



# City of Grand Prairie

City Hall Plaza  
317 College Street  
Grand Prairie, TX

## Meeting Agenda City Council

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Tuesday, November 16, 2010

4:30 PM

Council Briefing Room

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### Call to Order

### Staff Presentations

- 1      [10-0607](#)      Forum/Crossland Paving, Drainage and Utility Improvements - Presented by Romin Khavari, City Engineer
- 2      [10-0636](#)      Gas Drilling Ordinance - Presented by Jim Cummings, Environmental Services Director
- 3      [10-0715](#)      Prairie Lights - Presented by Beverly Grogan

### Agenda Review

### Executive Session

*The City Council may conduct a closed session pursuant to Chapter 551, Subchapter D of the Government Code, V.T.C.A., to discuss any of the following:*

- (1) Section 551.071 "Consultation with Attorney"*
- (2) Section 551.072 "Deliberation Regarding Real Property"*
- (3) Section 551.074 "Personnel Matters"*
- (4) Section 551.087 "Deliberations Regarding Economic Development Negotiations"*

### Recess Meeting

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**6:30 PM City Council Chambers**

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**Invocation: To be announced**

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

## Consent Agenda

- 4      [10-0716](#)      Minutes of the November 2, 2010 Council Meeting  
**Attachments:**    [Council Minutes 11-2-2010.pdf](#)
- 5      [10-0491](#)      Final Change Order No. 15 with Jackson Construction on Mayfield Road and the Airport Detention in the negative amount of (\$111,457.78)  
**Attachments:**    [Fiscal Impact Statement 571.30](#)  
                         [Fiscal Impact Statement DA 43](#)  
                         [Fiscal Impact Statement DA 44](#)  
                         [Change Order Breakdown](#)
- 6      [10-0603](#)      Construction Contract with Jackson Construction for Forum/Crossland Road Paving, Drainage, and Water Improvements; and Wastewater Improvements in Robinson Road and Along West Side of SH 161 between Hopi Lane and Mayfield Road, with a base bid of \$3,491,357.25 and added alternate bid of \$573,163.20 for the total amount of \$4,064,520.45, 5% contingency of \$203,226 and materials testing and in-house engineering of \$362,758 for a total of \$4,630,504  
**Attachments:**    [Fiscal Impact Statement 590.99](#)  
                         [Fiscal Impact Statement 591.01](#)  
                         [Fiscal Impact Statement 591.02](#)  
                         [Fiscal Impact Statement 610.37](#)  
                         [Forum Crossland Letter of Recommendation Revised 08-31-10](#)  
                         [Revised Breakdown](#)  
  
**Legislative History**  
11/2/10      City Council      Tabled
- 7      [10-0666](#)      Amendment/Change Order No. 4 for the energy performance contract with McKinstry, Inc. in the amount of \$57,648 for additional Recovery and Reinvestment Act (ARRA), Energy Efficiency and Conservation Block Grant (EECBG) Programs for City Properties  
**Attachments:**    [Fiscal Impact Statement 611.16](#)  
                         [Change Order Breakdown](#)  
                         [Fiscal Impact 317193-01001303 11.16.10](#)

- 8      [10-0684](#)      One year price agreement with GST Public Safety Supply of Grand Prairie, TX with an option to renew for four years on a year-to-year basis for Fire Station Employee Work Uniforms at an estimated annual cost of \$71,000 per year. Authorize the City Manager to execute future renewal if funding is appropriated and total cost of agreement does not increase by twenty-five (25) percent or more of the original contract.  
**Attachments:**    [Expenditure Information CC Form.pdf](#)
- 9      [10-0685](#)      Purchase a 24 foot Firehawk Boat from Harbor Guard Boats Inc. of Corona, CA, at a cost of \$166,215 plus \$18,785 for small tools and equipment from various vendors including current price agreement contracts.  
**Attachments:**    [Boat Fiscal Impact.pdf](#)
- 10     [10-0687](#)      Personal Services Contract for Public Works Director  
**Attachments:**    [Expenditure Information Form 10 0687.doc](#)
- 11     [10-0689](#)      License for Del Moore to construct and maintain a wood deck within portions of two utility easements located at 1513 King Arthur.  
**Attachments:**    [LICENSE EXHIBIT](#)
- 12     [10-0696](#)      Final Reconciliation/Change Order No. 1 - AUI Contracting on FY 09 I&I  
**Attachments:**    [Fiscal Impact Statement 590.78](#)
- 13     [10-0700](#)      Contract with LandWorks for landscape maintenance (\$81,600) in High Hawk PID (City Council District 6)  
**Attachments:**    [2011 PID Budget HH.pdf](#)
- 14     [10-0701](#)      Contract with LandWorks for landscape maintenance (\$122,900) in Forum Estates PID (Council District 4)  
**Attachments:**    [2011 Forum PID 5-yr Service Plan.pdf](#)
- 15     [10-0707](#)      Trapeze Software Upgrade for the Grand Connection in the amount of \$148,000
- 16     [10-0708](#)      Professional Civil Engineering and Land Surveying Services Contract with Dunaway & Associates for Cook Drive Drainage Improvements (W.O. #611.22) in the amount of \$40,880 and a 5% contingency of \$2,044 for a total of \$42,924.  
**Attachments:**    [Fiscal Impact Statement 611.22](#)

