CITY OF GRAND PRAIRIE

City Hall
300 W. Main Street
Grand Prairie, Texas

Meeting Agenda

City Council Meeting

Tuesday, April 15, 2025 **5:00 PM** **City Hall - Briefing Room**

CALL TO ORDER

STAFF PRESENTATIONS

1. Introduction of Economic Development Staff

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 551.076 "Deliberation regarding security devices or security audits; closed meeting."
(5) 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 Dr. Mike Waters of Greater Allen Temple AME Church.

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

PRESENTATIONS

2. Acknowledgment of Volunteer Participants of Rhythm and Roots Black History Month Program

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.

3. Minutes of the April 1, 2025, City Council Meeting and Amended Minutes of the March 18, 2025, City Council Meeting

4. Westchester PID contract with Vision Communities Management, Inc. for Wall Repairs for $200,000 in Westchester PID (Council Districts 2 and 6) (Reviewed by the Westchester PID board on 4/8/2025)

5. Contract for website hosting, maintenance and customer relationship management with Forge Mobile, LLC through a cooperative agreement with The Interlocal Purchasing System (TIPS). The initial term of the Contract will be for a five-month period in the amount of $27,075, with the option to renew for first and second renewal periods of one year each in the amount of $64,980 annually, and a third renewal period of seven months in the amount of $37,905, for a total amount of $194,940 if all renewals are exercised (Reviewed by the Finance and Government Committee on 04/01/2025)

6. Agreement with McKinstry Essention, LLC for the development of a City-wide Facility Assessment and Capital Planning Study to assess the current status of and repair needs for City-owned facilities in the amount of $390,000, through a Cooperative Agreement with The Interlocal Purchasing System (TIPS) (Reviewed by the Finance and Government Committee on 04/01/2025)

7. Contract with AssetWorks Inc. for FleetFocus FA and FuelFocus Software and Maintenance Support (up to $80,000) annually. This contract will be for one year with the option to renew for two additional one-year periods up to $240,000.00 if all extensions are exercised (Reviewed by the Finance and Government Committee on 04/01/2025)

8. Annual Contract for physical security technology services with Siemens Industry, Inc. through a Master Cooperative Agreement with Sourcewell. This contract will be for an initial one-year term in the amount of $194,495.00, with the option to renew for up to two additional one-year periods. The price of each renewal term shall be negotiated by the Parties and shall not increase per renewal term by more than (6%) six percent from the price from the previous authorized term, for a total amount of up to $619,194.28 if all renewals are exercised (Reviewed by the Finance & Government Committee on 04/01/2025)

9. Contract with HD Supply, Inc for interior renovations of the restaurant front seating area at Prairie Lakes Golf Course through a Master Cooperative Agreement with Omnia Partners in the amount of $167,925, with a 5 % contingency of $8,396.25, for a total of $176,321.65 (Reviewed by the Finance and Government Committee on 04/01/2025)

10. Contract with Texassee Touring Inc. for the band Lonestar to perform as the headlining act on Saturday night at Main Street Fest 2025 for the amount of $55,000

11. Ordinance amending the FY24/25 Capital Improvement Projects Budget by Transferring and Appropriating $1,989,701 from the Unobligated Fund Balance in the EPIC CIP Fund to the EPIC Waters Roof Project; Professional Design Services Contract with Aquatic Design and Engineering, Inc. dba Martin Aquatic Design & Engineering for the design of an initial phase of the Epic Waters Expansion Project in the amount of $1,842,201, with additional project allowances of $147,500, for a total funding request of $1,989,701 (Reviewed by the Finance and Government Committee on 04/01/2025)

ITEMS FOR INDIVIDUAL CONSIDERATION

12. Public Hearing and Standards of Care Ordinance for 2025 After School Program and Camps

13. Resolution Authorizing the Use of Eminent Domain to Acquire Property for Public Use; Finding and Determining that Public Necessity and Convenience require the City's acquisition of a portion of the Property located at 1704 Babbling Brook and described as Lot 1, Block D of the Hidden Creek Addition, Grand Prairie, Tarrant County, Texas, generally located on the Southwest corner of Duncan Perry Road and Kingsley Drive, Grand Prairie, Tarrant County, Texas, for Public Use for the Duncan Perry Road Bridge at Johnson Creek Replacement Project; Authorizing the City Attorney or Designee to Commence Eminent Domain Proceedings to Acquire said Property

PLANNING AND ZONING FOR INDIVIDUAL CONSIDERATION

14. STP-25-02-0006 - Site Plan - Industrial Warehouse at 2322 N Hwy 360 (City Council District 1). Site Plan for an industrial warehouse on 3.0 acres. Tracts 3F & 3G, Jonathan Brown Survey, Abstract 110, City of Grand Prairie, Tarrant County, Texas, zoned LI, within the SH 360 Corridor Overlay District and addressed as 2322 N Hwy 360 (On March 24, 2025, the Planning and Zoning Commission recommended approval by a vote of 8-0)

