CITY OF GRAND PRAIRIE

City Hall
300 W. Main Street
Grand Prairie, Texas

Meeting Agenda

City Council Meeting

Tuesday, December 16, 2025 **4:30 PM** **City Hall - Briefing Room**

CALL TO ORDER

STAFF PRESENTATIONS

1. Main Street Fest Event Recap
2. Communications & Marketing Department Achievements
3. 2026 General Obligation Program

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" - David Nicklas Organ Donor Awareness Foundation, Inc, et al v. City of Grand Prairie, et al, No. DC-25-21696, 95th Judicial District Court, Dallas County; Babcorp 200, Ltd v. City of Grand Prairie, et al, No. 06-25-00006-CV, Court of Appeals, Sixth Appellate District of Texas
(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 Pastor Bill Skaar of First Baptist Church Grand Prairie.

Pledge of Allegiance to the US Flag and Texas Flag led by Mayor Pro Ezeonu.

PRESENTATIONS

4. Grandest Tree Recognition

5. Recognition of Gateway Church Grand Prairie for Food Collection Efforts

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.

6. Minutes of the November 4, 2025, City Council meeting

7. Appointment of Gregory Hamilton to the Capital Improvement Advisory Committee

8. Peninsula PID Contract with Lake Management Services for Pond Management Services for one year in the amount of $194,800 in Peninsula PID (Council Districts 4 and 6) Approved by the Peninsula PID Advisory Board on 8/19/2025

9. Peninsula PID Contract with LandCare for landscape maintenance in the total amount of $1,581,622.50, including landscape maintenance $764,672.50, beautification $400,000, tree services $196,950, and irrigation system maintenance services $220,000, for a one year term (Council Districts 4 and 6) Approved by the Peninsula PID Advisory Board on 8/19/2025 and11/5/2025

10. Greenway Trails PID Contract with Site Landscape Development, Inc. for Landscape Maintenance Services in the total amount of $376,067.77, including landscape maintenance $186,067.77, beautification $175,000, and irrigation system maintenance services $15,000, for a 12-month term (Council District 6)

11. Westchester PID contract with Vision Communities Management, Inc. for Wall Repairs for $200,000 in Westchester PID (Council Districts 2 and 6)

12. Authorize and confirm the dedication of an Water Main Easement and a Utility Easement located a 147.75 acre tract of land in the J. Stewart Survey, Abstract No. 961, City of Grand Prairie, Ellis County Texas being part of Lot 27, Block 10, Cottonwood Creek Estates, Ellis County, Texas (ECAD ID No. 310066) from GP147, LLC to the City of Grand Prairie for anticipated recording costs of the two easements up to $75.00 each, for a total cost of $150.00; Authorize the City Manager to execute any and all legal instruments necessary for the same (Reviewed by the City Council Development Committee on 12/03/2025)

13. Authorize and confirm the dedication of an Sanitary Sewer Easement located on a portion of a 147.75 acre tract of land in the J. Stewart Survey, Abstract No. 961, City of Grand Prairie, Ellis County Texas being part of Lot 27, Block 10, Cottonwood Creek Estates, Ellis County Texas (ECAD ID No. 310066) from GP147, LLC to the City of Grand Prairie for anticipated recording costs of the easement up to $60.00 for a total cost of $60.00; Authorize the City Manager to execute any and all legal instruments necessary for the same (Reviewed by the City Council Development Committee on 12/03/2025)

14. Authorize and confirm the conveyance of five (5) total easements two (2) permanent sanitary sewer easements (parcel #'s 1 & 20), two (2) permanent sanitary sewer easements with temporary construction easements (parcel #'s 20 & 22), and one (1) temporary construction staging area easement (parcel #1) located in the Stephen B. McCommas Survey, Abstract No.

