OF THE SUBJECT PROPERTY.
5. THIS SURVEY REFLECTS THE ABOVE GROUND INDICATIONS OF UTILITIES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHER, THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ALL THE UNDERGROUND UTILITIES, OR OTHER BURIED FEATURES, BUT HAS MADE AN ATTEMPT TO LOCATE THOSE VISIBLE OR INDICATED AS ACCURATELY AS POSSIBLE.
6. THIS SURVEY IS FOR THE EXCLUSIVE USE OF THE PARTIES NAMED IN THE SURVEYOR'S CERTIFICATE.

SURVEYOR'S CERTIFICATE

TO: O-SO INDUSTRIES, L.L.C. AND FIDELITY NATIONAL TITLE INSURANCE COMPANY:

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1B, CONDITION 3, TSPS LAND TITLE SURVEY, EFFECTIVE DECEMBER 31, 2021.

Lon E. Whitten

LOE E. WHITTEN
DATE: FEBRUARY 15, 2022
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5893

Curve Table					
Curve #	Delta	Radius	Arc Length	Chord Bearing	Chord Length
C2	63°28'14"	55.00'	60.83'	S66°00'15"	57.86'

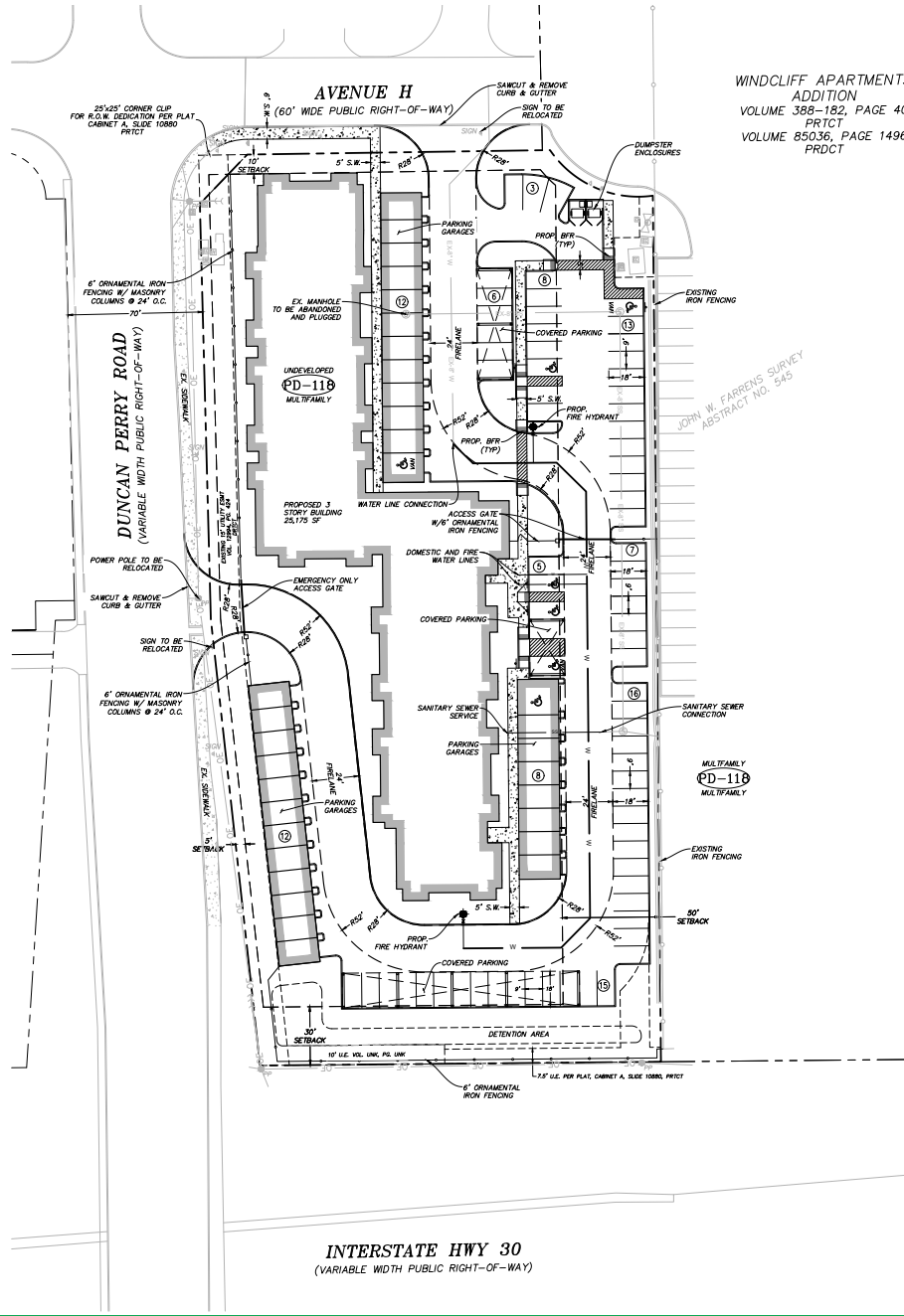
Exhibit A - Boundary Description
Page 2 of 2

