



City of Grand Prairie

City Hall
317 College Street
Grand Prairie, Texas

Meeting Agenda City Council

Tuesday, June 16, 2015

4:30 PM

City Hall - Briefing Room
317 College Street

Call to Order

Staff Presentations

- 1 [15-4714](#) Legislative Report - Presented by Brandon Aghamalian, Focused Advocacy
- 2 [15-4708](#) Using Raster Calculation to Depict Areas of Increased or Decreased Crime Over Time - Presented by Jill Eck Myers, Police Department
- 3 [15-4709](#) The Neighborhood Enrichment Team - Presented by Steve Dye, Police Chief
- 4 [15-4713](#) Contract with Itron for the Automated Metering Infrastructure System - Presented by Ron McCuller, Public Works Director

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" CH Realty VII - Ascendant 1 Dallas s360 Global Logistics Park v. City of Grand Prairie et al; case 3:15-cv-00718-M Rodriguez v the City of Grand Prairie; Watson v. City of Allen, et al; Cause No. 4:15-cv-00335-A; Grand Prairie Professional Baseball, LP v City of Grand Prairie*
- (2) Section 551.072 "Deliberation Regarding Real Property"*
- (3) Section 551.074 "Personnel Matters"*
- (4) Section 551.087 "Deliberations Regarding Economic Development Negotiations"*

Recess Meeting

6:30 PM Council Chambers

Invocation: Pastor Perry Crenshaw

Pledge of Allegiance to US Flag and to the Texas Flag led by Mayor Pro Tem Swafford

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.

- 5 [15-4730](#) Minutes of the June 2, 2015 Meeting

 Attachments: [06-02-2015 Council Minutes.pdf](#)
- 6 [15-4632](#) Construction contract with Itron, Inc. in the not to exceed amount of \$5,250,000 for the provision of a fully functioning Automated Metering Infrastructure (AMI) System

 Attachments: [FIS 42514022.doc](#)
 [FIS 613.74](#)
- 7 [15-4724](#) Project utility adjustment agreement with SouthGate Constructors for the relocation of the City's 36" Dallas Supply Line along S.H. 183 in Irving in the estimated amount of \$738,529
- 8 [15-4725](#) Change Order/Amendment No. 2 with McMahon Contracting, L.P. for the Freetown Road Phase III from Carrier Parkway to SW 3rd Street in the amount of \$31,326.68

 Attachments: [Contract Breakdown.pdf](#)
 [FIS 614.62.doc](#)
 [FIS 614.96.doc](#)
- 9 [15-4727](#) Westchester PID (Council Districts 3 & 6) - Contract with Reconstruction Experts, Inc. for brick screen wall replacement and repairs and iron fence repairs in the amount of \$263,037.50

 Attachments: [Exhibit A.pdf](#)
- 10 [15-4728](#) Change Order/Amendment No. 4 with Birkhoff, Hendricks and Carter, LLP in the amount of \$88,640 for oversight of the North Dallas Supply Line Construction

 Attachments: [FIS 614.92.doc](#)
- 11 [15-4706](#) Resolution authorizing the City Manager to apply for funding from the Tarrant County 9-1-1 District's "2015 P25 Radio Interoperability Assistance Program" to purchase Project 25 (P25) compliant radios, system software and equipment in the estimated amount of \$151,766