- 17      [10-0714](#)      Final reconciliation Change Order No.1 with MasTec North America, Inc. in the negative amount of (\$4,407.64) for S. Carrier Pkwy Fiber Optic Communication Cable and Camera installation project.  
**Attachments:**    [Fiscal Impact Statement 570.22](#)
- 18      [10-0693](#)      Resolution declaring expectation to reimburse expenditures with proceeds of future debt in the amount of \$57,995 for a Professional Service Contract with PBS&J for Jefferson Bridge over Mountain Creek Tributary  
**Attachments:**    [Fiscal Impact Summary Jefferson Bridge Street Srvcs 111610.doc](#)
- 19      [10-0706](#)      Resolution authorizing a TxDOT Grant to fund additional DWI enforcement during holidays seasons including Christmas/New Years, Spring Break, Independence Day and Labor Day in the amount of \$20,000.
- 20      [10-0699](#)      Resolution adopting an amendment to the Public Improvement District (PID) Policy  
**Attachments:**    [PID Policy Revised 11-16-10](#)
- 21      [10-0692](#)      Resolution Authorizing Publication of Notice of Intent to Issue Certificates of Obligation
- 22      [10-0697](#)      Amendment/Change Order No. 1 with Grantham & Associates, Inc. in the net amount of \$17,598.25 for Camp Wisdom Rd III and an ordinance amending the FY2010-2011 CIP budget  
**Attachments:**    [Fiscal Impact Statement 560.80](#)
- 23      [10-0686](#)      Purchase one new Frazer Type I, 2010 Dodge Ram 4500, ambulance from Frazer Ltd. utilizing the HGAC price agreement at a cost of \$139,875 plus \$63,400 for tools, equipment and supplies for a total cost of \$203,275 from current price agreements and contracts, to be located at Fire Station 7; and an ordinance amending the FY2010/11 CIP Budget.  
**Attachments:**    [Fiscal Impact Summary Ambulance Sta 7 10 0686.xls](#)
- 24      [10-0710](#)      Water Wastewater Line of Credit Renewal
- 25      [10-0709](#)      General Obligation Line of Credit Renewal

## Public Hearing Consent Agenda

- 26      [10-0688](#)      SU090901A - Specific Use Permit - 925 Jefferson Street (City Council District 2). Approval to renew a Specific Use Permit an automotive repair facility. The site is currently zoned Commercial (C) District and is generally located south of Jefferson Street and west of Carrier Parkway. The subject property is in Central Business District-Two (CBD-2) and the SH-161 Overlay District. The owner/applicant is Landmark Place Shopping Center. (On November 1, 2010, the Planning and Zoning Commission postponed this case by a vote of 8-0 until the applicant reactivates the case.)

## Public Hearing on Zoning Applications

- 27      [10-0594](#)      CPA101001 - Comprehensive Plan - A approval of the Comprehensive Plan for the City of Grand Prairie. The plan updates all previous Comprehensive Plans, the Future Land Use Map, the Thoroughfare Map and Community Facility Plans. Development taking place after the adoption date of this Comprehensive Plan must be reviewed with consideration to the goals, objectives, policies and strategies described herein. The owner is the City of Grand Prairie and the applicant is Mary Elliott, Planning Department. (On October 4, 2010 the Planning and Zoning Commission recommended approval of the first reading of this request by a vote of 7-0). (On November 1, 2010 the Planning and Zoning Commission recommended approval of the seconded reading by a vote of 7-0).