Exhibit B - Concept Plan Page 1 of 1

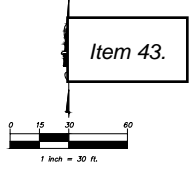
LAPIZ FLATS
DENSITY AND DIMENSIONAL REQUIREMENTS

STANDARD	UDC (MF-3) & APPENDIX W	PROPOSED	COMPLIANT
MIN. LOT AREA (SF)	12,000	104,145	YES
MIN. LOT WIDTH (FT)	100	469	YES
MIN. LOT DEPTH (FT)	120	229	YES
MIN. FRONT YARD IF BLDG. FRONTS STREET (FT)	5	15	YES
MIN. SIDE YARD ON STREET (FT)	30	51	YES
MIN. SIDE YARD STREET IF UNITS FRONT STREET (FT)	10	10	YES
MIN. INT. SIDE YARD (FT)	4.5	—	YES
PLUS 1 FT FOR EVER FT OVER 35 FT HEIGHT	4.5	50	YES
MAX. HEIGHT (FT)	60	40	YES
MAX. DENSITY (DU/AC)	26	29	YES*
MIN. LIVING AREA (SF)	600	651	YES
MAX. # SINGLE BED UNITS	60%	65%	YES*
FENCE ALONG STREET	WROUGHT IRON W/MASONRY COLUMNS	IRON FENCING W/MASONRY COLUMNS	YES
PERIMETER FENCE HEIGHT (FT)	6	6	YES

*DEVELOPMENT MEETS ALL OF THE RECOMMENDED DESIGN STANDARDS LISTED IN APPENDIX W. THE PROVISIONS TO INCREASE MAXIMUM DENSITY BY 20% AND INCREASE PERCENTAGE OF ONE BEDROOM UNITS BY 10% ARE REQUESTED AS STATED IN SECTION 3.I.B. OF APPENDIX W.



WINDCLIFF APARTMENTS
ADDITION
VOLUME 386-182, PAGE 40
PRDCT
VOLUME 85036, PAGE 1496
PRDCT



LEGEND

- EXISTING POWER POLE
- EXISTING OVER HEAD ELECTRIC
- EXISTING FIRE HYDRANT
- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- MAJOR CONTOUR
- MINOR CONTOUR
- PROP. SANITARY SEWER LINE
- PROP. WATER LINE
- PROP. FIRE WATER LINE
- EXISTING LAND USE
- EX. ZONING/PROP. ZONING
- PROP. LAND USE
- PROP. SIDEWALK
- EX. SIDEWALK
- PROP. FIRE LANE

PARKING TABLE

	# UNITS OR SF	SPACES REQUIRED	SPACES PROVIDED
MULTIFAMILY			
1.25 PS / 1 BDRM UNIT	45	57	
2 PS / 2 BDRM UNIT	24	48	
PARKING SPACES	105	105	
VISITOR PARKING (>10% OF REQUIRED)	11	11	
GARAGE PARKING (>10% OF REQUIRED)	32	32	
COVERED PARKING (>10% OF REQUIRED)	21	21	
ACCESSIBLE			
101-151 TOTAL PS	5	7	
TOTAL	105	105	

THIS SITE PLAN MATERIALLY ADHERES TO ALL APPLICABLE ZONING, SITE DEVELOPMENT AND BUILDING CODE ORDINANCES.