- 12** [15-4705](#) Resolution authorizing the City Manager to enter into a Memorandum of Understanding / Interlocal Agreement (MOU/ILA) with the City of Fort Worth to provide access to the City of Fort Worth's "P25 Interoperability Network Regional Master Switch" at a cost of \$1.90 per radio subscriber connected to the Network (estimated 1140 subscribers at an estimated cost of \$2,166 monthly or \$25,992 annually)
Attachments: [Radio Master Switch attachments.docx](#)
- 13** [15-4722](#) Ordinance amending the FY 2014/2015 Capital Improvement Projects Budget for the repair of utility cuts in pavement due to repairs to the Water and Wastewater Systems in the amount of \$300,000
Attachments: [FIS 615.93.doc](#)
[FIS 615.129.doc](#)
- 14** [15-4707](#) Ordinance amending the FY 2014/2015 Capital Improvement Projects Budget; Authorizing the City Manager to enter into a contract with Brandt for services to re-design and retrofit the heating, venting, and air conditioning (HVAC) system at the Police and Fire Public Safety Building (PSB) to solve the air flow problems in the Communications Center (911 Dispatch) for cost of \$220,044
Attachments: [15-4707 PSB](#)
[FIS 15-4707 PSB](#)
- 15** [15-4716](#) Ordinance amending the Code of Ordinances, Chapter 9 "Community Improvement and Development," Section 9-5 "Grand Prairie Historical Commission"
- 16** [15-4678](#) Ordinance amending the Code of Ordinances, Chapter 13, "Health and Sanitation," Article XIX, "Gas Drilling and Production," Section 13-504(f) "Gas Well Permit Required" to allow additional gas well permit extensions
- 17** [15-4670](#) Ordinance defining the Fire Department's authorized civil service positions in each classification effective July 13, 2015 for a total of 220 authorized civil service positions plus 3 overhire positions

Public Hearing Consent Agenda

- 18** [14-4242](#) SU141101/S141101 - Specific Use Permit/Site Plan - 1629 E Main Street (City Council District 5). Consider approval of a Specific Use Permit for Automotive Re-Builder and Inoperable Auto Holding Yard uses in a Light Industrial (LI) District. The subject site is located at 1629 E Main St and is located within the Central Area Overlay District, Central Business District No. 2 (CBD 2). This property is generally located on the south side of E. Main St and east of S.E. 16th St. The agent is Danny Moussavi and the owner is Hamid Moussavi. (On May 4, 2015, the Planning and Zoning Commission tabled this case by a vote of 8 to 0). (On June 1, 2015, the Planning and Zoning Commission tabled this case by a vote of 9 to 0)

- 19** [15-4684](#) SU150601/S150601 - Specific Use Permit/Site Plan - Church's Chicken - 2942 W. Camp Wisdom Road (City Council District 6). Consider a request for the approval of a specific use permit and site plan to construct and operate a restaurant with drive-thru. The 0.86-acre property, zoned General Retail-1 (GR-1) District, is located at 2942 W. Camp Wisdom Road. The applicant is MD Mozharul Islam, Civil Urban Assoc. and the owner is Sekhavat (Sam) Sharghi, NutriTran Corporation. (On June 1, 2015, the Planning and Zoning Commission tabled this case by a vote of 9 to 0).
- 20** [15-4685](#) SU150602/S150604 - Specific Use Permit/Site Plan - 2305 Fort Worth Street (City Council District 1). Consider the request for approval of a specific use permit and site plan for the purposed of developing 0.7 acres for a plumbing contractor site. The site's current addresses are 2305 Fort Worth St. and 2304 Doreen St. The properties are zoned Light Industrial (LI) and General Retail (GR) Districts within Central Business District 1 (CBD 1). The owner is Charles Burten and the surveyor is Steve Keeton, Keeton Surveying. (On June 1, 2015, the Planning and Zoning Commission tabled this case by a vote of 9 to 0).
- 21** [15-4686](#) Z150603 - Zoning Change - River Park 1100 (City Council District 1). Consider a request to approve a Zone Change to establish the Light Industrial (LI) District as the initial zone district classification to a 4.66- acre tract of land being added to the corporate limits of the City of Grand Prairie as a result of a boundary line adjustment between Grand Prairie and the City of Fort Worth. The subject property is generally located west of Roy Orr Blvd. and south of Trinity Blvd. The agent is Robert Gossett, Halff Associates, the applicant is Steve Allen, Huntington Industrial, and the owner is Oaksbranch LP. (On June 1, 2015, the Planning and Zoning Commission tabled this case by a vote of 9 to 0).
- 22** [15-4691](#) TA150601 - Text Amendment - Article 12 Text Amendment: Residential Replats. A text amendment modifying Article 12 of the Unified Development Code clarifying the minimum legal notice standards of residential replats. The applicant is James Hinderaker, City of Grand Prairie Planning Division. (On June 1, 2015, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0.)

