CITY OF GRAND PRAIRIE

City Hall
300 W. Main Street
Grand Prairie, Texas

Meeting Agenda

City Council Meeting

Tuesday, February 06, 2024 **4:30 PM** **City Hall - Briefing Room**

The meeting will be held at City Hall, 300 W. Main St, Grand Prairie, Texas, and the Mayor or presiding member will be physically present. Council members may be participating remotely via video conference.

CALL TO ORDER

STAFF PRESENTATIONS

1. Prairie Lights 2023 Recap
2. Diversity Program Update
3. Council Business Expense Pay

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 Pastor Emmanuel Kumah of Dallas-Ft. Worth Ghanaian 7th Day Adventist Church.

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

PRESENTATIONS

4. Recognition of Nimo's Training Gym and Faith Over Fear Boxing Team for 2023 USA Boxing National Championship Accomplishments

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.

5. Minutes of the January 23, 2024, City Council Meeting

6. Lake Parks PID Contract with Cardinal Strategies for drainage and erosion repairs at the pond by La Salle Trail for one year in the amount of $87,897.02 in Lake Parks PID (Council Districts 4 and 6) (Approved by the Lake Parks PID Advisory Board on 11/30/2023)

7. Annual Contracts for Concrete Paving with Santos Construction, Inc. as primary, McMahon Contracting & Construction, LLC as secondary, and New Star Grading & Paving Company as tertiary for up to $28,000,000 each with the option to renew for four additional one-year periods totaling $140,000,000 if all extensions are exercised; approval for use of unbudgeted funds must come back to City Council for approval (Reviewed by City Council Development Committee on 01/23/2024)

8. Change Order #1 with Holt Cat, Ltd. in the amount of $617,820.16 for phase 2 installation and connection of the generator for the Dorchester Levee Pump Station, bringing the total project cost plus contingency to $1,411,494.99 (Reviewed by the City Council Development Committee on 01/23/2024)

9. Contract for the rehabilitation of three (3) manholes, which includes materials from Southern Trenchless Solutions, LLC., in the total amount of $77,335 through a cooperative agreement with BuyBoard (Reviewed by the City Council Development Committee on 01/23/2024)

10. Professional Engineering Services contract with Criado and Associates for the Cottonwood Creek Floodplain Management Study Project, in the total amount of $106,540.00 (Reviewed by the City Council Development Committee on 01/23/2024)

11. Ratification of a construction contract with North Texas Contracting, Inc., for an emergency water repair on Robinson Rd, north of Fish Creek south of Interstate 20 in the total amount of $171,314.00 (Reviewed by the City Council Development Committee on 01/23/2024)

12. Development Agreement Amendment with PRA Prairie Ridge, L.P., Ellis County Fresh Water Supply District No. 1, Johnson County Fresh Water Supply District No 2., Soapbox Partners L.P., Prairie Ridge Capital Corp, Prairie Ridge North L.P., and Prairie Ridge Mountain Creek L.P. to amend certain design and dimensional standards for Phases 8 and 9 of the Prairie Ridge Development (Reviewed by the City Council Development Committee on 1/23/2024)

13. Authorize Payment of $118,623.25 to McGriff Insurance Services, Inc. for Renewal of the City's Cyber Liability Policy With Underwriters at Lloyd's of London for the Period of February 4, 2024, Through February 4, 2025 (Reviewed by the Finance and Government Committee on 02/06/2024)

14. Contract amendment 01 for Main Street Fest vendor sourcing and management from B-Weiss Entertainment Group LLC for an amount not to exceed $250,000 through a Master Interlocal Agreement with City of Lewisville, Texas (Reviewed by Finance & Government Committee on 02/06/2024)

15. Ordinance allocating the bid to Z Constructors in the amount of $1,515,268.00 for the completion of the Densman Health Clinic Interior Renovations as part of the CBDG-CV Program (Reviewed by the City Council on 11/01/2022)

16. Ordinance Calling a General Election to Elect City Council Member District Five, City Council Member District Six and City Council Member Place 8 At Large

17. Ordinance authorizing City Manager to execute Quitclaim deed for the abandonment of a platted Drainage and Utility Easement of 1.045 Acres for $250.00, located at 2404 W Interstate Highway 20/2300 S. Forum Drive, Tarrant County, to D.R. Horton-Texas Ltd (Reviewed by the City Council Development Committee on 01/23/2024)

18. Ordinance authorizing City Manager to execute Quitclaim deed for the abandonment of a platted Water Line Easement of 0.275 Acres for $250.00, located at 2404 W Interstate Highway 20/2300 S. Forum Drive, Tarrant County, to D.R. Horton-Texas Ltd (Reviewed by the City Council Development Committee on 01/23/2024)

19. Ordinance authorizing City Manager to execute Quitclaim deed for the abandonment of a platted Sewer Line Easement of 0.787 Acres for $250.00, located at 2404 W Interstate Highway 20/2300 S. Forum Drive, Tarrant County, to D.R. Horton-Texas Ltd (Reviewed by the City Council Development Committee on 01/23/2024)