PUBLIC HEARING ZONING APPLICATIONS

15. CPA-25-03-0005 - Comprehensive Plan Amendment - Prose Westcliff Multi-Family Ph 2 (City Council District 2). Comprehensive Plan Amendment to change the Future Land Use Map from Mixed Use to High Density Residential on 14.18 acres. Lots 11 & 12, Vickery Place Addition, and a portion of Tract 4, J.W.E. Wallace Survey, Abstract No. 1517, and a portion of Tract 12, Benjamin F. Smith Survey, Abstract No. 1337, City of Grand Prairie, Dallas County, zoned PD-18, within the IH-20 Corridor Overlay District, and addressed as 1101 & 1105 E Fish Creek Road, 3971 Westcliff Rd and 1199 E IH-20 (On March 24, 2025, the Planning and Zoning Commission recommended approval by a vote of 8-0)

16. ZON-25-02-0005 - Concept Plan - Prose Westcliff Multi-Family Ph 2 (City Council District 2). Application for Amendment to PD-18 to adopt a Concept Plan for a multi-family development with 300 dwelling units on 14.18 acres. Lots 11 & 12, Vickery Place Addition, and a portion of Tract 4, J.W.E. Wallace Survey, Abstract No. 1517, and a portion of Tract 12, Benjamin F. Smith Survey, Abstract No. 1337, City of Grand Prairie, Dallas County, zoned PD-18, within the IH-20 Corridor Overlay District, and addressed as 1101 & 1105 E Fish Creek Road, 3971 Westcliff Rd and 1199 E IH-20 (On March 24, 2025, the Planning and Zoning Commission recommended approval by a vote of 8-0)

17. SUP-25-02-0005 - Specific Use Permit Amendment - Hernandez Body Shop & Auto Sales (City Council District 5). Specific Use Permit Amendment to amend SUP-815 to allow Auto Dealer (Wholesale) at an existing auto body and paint shop located at 121 SE 14TH Street. Lot 14, Block 1, S.B. Witherspoon Addition, City of Grand Prairie, Dallas County, Texas, zoned Commercial (C) and addressed as 121 SE 14TH St (On March 24, 2025, the Planning and Zoning Commission recommended approval with conditions by a vote of 8-0)

18. SUP-25-02-0007 - Specific Use Permit - United Contractor Services (City Council District 1). Specific Use Permit for a Contractor Shop with Outside Storage on 1.087 acres. Tract 2 and 4, Charles Gibbs Survey, Abstract No. 534, City of Grand Prairie, Dallas County, Texas, zoned Commercial (C) District, within the SH 161 Corridor Overlay District, and addressed as 1212 and 1214 S Carrier Pkwy (The Planning and Zoning Commission will make a recommendation on this item on April 14, 2025)

19. SUP-25-03-0013 - Specific Use Permit/Site Plan - StudioRes by Marriott (City Council District 4). Specific Use Permit and Site Plan for a four-story extended stay hotel with 118 rooms on 2.04 acres. Lots 1 & 2, Block 1, Securlock Addition, City of Grand Prairie, Tarrant County, Texas, zoned C, within the SH 360 Corridor Overlay Districts, and addressed as 4640 & 4650 S Hwy 360 (On March 24, 2025, the Planning and Zoning Commission recommended denial by a vote of 7-1)

20. ZON-25-02-0006 - Zoning Change/Concept Plan - Riverbend (City Council District 6). Zoning Change from Agricultural (A) District to a Planned Development District for Single Family Detached uses, and a Concept Plan depicting 233 homes on 66.00 acres. Generally located west of S Hwy 287, and north of Lakeview Drive, Portions of Parcel IDs 184417 & 303394, out of W. M. Gardner Survey, Abstract No. 402, R. K. Wines Survey, Abstract No. 268, and J. D. Elis Survey, Abstract No. 1274, zoned Agricultural (A) District, City of Grand Prairie, Ellis County, Texas (On March 24, 2025, the Planning and Zoning Commission recommended approval with conditions by a vote of 8-0)

CITIZEN COMMENTS

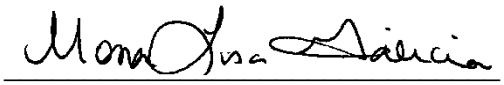
Citizens may speak during Citizen Comments for up to five minutes on any item not on the agenda by completing and submitting a speaker card. The views expressed during Citizen Comments are the views of the speaker, and not the City of Grand Prairie or City Council. Council Members are not able to respond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

ADJOURNMENT

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

Certification

In accordance with Chapter 551, Subchapter C of the Government Code, V.T.C.A, the City Council meeting agenda was prepared and posted April 11, 2025.



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.