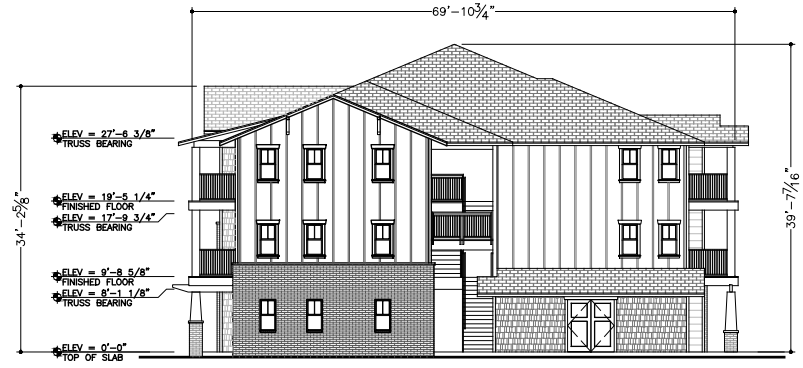
SITE DATA

GROSS ACREAGE	2.391 ACRES
EXISTING ZONING	PD
EXISTING LAND USE	UNDEVELOPED
PROPOSED ZONING	PD
PROPOSED LAND USE	MULTI-FAMILY 3
TOTAL UNITS	69
GROSS DENSITY	29 DU/AC

INTERSTATE HWY 30
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

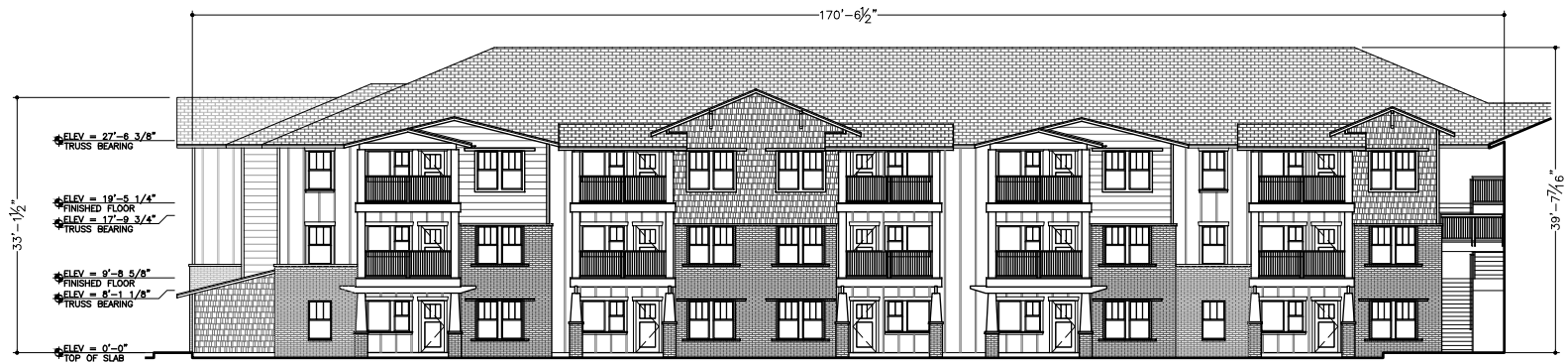
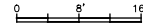
SITE PLAN
LAPIZ FLATS
GRAND PRAIRIE, TEXAS
ZON-22-02-0005





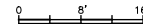
EXTERIOR MATERIALS:
TDHCA MASONRY 30.0%
CEMENTITIOUS SIDING 60.0%
FIBERGLASS SHINGLE ROOFING

