CITY OF GRAND PRAIRIE

City Hall
300 W. Main Street
Grand Prairie, Texas

Meeting Agenda

City Council Meeting

Tuesday, August 05, 2025 **5:30 PM** **City Hall - Briefing Room**

CALL TO ORDER

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. Roderick Williams of Infinite House of Praise.

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

PRESENTATIONS

1. EMS 25th Anniversary

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.

2. Minutes of the July 14, 2025, City Council meeting

3. Boards and Commissions - Appointment to fill a vacancy on Animal Shelter Advisory Committee

4. Interlocal Cooperation Agreement between the City of Grand Prairie and Grand Prairie Independent School District, governing the operation and cost-sharing of the Grand Prairie Police Department's School Resource Unit, for one year, with estimated cost recovery for the City of $2,935,000 per year and automatic one-year renewals unless either party provides written notice to terminate 90 days prior to the end of the current term (Reviewed by the Public Safety, Health, and Environment Committee on 07/14/2025)

5. Annual contract for school crossing guard services from All City Management Services, Inc., in the amount of $1,023,555 for year one, with the option to renew for two additional years ($1,054,440 for year two, and $1,089,240 for year three), totaling $3,167,235 if all renewal options are exercised (Reviewed by the Public Safety, Health, and Environment Committee on 07/14/2025)

6. Crescent Heights PID Contract with Bright Star Construction Group, LLC for road repairs on Twelve Oaks Boulevard for one year in an amount not to exceed $58,332 in Crescent Heights PID (Council District 2) Approved by the Crescent Heights PID Advisory Board on 7/15/2025

7. Peninsula PID Contract with Premier Oaks Landscape Management, LLC dba Premier Oaks Lighting for holiday decorations in the amount of $105,500 in Peninsula PID (Council Districts 4 and 6) Approved by the Peninsula PID Advisory Board on 7/10/2025

8. Peninsula PID Contract with Bright Star Construction Group, LLC for installation of fence on Day Miar Road for one year in the amount of $289,910.14 in Peninsula PID (Council Districts 4 and 6) Approved by the Peninsula PID Advisory Board on 7/10/2025

9. Peninsula PID Contract with Lake Management Services, LP for Installation of ShoreSOX Erosion Control around Pond 7 for one year in the amount of $163,900 in Peninsula PID (Council Districts 4 and 6) Approved by the Peninsula PID Advisory Board on 7/10/2025

10. Ordinance Amending Ordinance No. 11603-2024 for the FY 2024/2025 Capital Improvement Project (CIP) Budget by Amending the FY 2024/2025 Airport CIP Fund Budget to Transfer and Appropriate $21,850 from the Unobligated Fund Balance in the Airport CIP Fund to the Weather Stripping Replacement Project; Cooperative Contract with Cavalry Construction Company, LLC for Replacement of Weather Stripping of Bi-fold Hangar Doors on Buildings 20S, 21S, 22S and 23S at the Grand Prairie Municipal Airport in an amount not to exceed $159,850 though a national cooperative agreement with BuyBoard (Reviewed by the Public Safety, Health and Environment Committee on 07/14/2025)

11. Authorizing the transfer of real property located at 503 W. Church Street, Grand Prairie, Dallas County, Texas from the City of Grand Prairie to the Grand Prairie Local Government Corporation for the City's Calvary Downtown Development Project for the purchase price of $0.00 plus additional appropriate closing or recording fees estimated at $100.00; and Authorizing the City Manager to execute the General Warranty Deed and any and all other documents necessary for and related to said transfer (Reviewed by the Finance & Government Committee on 08/05/2025)

ITEMS FOR INDIVIDUAL CONSIDERATION

12. Resolution Publicly Reprimanding City Councilmember Miguel "Mike" Del Bosque

13. Public Hearing and Ordinance abandoning a 1.701 acres (74,107 square foot) portion of platted street right-of-way and two supporting easements located on a portion of 4226 E. Main Street (also known or identified as 4138, 4150, 4200 E. Main Street) and authorizing the City Manager or his designee, to execute a Quitclaim Deed transferring said abandoned right-of-way and related easements to IG Grand Prairie, LLC (Reviewed by the City Council Development Committee on 07/09/2025)

14. Final Reading of Ordinance Adopting the Annexation of Certain Territory Located in the Extraterritorial Jurisdiction of the City of Grand Prairie, Texas, to Wit: Being Five Tracts Totaling Approximately 718.154 Acres of Land in Ellis County, Texas and Being More Particularly Described and Graphically Depicted in Exhibit "A", Generally Located North of U.S. Highway 287 Including a 558.2 Acre Tract of Land Situated in the R.R. Melton Survey, Abstract No. 1276, C.L. Dodson Survey, Abstract No. 292, R. Zeibig Survey, Abstract No. 1272, J.M Pearson Survey, Abstract No. 1268, W.W. Pearson Survey, Abstract No. 1267, S.A. & M.G. RR Co Survey, Abstract No. 1056, G.G. Alford Survey, Abstract No. 23, W.M. Pearson Survey, Abstract No. 880, a 56.26 Acre Tract of Land Situated in the J. Thompson Survey, Abstract No. 1086, and the J. Jones Survey, Abstract No. 583, a 59.21 Acre Tract out of the S.A. & M.G.R.R. Co Survey, Abstract No. 1056, a 23.74 Acre Tract situated in the D. Morgan Survey, Abstract No. 1224 and the J. Jones Survey, Abstract No. 583, a 22.16 Acre Tract Situated in the J. Jones Survey, Abstract No. 583, 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