Attachments: [PZ Minutes-Draft 06-01-15.pdf](#)

- 23** [15-4693](#) S051101A - Site Plan Amendment - 1525 N. Belt Line Road (City Council District 1). Consider a request for approval of a site plan amendment to change the building materials on the existing convenience store. The 2.87-acre property located at 1525 N. Beltline Road, is zoned Planned Development No. 217 (PD-217) District, and is within the Interstate Highway 30 (IH 30) and Beltline Corridor Overlay Districts. The agent is David Bond, Spiars Engineering, the applicant is Allen Bell, RaceTrac, and the owner is Brian Thornton, Mountainprize Inc. (On June 1, 2015, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0.)

Attachments: [Location Map.pdf](#)

[PON.pdf](#)

[Notify.pdf](#)

[Exhibit Site Plan Package.pdf](#)

[PZ Minutes-Draft 06-01-15.pdf](#)

- 24** [15-4695](#) S150602 - Site Plan - 1814 Egyptian Way (City Council District 1). Consider a request for the approval of a site plan located within the S.H. 161 Corridor Overlay District for the purpose of expanding the parking areas. The property is zoned Single Family-One (SF-1) and is addressed as 1814 Egyptian Way, generally located at the northwest corner of S.H. 161 and Egyptian Way. The agent is Craig Wilson, The Wallace Group and the owner is Malgorzata Osinka, Sisters of the Holy Family. (On June 1, 2015, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0.)

Attachments: [Location Map.pdf](#)

[PON.pdf](#)

[Notify.pdf](#)

[Exhibit Site Plan.pdf](#)

[Letter from Applicant.pdf](#)

[PZ Minutes-Draft 06-01-15.pdf](#)

- 25** [15-4698](#) S150606 - Site Plan - 210 W. Trinity B (City Council District 1). Consider the approval of a site plan for the purpose of developing the southern 12.11 acres of 210 W. Trinity Blvd. The site is within the S.H. 161 Corridor Overlay District, zoned PD-221, and is generally located east of S.H. 161 on the north side of W. Trinity Blvd. The applicant is David Meinhardt, Meinhardt and Associates and the owner is Dean Stadlander, Prologis. (On June 1, 2015, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0.)

Attachments: [Location Map.pdf](#)

[PON.pdf](#)

[Notify.pdf](#)

[Exhibit Site Plan Package.pdf](#)

[PZ Minutes-Draft 06-01-15.pdf](#)

Public Hearing on Zoning Applications

- 26** [15-4692](#) TA150602 - Text Amendment - Consider a request for the approval of a Text Amendment establishing Section 6.2.4: Outdoor Dining Areas within Appendix R: Central Business District No. 2 of the Unified Development Code. The proposed ordinance change would enable downtown restaurants to place outdoor seating areas on the public sidewalks that abut Main Street between NW 6th Street and Belt Line Road. The applicant is James Hinderaker, City of Grand Prairie Planning Division. (On June 1, 2015, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0.)
- Attachments:** [PZ Minutes-Draft 06-01-15.pdf](#)
- 27** [15-4694](#) S150301 - Site Plan - Emerus Community Hospital (City Council District 6). Consider a request to approve a site plan to construct and operate a hospital. The 2.39-acre property, located at 3095 Kingswood Blvd., 4616 and 4626 S.H. 360, is zoned Planned Development District 178 (PD-178) and is within the S.H. 360 Overlay District. The agent is Kyle Whitis, Pacheco Koch Consulting Engineering and the owner is Steve Moore, Kingswood 72 LTD. (On June 1, 2015, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0.)
- Attachments:** [Location Map.pdf](#)
[PON.pdf](#)
[Notify.pdf](#)
[Exhibit Site Plan Package.pdf](#)
[Grand Prairie - Statment of Operation 06-09-2015.pdf](#)
[PZ Minutes-Draft 06-01-15.pdf](#)
- 28** [15-4696](#) SU150604/S150603 - Specific Use Permit/Site Plan - 2422 NW Dallas Street (City Council District 1). Consider a request for approval Specific Use Permit for outside storage and a site plan for 0.3 acres of Light Industrial (LI) zoned property. The subject site is within Central Business District 1 (CBD 1), addressed as 2422 NW Dallas St, and generally located north of Main St and west of NW 24th St. The agent is E.D. Hill and the owner is Paul Upchurch. (On June 1, 2015, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0.)
- Attachments:** [Location Map.pdf](#)
[PON.pdf](#)
[Notify.pdf](#)
[Exhibit Site Plan.pdf](#)
[Operational Plan.pdf](#)
[PZ Minutes-Draft 06-01-15.pdf](#)