888, commonly known address of 3999 Robinson Road (DCAD Account # 65088740010240000), Grand Prairie, Dallas County, Texas, and the C. D. Ball Survey, Abstract No. 197, commonly known addresses of 2548 Sara Jane Parkway (TCAD Accounts #06986358 & # 07593457), and 2580 Sara Jane Parkway (TCAD Accounts #40011984 & # 40011992) Grand Prairie, Tarrant County, Texas to the Trinity River Authority ("TRA") for the total appraisal values of $96,378.00, for its connections to the existing TRA Mountain Creek Relief Interceptor project, Segments 09MC-1 & 30MC-2; Authorize the City Manager or his designee to execute any and all legal instruments necessary for the same (Reviewed by the City Council Development Committee on 12/03/2025)

15. Authorize and confirm the dedication of a 13,068 square foot Temporary Construction Easement located on a portion of the William Linn Survey, Abstract No. 1725, Grand Prairie, Dallas County, Texas commonly known address of 7200 Lake Ridge Parkway, Grand Prairie, Dallas County, Texas from Alluvium Development, Inc. to the City of Grand Prairie; Authorize the City Manager to execute any and all legal instruments necessary for the same

16. Professional Engineering Services Contract with Freese and Nichols, Inc. for a proposed On-Call Water and Wastewater Hydraulic Modeling System in the amount of $200,000.00 (Reviewed by the City Council Development Committee on 12/03/2025)

17. Change Order No. 1 to Construction Contract with Austin Filter Systems, Inc. for Fish Creek West Bank Stabilization Improvements in the total amount of $117,779.83 for a total project cost of $1,195,879.83 (Reviewed by the City Council Development Committee on 12/03/2025)

18. Construction Contract with Western Municipal Construction of Texas, LLC for 2017 Clean Water State Revolving Fund (CWSRF) Water and Wastewater Improvements in the total amount of $8,573,405.00 for Base Bid; a 3% construction contract contingency in the amount of $257,202.15; and materials testing with TEAM Consultants, Inc. for $140,583.50 for a total project cost of $8,971,190.65 (Reviewed by the City Council Development Committee on 12/03/2025)

19. Change Order No. 6 to Construction Contract with McMahon Contracting, L.P. for additional irrigation and pavement work for the Davis Road Paving and Drainage Improvements Project in the amount of $130,959.42, bringing the total project cost to $4,571,022.60 (Reviewed by the City Council Development Committee on 12/03/2025)

20. Contract for Services with Southern Trenchless Solutions, LLC for Wastewater Small Repairs Project Phase 1 in an amount up to $154,141.97 (Reviewed by the City Council Development Committee on 12/03/2025)

21. Contract for Services with Southern Trenchless Solutions, LLC for Wastewater Small Repairs Project Phase 2 in an amount up to $153,009.60 (Reviewed by the City Council Development Committee on 12/03/2025)

22. Purchase of an Eventide Recording System upgrade for Public Safety communications to replace the current Eventide System that is now end of support from DigitalMarkets, Inc. dba VistaCOM in the amount of $229,141 (Reviewed by the Public Safety, Health, and Environment Committee on 12/09/2025)

23. Purchase of Panasonic "Toughbook" rugged mobile laptops and accessories from Mobile Concepts Technology, in the amount of $98,136.00, through a cooperative agreement with the Department of Information Resources (DIR) (Reviewed by the Public Safety, Health, and Environment Committee on 12/09/2025)

24. Approve an Asset Management Agreement Lease with Flex Financial, a division of Stryker Sales, LLC, for all Emergency Medical Equipment for Fire Station 11 in the amount of $43,953.21 per year, for seven payments, with a $1 purchase option when the lease is expired for a total amount of $307,673.47 (Reviewed by the Public Safety, Health and Environment Committee on 12/09/2025)

25. Approval of a twenty-year Access Agreement with Univar Solutions USA LLC to allow for the drilling of nineteen temporary wells and four permanent monitoring wells in the city's right of way (Reviewed by the Public Safety, Health & Environment Committee on 12/09/2025)

26. Contract with Kona Ice North Grand Prairie, LLC for food and beverage concessions at Lake Parks with a 30% commission back to the City based on gross revenues. The contract will be for an initial one-year term with the option to renew for up to two additional one-year terms (Reviewed by the Finance and Government Committee on 12/09/2025)