BUILDING 1
SIDE ELEVATION
CLUBHOUSE
33 ONE BEDROOM UNITS
6 TWO BEDROOM UNITS



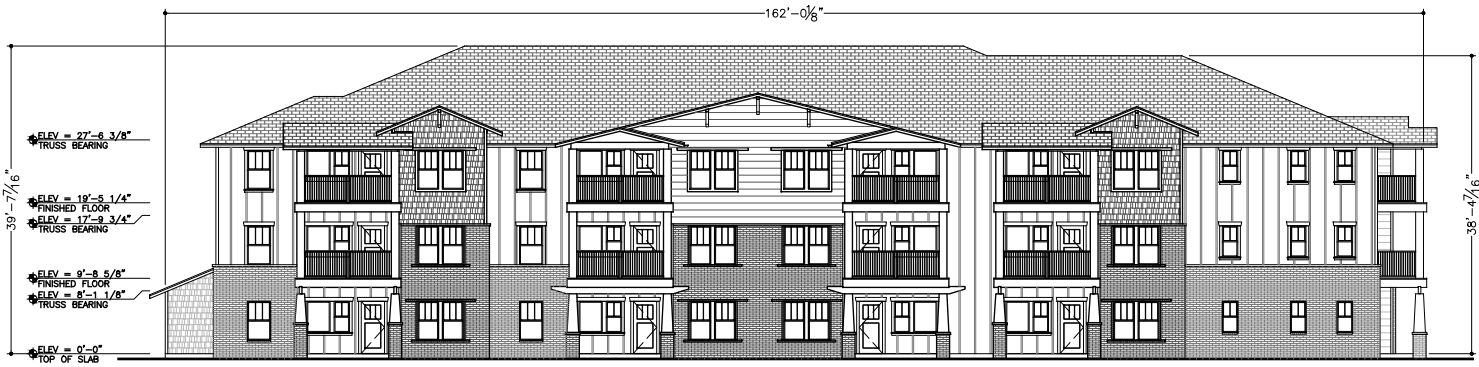
EXTERIOR MATERIALS:
TDHCA MASONRY 38.0%
CEMENTITIOUS SIDING 62.0%
FIBERGLASS SHINGLE ROOFING

BUILDING 1
REAR ELEVATION
CLUBHOUSE
33 ONE BEDROOM UNITS
6 TWO BEDROOM UNITS



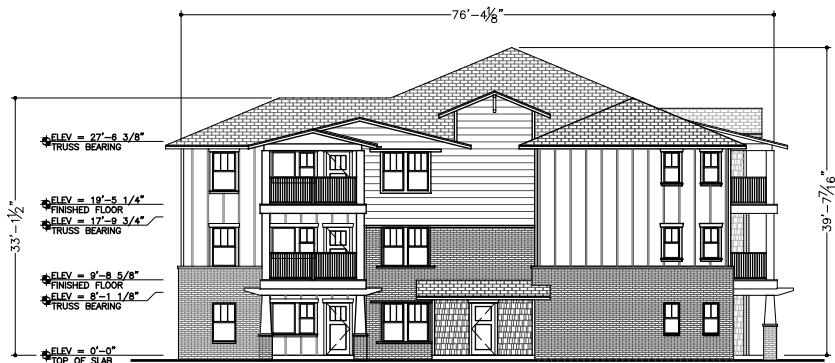
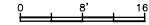
BUILDING 1 - ELEVATIONS

LAPIZ FLATS



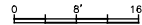
EXTERIOR MATERIALS:
TDHCA MASONRY 36.0%
CEMENTITIOUS SIDING 64.0%
FIBERGLASS SHINGLE ROOFING