15. First Reading of an Ordinance Adopting the Annexation of Certain Territory in the Extra-Territorial Jurisdiction of the City of Grand Prairie, Texas, To Wit: Approximately 48.06 acres of land in Johnson County, Texas and Being More Particularly Described and Graphically Depicted as Tracts 1, 2, and 3 in Exhibit "A", Generally Located West of the Johnson County and Ellis County Border, South of Mansfield, and Including Portions of the Allen Larrison Survey, Abstract No. 497 and Part of the Tract of Land which was Described in Special Warranty Deed to PRA Prairie Ridge, LP Recorded in Book 3500, Page 964 of the Official Records of Johnson 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

16. Public Hearing Concerning a Proposed Strategic Partnership Agreement between the City of Grand Prairie and the Ellis County Fresh Water Supply District No. 1

17. Grand Prairie Sports Facilities Development Corporation Board of Directors Appointments

PLANNING AND ZONING ITEMS TO BE TABLED

18. CPA-25-05-0010 – Comprehensive Plan Amendment – Echelon Grand Prairie (City Council District 2). Comprehensive Plan Amendment to change the Future Land Use Map (FLUM) designation from Open Space/Drainage to High Density Residential on approximately 8.34 acres. A portion of Tract 1.3 of Abstract No. 126 and Abstract No. 1699 and a portion of Tract 1, W. H. Beeman Survey, Abstract No. 126, City of Grand Prairie, Dallas County, Texas, zoned PD-288 and PD-29, within the SH 161 and IH 20 Corridor Overlay Districts, and addressed as 13 Sara Jane Pkwy and 2000 IH 20 (On June 9, 2025, the Planning and Zoning Commission recommended approval by a vote of 8-0)

19. ZON-25-04-0018 - Zoning Change/Concept Plan - Echelon Grand Prairie (City Council District 2). Zoning Change from PD-288 for Multi-Family and PD-29 for Special Complex including apartments to a Planned Development District for Multi-Family Use and a Concept Plan for a multi-family development on 31.065 acres. Tract 2.4 of C D Ball Survey, Abstract No. 1699, a portion of Tract 1.3 of Abstract No. 126 and Abstract No. 1699, and a portion of Tract 1, W H Beeman Survey, Abstract No. 126, City of Grand Prairie, Dallas County, Texas, zoned PD-288 and PD-29, within the SH 161 and IH 20 Corridor Overlay Districts, and addressed as 13 Sara Jane Pkwy, 24 Crossland Pkwy, and 2000 IH 20 (On June 9, 2025, the Planning and Zoning Commission recommended approval with conditions by a vote of 8-0)

PLANNING AND ZONING FOR INDIVIDUAL CONSIDERATION

20. STP-24-08-0036 - Site Plan Amendment - 161 Townhomes (City Council District 1). Site Plan Amendment to revise building elevations for 40 townhomes on 4.392 acres. Lots 1-30 and Lots 1X-5X, Block A, 161 Townhomes Addition, City of Grand Prairie, Dallas County, Texas zoned PD-398, within the SH 161 Corridor Overlay District, and addressed as 1400 & 1420 Robinson Rd, 1401-1420 Sultan Dr, and 1400-1424 Monarch Dr (On July 14, 2025, the Planning and Zoning Commission recommended approval by a vote of 8-0)

21. STP-25-05-0016 - Site Plan - Duncan Perry Industrial (City Council 1 and 5). Site Plan for one industrial warehouse on 13.88 acres. Tract 1 out of the P. H. Ford Survey, Abstract No. 544, and Tract 1 out of the P. H. Ford Survey, Abstract No. 1713, City of Grand Prairie, Dallas and Tarrant Counties, Texas, zoned PD-461, partially within the SH 161 Corridor Overlay District, and addressed as 1200 Duncan Perry Rd and 2401 W Tarrant Rd (On July 14, 2025, the Planning and Zoning Commission recommended approval with conditions by a vote of 8-0)

PUBLIC HEARING ZONING APPLICATIONS

22. CPA-25-06-0013 – Comprehensive Plan Amendment – Lakesong Medium Residential (City Council District 6). Comprehensive Plan Amendment to change the Future Land Use Map (FLUM) designation from Low Density Residential and Open Space/Drainage to Medium Density Residential on 719 acres. Multiple tracts of land out of the D. Morgan Survey, Abstract No. 1224, J. Jones Survey, Abstract No. 583, S.A. & M.G.R.R. Co. Survey, Abstract No. 1056, J. Thompson Survey, Abstract No. 1086, R.R. Melton Survey, Abstract No. 1276, C.L. Dodson Survey, Abstract No. 292, R. Zeibig Survey, Abstract No. 1272, J.M. Pearson Survey, Abstract No. 1268, W.W. Pearson Survey, Abstract No. 1267, G.G. Alford Survey, Abstract No. 23, W.M. Pearson Survey, Abstract No. 880, City of Grand Prairie and City of Grand Prairie Extraterritorial Jurisdiction, Ellis County, Texas, Parcel Numbers 234939, 204765, 191456,