27. Construction contract with LEMCO Construction & Materials, Inc. for construction of the Radio-Controlled Airplane Runway at Low Branch Park in the amount of $208,000 plus a 3% contingency in the amount of $6,240 for a total project cost of $214,240 (Reviewed by Finance and Government Committee on 12/09/2025)

28. Annual Contract for HVAC maintenance and services at City-owned facilities in a split award to The Brandt Companies, LLC for an initial one-year term in an amount not to exceed $300,000.00 with the option to renew for two additional one-year periods totaling $900,000.00 if all extensions are exercised and to DynaTen Corporation for an initial one-year term in an amount not to exceed $200,000.00 with the option to renew for two additional one-year periods totaling $600,000.00 if all extensions are exercised. Staff will utilize one of the two vendors based on the lowest bid unit pricing and the needs of the City (Reviewed by the Finance and Government Committee on 12/09/2025)

29. Second Amendment to April 2024 Development Agreement with Provident Realty Partners and Associated Entities to Make Approximately 21.64 Acres of Land Located in Ellis County, North of Weatherford Road Subject to the Development Agreement and the Phase 1 Development Standards

30. Resolution Adopting Updates to the Debt Management Policy and Designating the Director of Management Services as the primary responsible party for debt management and capital improvement plan financing (Reviewed by the Finance and Government Committee on 12/09/2025)

31. Resolution authorizing the City Manager to enter into an Advance Funding Agreement (AFA) for Amendment #1 with the Texas Department of Transportation (TxDOT) for increased costs for the preliminary engineering, environmental, right-of-way acquisition, final design, and construction of the Veloweb Trail/ Mike Lewis Park project, authorizing the expenditure of $812,285.00 to TxDot for the State's direct costs. Project costs will be shared 80% by the

federal government and 20% by the City (Reviewed by the City Council Development Committee on 12/3/2025)

32. An amended Resolution authorizing the City Manager to enter into an Advance Funding Agreement (AFA) with the State of Texas through the Texas Department of Transportation (TxDOT) for the Highway Safety Improvement Program (HSIP) to rebuild the traffic signal and make other improvements at the intersection of Great Southwest Parkway and Arkansas Lane. The estimated total construction cost of the project is $774,936, which will be 100% federally funded. The City is responsible for funding an estimated $63,435 towards project costs, along with the cost of engineering design and project overruns (Reviewed by the City Council Development Committee on 12/03/2025)

33. An amended Resolution authorizing the City Manager to enter into an Advance Funding Agreement (AFA) with the State of Texas through the Texas Department of Transportation (TxDOT) for the Highway Safety Improvement Program (HSIP) to rebuild the traffic signal and make other improvements at the intersection of Great Southwest Parkway and Marshall Drive. The estimated total construction cost of the project is $751,406, which will be 100% federally funded. The City is responsible for funding an estimated $61,703.00 towards project costs, along with the cost of engineering design and project overruns (Reviewed by the City Council Development Committee on 12/03/2025)

34. Ordinance Approving an Interlocal Boundary Adjustment Agreement Between the Cities of Irving and Grand Prairie to Adjust Their Common Boundary Line through the Addition and Subtraction of Land Within Their Respective Jurisdictions along North Belt Line Road between East Shady Grove Road and West Hunter Ferrell Road in Dallas County, Texas, And Granting to All Inhabitants of Said Land Entering Grand Prairie's Corporate Boundaries All the Rights and Privileges of Other Citizens and Binding Said Inhabitants By All of the Acts, Ordinances, Resolutions, and Regulations of the City of Grand Prairie; Providing this Ordinance to be Cumulative; and Providing a Severability Clause; and Providing an Effective Date

35. Authorize the City Manager or designee to negotiate and execute a Second Amendment to the Interlocal Cooperative Agreement with the City of Irving relating to water and wastewater services for areas west of North Belt Line Road and South of Hunter Ferrell Road