BUILDING 2
FRONT ELEVATION
18 ONE BEDROOM UNITS
12 TWO BEDROOM UNITS



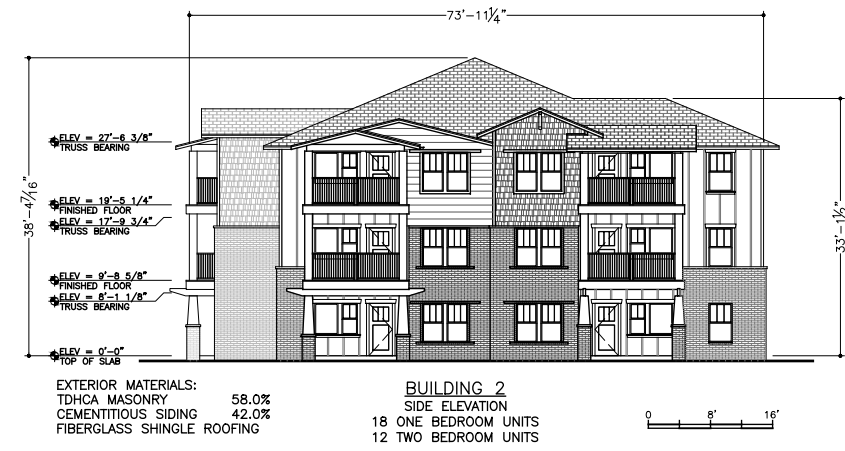
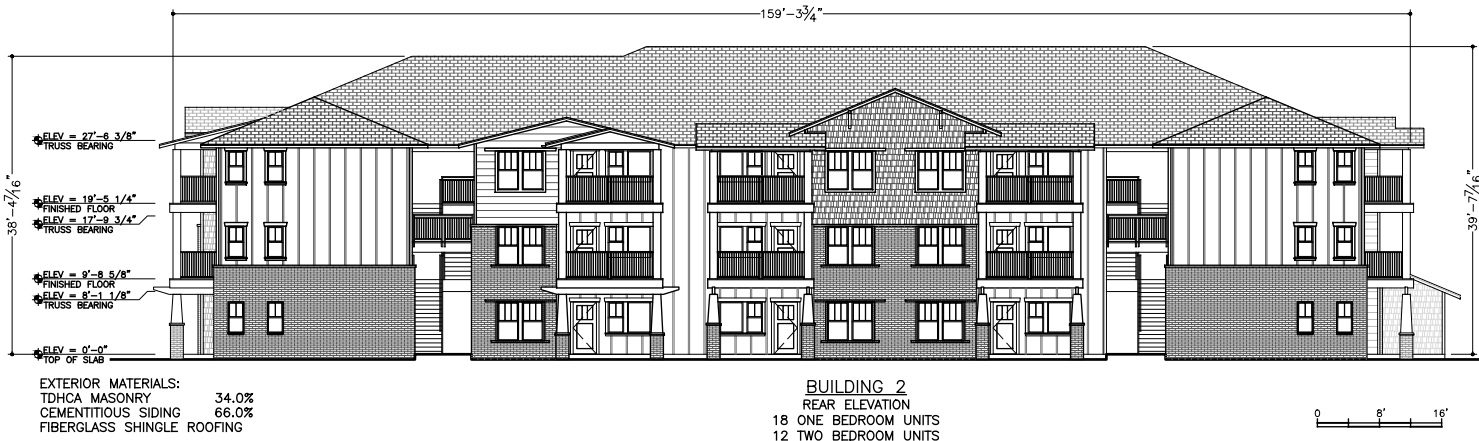
EXTERIOR MATERIALS:
TDHCA MASONRY 46.0%
CEMENTITIOUS SIDING 54.0%
FIBERGLASS SHINGLE ROOFING

