CITY OF GRAND PRAIRIE

City Hall
300 W. Main Street
Grand Prairie, Texas

Meeting Agenda

City Council Meeting

Tuesday, March 18, 2025 **4:30 PM** **City Hall - Briefing Room**

CALL TO ORDER

STAFF PRESENTATIONS

1. Introduction of Oncor representative, Shawn Reddie

2. Epic Waters Master Plan and Related Expansion Projects (Reviewed by the Finance and Government Committee on 03/04/2025)

3. Update on Disparity Study

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" - 4702 E. Main Street; Code of Ordinances Chapter 26 Article 2 & 3, Water / Wastewater Rates
(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 Joseph Kuye of House on the Rock Church.

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

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.

4. Minutes of the March 4, 2025, City Council Meeting

5. Authorize Agreements with Tarrant County Elections Department, Dallas County Elections Department and Ellis County Elections Department to conduct the May 3, 2025, Joint General and Special Elections and subsequent Runoff Election, if necessary; authorize any future contingency transfers as needed to fund the contracts, up to $134,000

6. Amendment to the City Council Meeting Schedule

7. Annual contract with Midwest Rides, Inc. for one year with the option to renew for four additional one-year periods for carnival rides, games, and food booths at the Main Street Fest. The City will receive a 33.33% commission on all sales per the contract (Reviewed by the Finance & Government Committee on 03/04/2025)

8. Annual contract with Investigation Discovery Services, LLC for pre-employment background investigation services in an amount not to exceed $25,000 annually. The contract will be for an initial term of one year with the option to renew for four additional one-year terms totaling up to $125,000 if all renewal options are exercised (Reviewed by the Finance and Government Committee on 03/04/2025)

9. Contract with Ponder Company Inc., for basketball court floor replacement at EPIC Recreation Center through a cooperative with Buyboard in the amount of $140,666.00 with a contingency of $25,000 for a total of $165,666 (Reviewed by the Finance and Government Committee on 03/04/2025)

10. Annual contract with Assembly Unlimited, Inc. for fitness equipment repairs and maintenance. The contract will be for one year in an amount not to exceed $36,976 with the option to renew for four additional one-year periods for a total amount not to exceed $184,880 if all extensions are exercised (Reviewed by the Finance and Government Committee on 03/04/2025)

11. Country Club Park PID Contracts with Flock Safety for License Plate Readers to Extend the Term of the Original Agreement for One Year (12/21/24 to 12/20/25) for $28,000 and Contract for New Cameras for one year from installation at Three Additional Locations at an Additional cost of $18,150 Including Installation for a Total Expenditure of $74,150 (Council District 2) Approved by the Country Club Park PID Advisory Board on 8/28/2023

12. Ordinance Amending the FY 2024/2025 Operating Budget (Reviewed by the Finance and Government Committee on 03/04/2025)

13. Ordinance Amending the FY 2024/2025 CIP Budget (Reviewed by the Finance and Government Committee on 03/04/2025)

14. Ordinance Amending Sections 13-501. 13-507, 13-509, and 13-510 of Chapter 13, Article XIX "Gas Drilling and Production" of the Grand Prairie Code of Ordinances to Modify Regulations for Data Campuses; Providing a Savings Clause and a Severability Clause; Providing an

Effective Date (Reviewed by the Public Safety, Health, and Environment Committee on 03/17/2025)

ITEMS FOR INDIVIDUAL CONSIDERATION

PLANNING AND ZONING FOR INDIVIDUAL CONSIDERATION

15. STP-25-01-0003 – Site Plan – Wildlife Pickleball (City Council District 1). Site Plan for six pickleball courts, a restroom building, and associated parking to serve as the open space requirement for the Wildlife Commerce Park industrial development. Lot 3, Block 7, Wildlife Commerce Park, City of Grand Prairie, Dallas County, Texas, zoned PD-217C, within the SH 161 Corridor Overlay District, and addressed as 705 W Wildlife Pkwy (On February 24, 2025, the Planning and Zoning Commission recommended approval by a vote of 7-0)

16. STP-22-08-0040 - Site Plan - MDM Townhomes (City Council District 2). Site Plan for a single-family townhome development with 36 units on 3.145 acres. Saint Louis Townhomes Addition, City of Grand Prairie, Tarrant County, Texas, zoned PD-37 district, within the SH-161 Corridor District, and generally located on the east side of SH 360, approximately 120 ft. north of Atrium Dr (On February 10, 2025, the Planning and Zoning Commission recommended approval with conditions by a vote of 9-0)

PUBLIC HEARING ZONING APPLICATIONS

17. CPA-25-02-0004 - Comprehensive Plan Amendment - Duncan Perry Industrial (City Council District 1 and 5). Comprehensive Plan Amendment to change the Future Land Use Map designation from Mixed Use to Light Industrial 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-312, partially within the SH 161 Corridor Overlay District, and addressed as 1200 Duncan Perry Rd and 2401 W Tarrant Rd (On February 24, 2025, the Planning and Zoning Commission recommended approval by a vote of 7-0)

18. ZON-25-01-0002 - Zoning Change/Concept Plan - Duncan Perry Industrial (City Council District 1 and 5). Zoning Change from PD-312 for Commercial to a Planned Development District for Light Industrial and a Concept Plan depicting a 103,328 sq. ft. office/warehouse building 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-312, partially within the SH 161 Corridor Overlay District, and addressed as 1200 Duncan Perry Rd and 2401 W Tarrant Rd (On February 24, 2025, the Planning and Zoning Commission recommended approval with conditions by a vote of 7-0)

19. CPA-24-07-0010 - Comprehensive Plan Amendment - Flex Industrial at 3433 Hardrock Rd (City Council District 1). Comprehensive Plan Amendment to change the Future Land Use Map from High Density Residential to Light Industrial on 15.94 acres. Tracts 47, 47.1, 47.2 and 47.3 out of John C Read Survey, Abstract No. 1183, City of Grand Prairie, Dallas County, Texas, zoned PD-389, within the SH 161 Corridor Overlay District, with an approximate

address of 3433 Hardrock Rd (On February 24, 2025, the Planning and Zoning Commission recommended approval by a vote of 7-0)

20. ZON-24-07-0019 - Zoning Change/Concept Plan - Flex Industrial at 3433 Hardrock Rd (City Council District 1). Zoning Change from Planned Development for multi-family use to Planned Development for Light Industrial use and Concept Plans for Office/Warehouse development on 15.94 acres. Tracts 47, 47.1, 47.2 and 47.3, out of John C Read Survey, Abstract No. 1183, City of Grand Prairie, Dallas County, Texas, zoned PD-389, within the SH 161 Corridor Overlay District, with an approximate address of 3433 Hardrock Rd (On February 24, 2025, the Planning and Zoning Commission recommended approval with conditions by a vote of 7-0)

CITIZEN COMMENTS

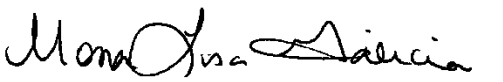
Citizens may speak during Citizen Comments for up to five minutes on any item not on the agenda by completing and submitting a speaker card. The views expressed during Citizen Comments are the views of the speaker, and not the City of Grand Prairie or City Council. Council Members are not able to respond 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 March 14, 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.