36. Access Agreement with the City of Irving allowing a monument sign in the center median of North Belt Line Road south of West Oakdale Road, an area to be located within proposed Grand Prairie City Limits

37. First Reading of an Ordinance Annexing Approximately 8 acres of land in Ellis County, Texas Being More Particularly Described and Graphically Depicted in Exhibit A, such tract is Generally Located North of Weatherford Road, Near Grand Prairie Planned Development Number 454 (PD-454), and includes land situated in the R.M. Wyatt Survey, Abstract Number 1280 and described as being all of Lot 1 of Weatherford Acres and Addition to Ellis County, Texas recorded in Cabinet C, Slide 274 Plat Records, Ellis County, Texas and being part of a tract of land described in Special Warranty Deed to Samuel Kenneth Moore in Instrument Number 1707039 Official Public records, Ellis County, and in Warranty Deed with Vendor's Lien to Same Moore and James L. Nichols recorded in Volume 1445, Page 815, and All Adjacent Rights-of-way into the City of Grand Prairie, Texas; Providing for Incorporation of Premises, Amending of the Official City Map, and Acknowledging a Service Plan; Requiring the Filing of this Ordinance with the County Clerk; Prescribing for Effect on Territory,

Granting as Appropriate to All the Inhabitants of Said Property All the Rights and Privileges of Other Citizens and Binding Said Inhabitants by All of the Acts, Ordinances, Resolutions, and Regulations of the City of Grand Prairie, Texas; Providing Cumulative Repealer, Severability, and Savings Clauses; Providing for Engrossment and Enrollment; and Providing an Effective Date

38. Ordinance amending Ordinance No. 11764-2025 for the FY2025/2026 Capital Improvements Projects Budget to create a Small St. Improvement Project Fund in the Stormwater CIP Fund and Street CIP Fund; Contract Amendment No. 1 to Professional Engineering Services Contract with Gresham Smith is to expand scope to include roadway and storm drainage engineering design services for the Small St. Improvement Project in the amount of $352,760.00, bringing the total contract amount to $632,950.00 (Reviewed by the City Council Development Committee on 12/03/2025)

39. Ordinance Amending the Grand Prairie Code of Ordinances Through the Addition of Chapter 31 "Boarding Home Facilities" to Regulate Boarding Home Facilities Including Requiring Boarding Homes to Obtain a Permit and Comply with the Texas Boarding House Model Standards; Providing a Penalty Clause, a Savings Clause, and a Severability Clause; and providing an Effective Date After Publication (Reviewed by the Public Safety, Health and Environment Committee on 12/09/2025)

ITEMS FOR INDIVIDUAL CONSIDERATION

40. Public Hearing and Final Reading of an Ordinance Annexing Approximately 13.64 acres of land in Ellis County, Texas Being More Particularly Described and Graphically Depicted in Exhibit A, such tract is Generally Located North of Weatherford Road, Adjacent to Grand Prairie Planned Development Number 454 (PD-454), and includes land situated in the R.M. Wyatt Survey, Abstract Number 1280 and described in a General Warranty Deed to Friedlinde Miller, recorded in Volume 2026, Page 1782, Deed Records of Ellis County Texas, and All Adjacent Rights-of-way into the City of Grand Prairie, Texas; Providing for Incorporation of Premises, Amending of the Official City Map, and Acknowledging a Service Plan; Requiring the Filing of this Ordinance with the County Clerk; Prescribing for Effect on Territory, Granting as Appropriate to All the Inhabitants of Said Property All the Rights and Privileges of Other Citizens and Binding Said Inhabitants by All of the Acts, Ordinances, Resolutions, and Regulations of the City of Grand Prairie, Texas; Providing Cumulative Repealer, Severability, and Savings Clauses; Providing for Engrossment and Enrollment; and Providing an Effective Date