BUILDING 2
SIDE ELEVATION
18 ONE BEDROOM UNITS
12 TWO BEDROOM UNITS

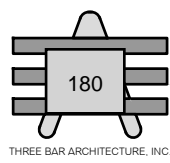


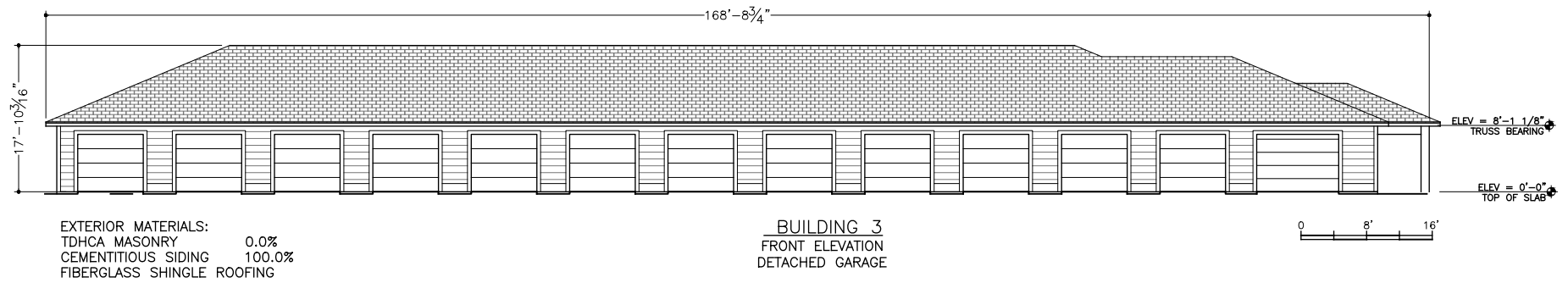
BUILDING 2 - ELEVATIONS

LAPIZ FLATS

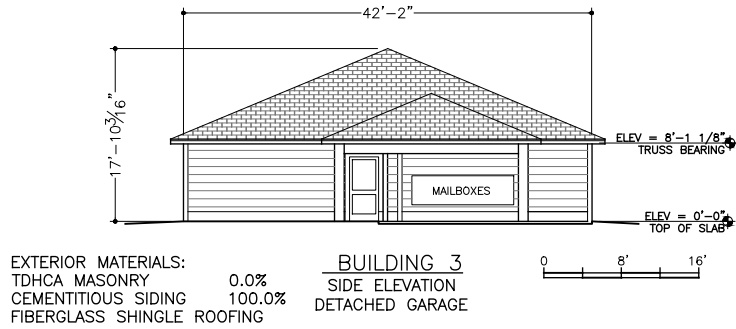


BUILDING 2 - ELEVATIONS
LAPIZ FLATS

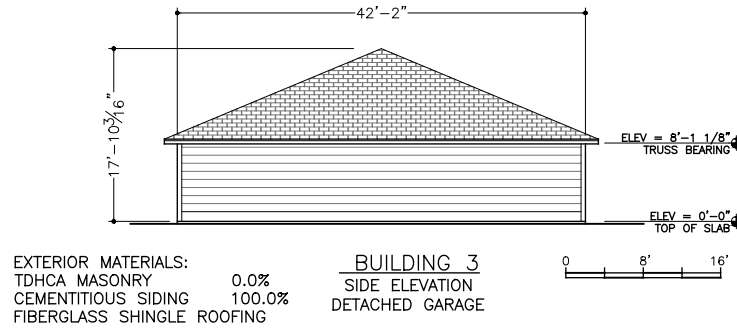




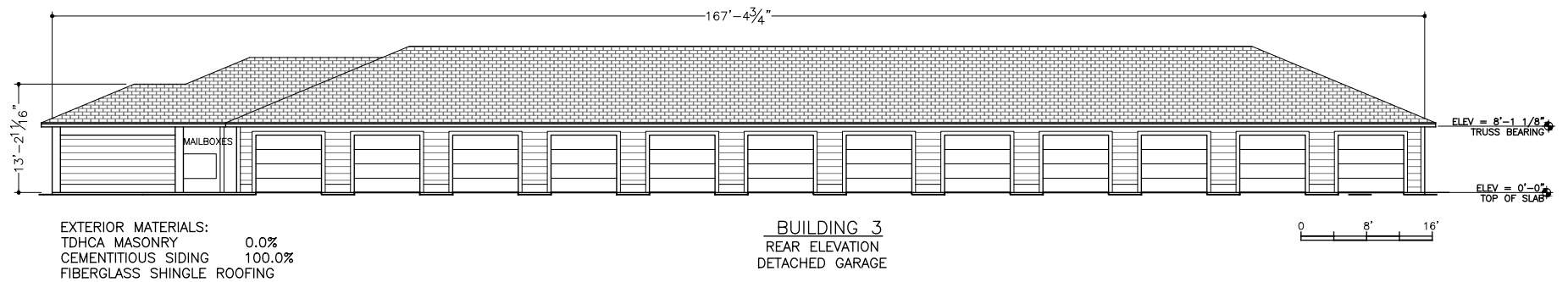
EXTERIOR MATERIALS:
TDHCA MASONRY 0.0%
CEMENTITIOUS SIDING 100.0%
FIBERGLASS SHINGLE ROOFING



EXTERIOR MATERIALS:
TDHCA MASONRY 0.0%
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