- 29** [15-4697](#) S150605 - Site Plan - The Residences at 3000 Bardin Road (City Council District 4). Consider a request to approve a Site Plan allowing for the development of a five (5) story residential condominium with 302 dwelling units on 8.009 acres. The property, addressed as 3000 Bardin Road and located at the northwest corner of Bardin Road and Endicott Drive, is zoned Planned Development 140 (PD-140). The property is also located within the S.H. 161 Corridor Overlay District. The owner is Hal Watson, SNK Capital Real Estate Inc. and the owner is Matthew Bukin, Sheffield Land Associates LP. (On June 1, 2015, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0.)

Attachments: [Location Map.pdf](#)
[PON.pdf](#)
[Notify.pdf](#)
[Exhibit Site Plan.pdf](#)
[Exhibit Elevations.pdf](#)
[Exhibit Landscape Plans.pdf](#)
[PZ Minutes-Draft 06-01-15.pdf](#)

- 30** [15-4699](#) SU150603/S150607 - Specific Use Permit/Site Plan - Zac's Ridge (City Council District 2). Consider a request to approve a specific use permit and site plan to construct and operate a multi-purpose event center campus. The 7.52-acre property, zoned Light Industrial (LI) District, is located at 1770, 1760, and 1780 Robinson Road and 1710 S. Carrier Parkway; and is within the State Highway 161 Corridor Overlay District. The applicant is Tamara Burden and the owner is Cathy Griffith, Goddard Irr. Living Trust. (On June 1, 2015, the Planning and Zoning Commission recommended approval of this request by a vote of 8-1.)

Attachments: [Location Map.pdf](#)
[PON.pdf](#)
[Notify.pdf](#)
[Exhibit Site Plan Package.pdf](#)
[Statement of Operation.pdf](#)
[PZ Minutes-Draft 06-01-15.pdf](#)

- 31** [15-4700](#) Z150601 - Zoning Change - 2304 Doreen Street (City Council District 1). Consider a request for a zone change of 0.356 acres from General Retail (GR) to Light Industrial (LI) District. The property is addressed 2304 Doreen St. and with located within Central Business District 1 (CBD 1). The owner is Charles Burten and the surveyor is Steve Keeton, Keeton Surveying. (On June 1, 2015, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0.)

Attachments: [Location Map.pdf](#)

[PON.pdf](#)

[Notify.pdf](#)

[Exhibit Site Plan.pdf](#)

[PZ Minutes-Draft 06-01-15.pdf](#)

Items for Individual Consideration

- 32** [15-4681](#) Second and final reading of an ordinance approving a negotiated settlement between the Atmos Cities Steering Committee and Atmos Energy Corp., Mid-Tex Division regarding the company's 2014 and 2015 Rate Review Mechanism Filings

Attachments: [Status Update on Atmos Energy Corporation's Filing.pdf](#)

Citizen Comments

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

Adjournment

Certification

In accordance with Chapter 551, Subchapter C of the Government Code, V.T.C.A, the City Council agenda was prepared and posted June 12, 2015.

Catherine E. DiMaggio, City Secretary

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