41. Consider and Act on a Resolution Finding that a Public Necessity Exists and Authorizing Condemnation to Acquire a 1.243 acre tract for a Permanent Water Line Easement and a 2.071 acre tract for a Temporary Construction Easement for the Construction and Maintenance of Public Improvements for the City's 8S Water Line and such Appurtenant Facilities that may be Necessary, and Other Public Uses, Both Easements Being Located on Property Generally Described as Being in the Cuadrilla Irrigation Co. Survey, Abstract 262, Ellis CAD property ID #196791, Ellis County, Texas, such Property Generally Known as 447 Miller Road, Midlothian, TX 76065 and Generally Located North of Miller Road, West of Deer Drive, and South of Redbird Trail, and Being more Particularly Described herein; Providing Notice of an Official Determination to Acquire Real Property for a Permanent Water Line Easement and a Temporary Construction Easement for the Construction and Maintenance of a Water Line, and such Appurtenant Facilities as may be Necessary, and Other Public Uses; Authorizing the City

Manager to Obtain the Necessary Appraisal Reports and Make Bona Fide Offers of Just Compensation for the Permanent Water Line Easement and Temporary Construction Easement; Ratifying Prior Actions and Documents Made for Acquisition of the Permanent Water Line Easement and Temporary Construction Easement; Authorizing Legal Counsel to Institute Eminent Domain Proceedings on Behalf of the City for the Acquisition of the Permanent Water Line Easement and Temporary Construction Easement if Negotiations are Unsuccessful; Appropriating Funds from a Lawful Source; Providing a Cumulative Repealer Clause; Providing a Severability Clause and Providing for an Effective Date

42. Consider and Act on a Resolution Finding that a Public Necessity Exists and Authorizing Condemnation to Acquire a 1.695 acre tract for a Permanent Water Line Easement, a 2.414 acre tract for a Temporary Construction Easement, and a 0.291 acre tract for a Temporary Construction Easement for the Construction and Maintenance of Public Improvements for the City's 8S Water Line and such Appurtenant Facilities that may be Necessary, and Other Public Uses, with the Three Easements Being Located on Property Generally Described as Being in the Cuadrilla Irrigation Co. Survey, Abstract 262, Ellis CAD property ID #201615, Ellis County, Texas, such Property Generally Known as 223 Miller Road, Midlothian, TX 76065 and Generally Located North of Miller Road and West of Old Fort Worth Road, and Being more Particularly Described herein; Providing Notice of an Official Determination to Acquire Real Property for a Permanent Water Line Easement and Two Temporary Construction Easements for the Construction and Maintenance of a Water Line, and such Appurtenant Facilities as may be Necessary, and Other Public Uses; Authorizing the City Manager to Obtain the Necessary Appraisal Reports and Make Bona Fide Offers of Just Compensation for the Permanent Water Line Easement and Two Temporary Construction Easements; Ratifying Prior Actions and Documents Made for Acquisition of the Permanent Water Line Easement and Two Temporary Construction Easements; Authorizing Legal Counsel to Institute Eminent Domain Proceedings on Behalf of the City for the Acquisition of the Permanent Water Line Easement and Two Temporary Construction Easements if Negotiations are Unsuccessful; Appropriating Funds from a Lawful Source; Providing a Cumulative Repealer Clause; Providing a Severability Clause and Providing for an Effective Date

43. Consider and Act on Resolution Finding that a Public Necessity Exists and Authorizing Condemnation to Acquire a 0.299 acre tract for a Permanent Water Line Easement for the Construction and Maintenance of Public Improvements for the City's 8S Water Line and such Appurtenant Facilities that may be Necessary, and Other Public Uses, on a Portion of Property Generally Described as Being Located in the Cuadrilla Irrigation Co. Survey, Abstract 262, Ellis CAD property ID #304029, Ellis County, Texas, such Property Generally Known as 4510 Old Fort Worth Road, Midlothian, TX 76065 and Generally Located North of Worth Court and South of Old Fort Worth Road, and Being more Particularly Described herein; Providing Notice of an Official Determination to Acquire Real Property for a Permanent Water Line Easement for the Construction and Maintenance of a Water Line, and such Appurtenant Facilities as may be Necessary, and Other Public Uses; Authorizing the City Manager to Obtain the Necessary Appraisal Reports and Make Bona Fide Offers of Just Compensation for the Easement; Ratifying Prior Actions and Documents Made for Acquisition of the Easement; Authorizing Legal Counsel to Institute Eminent Domain Proceedings on Behalf of the City for the Acquisition of the Easement if Negotiations are Unsuccessful; Appropriating Funds from a Lawful Source; Providing a Cumulative Repealer Clause; Providing a Severability Clause and Providing for an Effective Date