**Attachments:**    [CPA101001 P&Z Minutes 10-4-10.pdf](#)  
                              [CPA101001 P&Z MINUTES 11-1-10.doc](#)

- 28      [10-0643](#)      S101103 - Site Plan - Crosspoint Church of Christ (City Council District 4). Consideration of a request for the approval of a Planned Development Site Plan on 9.808 acres for a church. The subject property is currently zoned Planned Development District 140 (PD-140) and is generally located south of Interstate Highway 20 and west of Endicott Drive. The property is in the IH-20 Overlay District. The owner is Crosspoint Church of Christ, the applicant is Basic Architects, and the agent is Wier & Associates. (On November 1, 2010, the Planning and Zoning Commission recommended approval of this request by a vote of 7-0.)

**Attachments:**    [Exhibit 1.pdf](#)  
                              [Exhibit 2.pdf](#)  
                              [Exhibit 3.pdf](#)  
                              [Exhibit 4.pdf](#)  
                              [Exhibit 5.pdf](#)  
                              [Exhibit 6.pdf](#)  
                              [Exhibit 7.pdf](#)  
                              [S101103 P&Z MINUTES 11-1-10.doc](#)

- 29      [10-0644](#)      SU101101 - Specific Use Permit - 5103 Magna Carta Boulevard (City Council District 6). Approval of a Specific Use Permit for a child day care facility on approximately 0.3 acres. The site is currently zoned Planned Development District-114A (PD-114A) and is located north of W. Camp Wisdom Road on the west side of Magna Carta Boulevard. The owner is SAR Camp Wisdom Plaza L.P., and the applicant/agent is Marketta Nimo. (On November 1, 2010, the Planning and Zoning Commission recommended approval of this request by a vote of 7-0.)

**Attachments:**    [SU101101.EX A.PON map \(1 of 5\).pdf](#)  
                              [SU101101.EX A.floor plan \(3 of 5\).pdf](#)  
                              [SU101101.EX A.Site Plan \(2 of 5\).pdf](#)  
                              [SU101101.EX A.Op Plan \(4 of 5\).pdf](#)  
                              [SU101101.EX A.Op Plan \(5 of 5\).pdf](#)  
                              [SU101101 P&Z MINUTES 11-1-10.doc](#)

- 30      [10-0645](#)      SU101102/S101101 - Specific Use Permit/Site Plan - 802-902 Oakdale Road (City Council District 1). Approval of a Specific Use Permit and Site Plan for the display and sale of truck trailers and equipment on 4.84 acres. The subject property is zoned Light Industrial (LI) District, and is located east of State Highway-161 on the north side of W. Oakdale Road. The property is located within the State Highway-161 (SH-161) Overlay District. The owner is Acker Enterprises L.L.C. and the applicant/agent is Walter Nelson. (On November 1, 2010, the Planning and Zoning Commission recommended approval of this request by a vote of 7-0.)

**Attachments:**    [EXHIBIT A 1 of 5.pdf](#)  
                              [EXHIBIT A 2 of 5.pdf](#)  
                              [EXHIBIT A 3 of 5.pdf](#)  
                              [EXHIBIT A 4 of 5.pdf](#)  
                              [EXHIBIT A 5 of 5.pdf](#)  
                              [Den Dim Req.pdf](#)  
                              [SU101102 S101101 P&Z MINUTES 11-1-10.doc](#)

- 31      [10-0646](#)      SU101103 - Specific Use Permit - 833 S. Great Southwest Parkway (City Council District 4). Approval of a Specific Use Permit for a waste recycling processing and transportation facility on 6.10 acres. The subject property is zoned Planned Development District No. 203 (PD-203), and is located east of S. Great Southwest Parkway north of Dillard Street. The owner is First Industrial Texas L.P., the applicant is Waste Track Services, and the agent is Elizabeth Young. (On November 1, 2010, the Planning and Zoning Commission recommended approval of this request by a vote of 7-0.)