ITEMS FOR INDIVIDUAL CONSIDERATION

20. Increase City Council Business Expense to $2,000 per month per Councilmember

PLANNING AND ZONING ITEMS TO BE TABLED

21. CPA-23-10-0019 - Comprehensive Plan Amendment - Mayfield & Robinson (City Council District 2). A Comprehensive Plan Amendment to change the Future Land Use Map from Commercial, Retail, Office to High Density Residential on 10 acres. A portion of Tract 2.2, William Reed Survey, Abstract No. 1193, City of Grand Prairie, Dallas County, Texas, zoned PD-294, within the SH 161 Corridor Overlay District, and addressed as 1015 Ikea Place (On November 13, 2023, the Planning and Zoning Commission recommended approval by a vote of 6-2)

22. ZON-23-09-0033 - Zoning Change/Concept Plan - Mayfield & Robinson (City Council District 2). Zoning Change from PD-294 for General Retail to a Planned Development District for General Retail and Multi-Family Three and a Concept Plan depicting a 120,000 sq. ft. membership-only retail store with six fuel pumps, a 64,000 sq. ft. sporting goods store, a three-story hotel with 115 rooms, and a multi-family development with 350 units. A portion of Tract 2.2, William Reed Survey, Abstract No. 1193, Lot 2, Block 1, Mayfield Road Retail 1, and a portion of Lot 1, Block 1, Mayfield Road Retail 1, City of Grand Prairie, Dallas County, Texas, zoned PD-294, within the SH 161 Corridor Overlay District, and addressed as 965 Mayfield Rd

and 1015 Ikea Place (On November 13, 2023, the Planning and Zoning Commission recommended approval by a vote of 6-2)

23. VCC-23-10-0006 - Unified Signage Plan - Robinson and Mayfield (City Council District 2). Unified Signage Plan for a commercial and multi-family development within the SH 161 Corridor. Lots 1 and 2, Block 1, Mayfield Road Retail 1 Addition and Tract 2.2, William Reed Survey, Abstract No. 1193, City of Grand Prairie, Dallas County, Texas, zoned PD-294, within the SH 161 Corridor Overlay District, and addressed as 965 Mayfield Rd, 1000 Ikea Way, and 3600 Robinson Rd (On November 13, 2023, the Planning and Zoning Commission recommended approval by a vote of 7-1)

24. SUP-23-06-0020 – Specific Use Permit/Site Plan – Foundry Hotels at 3511 S Hwy 161 (City Council District 2). Specific Use Permit and Site Plan for Two Hotels with a total of 229 rooms on 5.0 acres. A portion of Lot 6, Block 1, Slink Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-397, within the SH-161 & IH-20 Corridor Overlay Districts, with an approximate address of 3511 S Hwy 161

PUBLIC HEARING ZONING APPLICATIONS

25. CPA-23-11-0027 - Comprehensive Plan Amendment - 321 NW 15th St (City Council District 5). Amendment to the Future Land Use Map to change the designation from Commercial/Retail/Office to Low Density Residential on 0.14 acres. Lots 1 & 2, Block 14, Dalworth Park Addition, City of Grand Prairie, Dallas County, zoned General Retail (GR) District, and addressed as 321 NW 15th St (On January 08, 2024, the Planning and Zoning Commission recommended approved by a vote of 9-0)

26. ZON-23-11-0040 - Zoning Change – 321 NW 15th St (City Council District 5). Zone Change from General Retail (GR) District to Single Family-Six (SF-6) Residential District on 0.14 acres. Lots 1 & 2, Block 14, Dalworth Park Addition, City of Grand Prairie, Dallas County, zoned General Retail (GR) District, and addressed as 321 NW 15th Street (On January 08, 2024, the Planning and Zoning Commission recommended approval by a vote of 9-0)

27. ZON-23-11-0043 - Zoning Change – 2033 Galveston St (City Council District 1). Zoning Change from Planned Development-146 (PD-146) to Single Family-Six (SF-6) on 0.25 acres. A portion of Lot 9 and Lot 10, Block 101, Dalworth Park Addition, City of Grand Prairie, Dallas County, Texas, zoned Planned Development-146 (PD-146) District, within the SH 161 Corridor Overlay District, and addressed as 2033 Galveston Street (On January 8, 2024, the Planning and Zoning Commission recommended approval by a vote of 9-0)

28. SUP-23-12-0049 - Specific Use Permit - Aqua Special Event Center (City Council District 1). Specific Use Permit request for a Special Event Center in an existing commercial lease space in Asia Times Square on 12.47 acres. Lot 2A, Sam's Properties Addition, City of Grand Prairie, Tarrant County, Texas, zoned Light Industrial (LI) and addressed as 2625 W Pioneer Parkway (On January 22, 2024, the Planning and Zoning Commission recommended approval by a vote of 8-0)

29. ZON-23-11-0044 - Zoning Change/Concept Plan - Lakesong Development (City Council District 6). Zone Change from Agricultural (A) to Planned Development (PD) for detached single-family dwellings, townhomes, and mixed-use development on 155 acres. The property is generally south of Seeton Road, East of FM 661, North of 287, and North of Kimble Road, Ellis County, Texas (Parcel IDs 190594, 190594 & 294666) (On January 22, 2024, The Planning and Zoning Commission recommend approval by a vote of 8-0)

CITIZEN COMMENTS

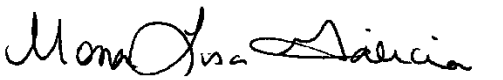
Citizens may speak during Citizen Comments for up to five minutes on any item not on the agenda by completing and submitting a speaker card. The views expressed during Citizen Comments are the views of the speaker, and not the City of Grand Prairie or City Council. Council Members are not able to respond 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 February 2, 2024.



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.