44. First Reading of an Ordinance Granting a Franchise and Approving a Franchise Agreement for Solid Waste Collection and Recycling Services with Republic Waste Services of Texas Ltd., dba Republic Services of Grand Prairie

45. First Reading of an Ordinance of the City of Grand Prairie, Texas, Amending Chapter 26, Utilities and Services, of the Code Of Ordinances of the City of Grand Prairie, Texas by Amending Article VI, "Garbage Collection and Disposal," Sections 26-113 Residential Fees, and 26-115 Commercial Fees; Making This Amendment Cumulative; Repealing All Ordinances in Conflict Herewith; Providing a Savings Clause, Severability Clause, and a Penalty Clause; and Providing for an Effective Date

46. Ordinance amending Ordinance No. 11762-2025 for the FY 2025/2026 Operating Budgets and Ordinance No. 11764-2025 for the FY 2026/2026 Capital Improvements Budget by transferring and appropriating $2,800,000 from the unobligated fund balance in the Park Venue Fund to the Parks CIP Fund for the Fish Creek Linear Park Improvements Project

47. Hold a public hearing and consider a resolution authorizing the submission of an application to the Texas Parks and Wildlife Department for directed grant funding through the Local Park Grant Program for the Fish Creek Linear Park Improvements Project; Designating the City's Director of Parks, Arts and Recreation as being responsible for, acting for, and on behalf of the City of Grand Prairie ("City") to work with the Texas Parks and Wildlife Department for the purpose of participating in the Local Park Grant Program; Certifying that the City is eligible to receive program assistance; and Dedicating the proposed Project site for permanent public park and recreational uses (Reviewed by the Finance and Government Committee on 12/09/2025)

PUBLIC HEARING ZONING APPLICATIONS

48. SUP-25-07-0026 - Specific Use Permit/Site Plan - Alfaro Garage Auto Rebuilder (City Council District 5). Specific Use Permit and Site Plan for a new automotive re-builder on 0.325 Acres. Lot 1, Block 1, Alfaro Addition, City of Grand Prairie, Dallas County, zoned LI-LS, and addressed 1900 Airport St (On September 23, the Planning and Zoning Commission recommended approval by a vote of 8-0)

49. SUP-25-08-0029 - Specific Use Permit Amendment - Auto Repair at 1633 E Main (City Council District 5). Specific Use Permit for an existing Auto Dealership (Non-franchised Used) to authorize an Auto Repair (Minor & Major) operation to service vehicles for sale on 0.68 acres. Being a 0.686-acre tract, John W. Kirk Survey, Abstract No. 726, City of Grand Prairie, Dallas County, Texas, zoned Light Industrial, and addressed as 1633 E Main Street Suite F (On October 28, 2025, the Planning and Zoning Commission recommended approval with conditions by a vote of 7-0)

50. SUP-25-08-0032 - Specific Use Permit - KCE Champions at ILTX Heritage (City Council District 6). Specific Use Permit for a Child Day Care use for a Before & Afterschool Child Care Program for Pre-Kindergarten (Pre-K) aged children on 25.597 acres. Lot 1, Block 1, IL Texas Heritage K-8 Addition, City of Grand Prairie, Ellis County, Texas, zoned PD-322A, and addressed as 10701 Heritage Pkwy (On October 14, 2025, the Planning and Zoning Commission recommended approval by a vote of 9-0)