**Attachments:**    [Exhibit A - Location Map \(Page 1 of 4\).pdf](#)  
                              [Exhibit B - Site Plan \(Page 2 of 4\).pdf](#)  
                              [Exhibit C - Operational Plan \(Page 3 of 4\).pdf](#)  
                              [Exhibit D - Metes and Bounds \(Page 4 of 4\).pdf](#)  
                              [SU101103 P&Z MINUTES 11-1-10.doc](#)

- 32      [10-0647](#)      SU101104/S101102 - Specific Use Permit/Site Plan - 830 S.W. 14th Street (City Council District 4). Approval of a Specific Use Permit and Site Plan for outdoor storage on 2.08 acres. The subject property is zoned Planned Development District No. 13 (PD-13), and is generally located south of W. Jefferson Street and west of State Highway-161. The property is located within the State Highway-161 (SH-161) Overlay District. The owner is One Eighty Two-M-TX, the applicant is Frederick Kurtz, and the agent is Jeffrey Milanaik. (On November 1, 2010, the Planning and Zoning Commission recommended approval of this request by a vote of 7-0.)

**Attachments:**    [SU101104.EX A.PON map \(1 of 5\).pdf](#)  
                          [SU101104.EX A.Site Plan \(2 of 5\).pdf](#)  
                          [SU101104.EX A.south storage \(3 of 5\).pdf](#)  
                          [SU101104.EX A.north storage \(4 of 5\).pdf](#)  
                          [SU101104.EX A.Op Plan \(5 of 5\).pdf](#)  
                          [SU101104 S101102 P&Z MINUTES 11-1-10.doc](#)

- 33      [10-0660](#)      SU100602/S100602 - Specific Use Permit/Site Plan - 3010 S. Carrier Parkway (City Council District 4). Approval of a Specific Use Permit and Site Plan for a convenience store with gasoline sales on 2.187 acres. The site is currently zoned General Retail (GR) District and is located at the northwest corner of S. Carrier Parkway and W. Warrior Trail. The subject property is located within the S.H. 161 Overlay District. The owner is Barkat Daradza, the applicant is DDC, Inc., and the agent is Mohammad A. Habb. (On November 1, 2010, the Planning and Zoning Commission recommended approval of this request by a vote of 7-0.)

**Attachments:**    [SU100602 Density & Dim chart.pdf](#)  
                          [SU100602.EX A.PON Map \(1 of 5\).pdf](#)  
                          [SU100602.EX A.Site Plan \(2 of 5\).pdf](#)  
                          [SU100602.EX A.Elevations \(3 of 5\).pdf](#)  
                          [SU100602.EX A.Landscape Plan \(4 of 5\).pdf](#)  
                          [SU100602.EX A.Op Plan \(5 of 5\).pdf](#)  
                          [SU100602 S100602 P&Z MINUTES 11-1-10.doc](#)



- 34      [10-0672](#)      RP101101 - Replat - Lot 1R-1 & Lot 1R-2, Jackson, Womack & Davis Subdivision (City Council District 5). Consideration of a request for the approval of a Replat of 0.5740 acres subdividing one non-residential lot into two non-residential lots. The subject property is zoned Commercial (C) District, and is located on the north side of E. Main Street west of N. Bagdad Road. The subject property is located within the Central Business District-Three (CBD-3) Overlay District. The owner is Juan Barbosa and the applicant/agent is E.D. Hill. (On November 1, 2010, the Planning and Zoning Commission recommended approval of this request by a vote of 7-0.)

**Attachments:**    [Location Map.pdf](#)  
                          [Exhibit 1.pdf](#)  
                          [RP101101 P&Z MINUTES 11-1-10.doc](#)

### **Items for Individual Consideration**

- 35      [10-0704](#)      Board and Commission Appointments
- Attachments:**    [Nomination Sheet \(Master\)](#)

### **Citizen Comments**

### **Adjournment**

### *Certification*

*In accordance with Chapter 551, Subchapter C of the Government Code, V.T.C.A., the City Council Briefing Session agenda was prepared and posted November 12, 2010.*

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*Catherine E. DiMaggio, City Secretary*

*The City Hall is wheelchair accessible. If you plan to attend this public meeting and you have a disability that requires special arrangements, please call 972-237-8035. Reasonable accommodations will be made to assist your needs.*