308076, and 192962 (On June 23, 2025, the Planning and Zoning Commission recommended approval by a vote of 7-0)

23. ZON-25-05-0019 - Zoning Change/Concept Plan - Lakesong (City Council District 6). Zoning Change from Agriculture (A) and PD-460 to a Planned Development District for Medium Residential including Single Family-Townhome (SF-T), Single Family Zero Lot Line (SF-Z), and Single Family-Six (SF-6), Mixed Use, Urban Residential, Estate Residential, and Open Space on 1,920.04 acres. Multiple tracts of land out of the J. Jones Survey, Abstract No. 292, C.L. Dodson Survey, Abstract No. 1056, S.A. & M.G. RR Co Survey, Abstract No. 341, Jos Stewart Survey, Abstract No. 961, D. Morgan Survey, Abstract No. 1224, J. Jones Survey, Abstract No. 583, J. Thompson Survey, Abstract No. 1086, R. R. Melton Survey, Abstract No. 1276, C.L. Dodson Survey, Abstract No. 292, R. Zeibig Survey, Abstract No. 1272, J.M. Pearson Survey, Abstract No. 1268, W.W. Pearson Survey, Abstract No. 1267, S.A. & M.G. RR Co Survey, Abstract 1056, G.G. Alford Survey, Abstract No. 23, W.M. Pearson Survey, Abstract No. 880, J H Ellis Survey, Abstract No. 341, MEP & P RR Co Survey, Abstract No. 761, City of Grand Prairie and Grand Prairie Extraterritorial Jurisdiction, Ellis County, Texas, Parcel IDs 303397, 297164, 294715, 234939, 204765, 308076, 192962, 191456, 294665, 302452, 303384, and portions of Parcel IDs 294666, 188238, and 204235 generally located north of HWY 287 and east of FM 661 (On June 23, 2025, the Planning and Zoning Commission recommended approval by a vote of 7-0)

24. CPA-25-06-0012 - Comprehensive Plan Update – 310 SW 3rd St (City Council District 5). Amendment to change the Future Land Use Map designation from Medium Density Residential to Commercial/Retail/Office on 2.37 acres. Tract 60, McKinney & Williams Survey, Abstract No. 1003, and Tracts 14, 15, and 16, James G. Stevens Survey, Abstract No. 1674, City of Grand Prairie, Dallas County, Texas, zoned MF-1, and addressed as 310 SW 3rd Street (On July 14, 2025, the Planning and Zoning Commission recommended approval by a vote of 8-0)

25. ZON-25-06-0021 - Zoning Change – 310 SW 3rd St. (City Council District 5). Zoning Change from Multi-Family One (MF-1) to General Retail (GR) on 2.37 acres. Tract 60, McKinney & Williams Survey, Abstract No. 1003, and Tracts 14, 15, and 16, James G. Stevens Survey, Abstract No. 1674, City of Grand Prairie, Dallas County, Texas, zoned MF-1, and addressed as 310 SW 3rd Street (On July 14, 2025, the Planning and Zoning Commission recommended approval by a vote of 8-0)

26. SUP-25-05-0018 - Specific Use Permit – 3322 S Gilbert Rd (City Council District 1). Specific Use Permit for Heavy Truck Repair and Outside Storage at 3322 S Gilbert Rd, Tract 7, John C. Read Survey, Abstract No. 1183, City of Grand Prairie, Dallas County, Texas, zoned Light Industrial (LI), and addressed as 3322 S Gilbert Rd (On July 14, 2025, the Planning and Zoning Commission recommended approval with conditions by a vote of 8-0)

27. SUP-25-03-0015 - Specific Use Permit/Site Plan - Midtown Pickleball and Retail (City Council District 2). Specific Use Permit and Site Plan for Amusement Services (Indoor), a restaurant with a drive-through, and a multi-tenant building within Midtown Development on 8.083 acres. Lot 7, Block 1, Slink Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-397, within the SH 161 Corridor Overlay District and tentatively addressed as 3505 S Hwy 161 (On

July 14, 2025, the Planning and Zoning Commission recommended approval with conditions by a vote of 8-0)

CITIZEN COMMENTS

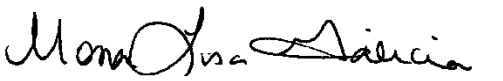
Citizens may speak during Citizen Comments for up to five minutes on any item not on the agenda by completing and submitting a speaker card. The views expressed during Citizen Comments are the views of the speaker, and not the City of Grand Prairie or City Council. Council Members are not able to respond 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 July 31, 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.