51. SUP-25-08-0030 - Specific Use Permit - Registered Group Home (City Council District 4). Specific Use Permit for a Registered Group Home on 0.15 acres. Lot 4, Block D, Kingswood Forest Addition Phase I, City of Grand Prairie, Tarrant County, zoned Planned Development-169 (PD-169) district, and addressed as 2747 Sedgemoor Dr (On October 14, 2025, the Planning and Zoning Commission recommended approval by a vote of 9-0)

52. SUP-25-09-0035 - Specific Use Permit/Site Plan - Shady Grove Contractor Shop (City Council District 1). Specific Use Permit/Site Plan for a contractor shop with outside storage on 2.018 acres. Tracts 6, 7, 8, 8.1, 9 & 9.1, John Spoon Survey, Abstract No.1326, City of Grand Prairie, Dallas County, Texas, zoned Light Industrial (LI) District, within 161 Corridor Overlay District, and addressed as 3301 & 3305 Hardrock and 1102 & 1106 W Shady Grove Rd (On November 11, 2025, the Planning and Zoning Commission recommended approval by a vote of 9-0)

53. SUP-25-09-0039 - Specific Use Permit Amendment - SUP Amendment and review for Palace Poker (City Council District 1). Specific Use Permit Amendment to amend operational hours and minimum membership length for SUP No. 1170, a Specific Use Permit for a Private Card Room, and review the SUP for compliance with SUP conditions, and modify, renew, or revoke if deemed appropriate based upon the review. Tract 31, Michael Farrans Survey, Abstract, No. 469, City of Grand Prairie, Dallas County, Texas, zoned PD-452, within IH 30 Corridor Overlay District, and addressed as 401 E Palace Pkwy (On November 11, 2025, the Planning and Zoning Commission recommended approval by a vote of 7-0 with 2 Commissioners recusing from the vote)

54. SUP-25-09-0034 - Specific Use Permit/Site Plan - Double Oak Gas Station (City Council District 6). Specific Use Permit/Site Plan for a convenience store with gas sales on 1.87 acres. A portion of the 17.18-acre tract out of J. Lawrence Survey, Abstract No. 616, City of Grand Prairie, Ellis County, Texas, zoned PD-322A and generally located to the south of Double Oak Av and east of SH 360 (On November 11, 2025, the Planning and Zoning Commission recommended approval by a vote of 9-0)

55. ZON-25-09-0035 - Zoning Change/Concept Plan - Goodland Data Center. Zoning Change from Agriculture (A) and PD-454 to a Planned Development District for Light Industrial, including Data Center uses. 1,444.43 acres generally located west of HWY 287, south of Prairie Ridge Blvd, all or portions of Parcel IDs 190600, 181262, 242136, 261509, 261512, 308655, 179561, 277740, 186391, 179552, 193077, 179637, 275132, 291089, and 192959, City of Grand Prairie, City of Grand Prairie ETJ, Ellis County, Texas, and addressed as 881 Miller Rd (On December 9, 2025, the Planning and Zoning Commission recommended approval by a vote of 6-0)

56. SUP-25-11-0044 - Specific Use Permit Amendment - Game Creek Holdings (City Council District 2). SUP Amendment to SUP-1203 (Ordinance No. 11794-2025), a Specific Use Permit for Auto Dealer (Internet Only), Auto Repair (Minor), Auto Specialty Repair, and Outside Storage (Accessory Use) to modify the SUP conditions. 7.71 Acres, being a portion of Tract 3, Benjamin F. Smith Survey, Abstract No. 1377, City of Grand Prairie, Dallas County, Texas, zoned Commercial (C) District, and within the IH 20 Corridor Overlay, and addressed as 1700

E IH 20 (On December 9, 2025, the Planning and Zoning Commission recommended approval by a vote of 6-0)

CITIZEN COMMENTS

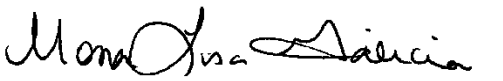
Citizens may speak during Citizen Comments for up to five minutes on any item not on the agenda by completing and submitting a speaker card. The views expressed during Citizen Comments are the views of the speaker, and not the City of Grand Prairie or City Council. Council Members are not able to respond 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 December 10, 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.