CITY OF GRAND PRAIRIE

City Hall
300 W. Main Street
Grand Prairie, Texas

Meeting Agenda

City Council Meeting

Tuesday, November 04, 2025 **4:30 PM** **City Hall - Briefing Room**

CALL TO ORDER

STAFF PRESENTATIONS

1. Public Comments During Opening Meetings
2. 2026 Proposed City Council Meeting Schedule
3. Prairie Lights Updates

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 Vickie Cheek of Calvary Family Worship.

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

PRESENTATIONS

4. Letter of Recognition of Nu Pi Lambda Day

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 August 18, 2025, Special City Council Meeting and the October 14, 2025, City Council meeting

6. Boards and Commissions – Appointment to fill a vacancy on the Animal Shelter Advisory Committee

7. Westchester PID Change Order/Amendment No. 1 with Site Landscape Development for Tree Services (Pruning along Westchester Parkway, Dechman, Newberry, Bardin, Morningside, and Polo) in the amount of $179,301.84, for a one year term (Council Districts 2 and 6) Approved by the Westchester PID Advisory Board on 7/29/2025

8. Authorize and confirm the dedication of a 1,644 square foot Drainage Easement located on a portion of Lot 1, Big Cedar Ranch Addition in the W. H. Beeman Survey, Abstract No. 126, commonly known address of 4333 Matthew Road, Grand Prairie, Dallas County, Texas from Terry J. Wright and Nancy M. Wright to the City of Grand Prairie for anticipated recording costs of the easement and its supporting easement up to $100.00 for a total cost of $100.00; Authorize the City Manager to execute any and all legal instruments necessary for the same (Reviewed by the City Council Development Committee on 10/27/2025)

9. Change Order #3 to Construction Services Contract with Gra-Tex Utilities, Inc. for the Carrier Parkway Wastewater Median Improvements Project in the amount of $179,383.00 for Additional Streetlight Support Improvements, bringing the total contract amount to $2,364,139.50 (Reviewed by the City Council Development Committee on 10/27/2025)

10. Approval of an Access Agreement with TEP Barnett USA, LLC to allow for 5,800 linear feet of temporary surface laid water lines to supply water to the Barnes Carpo gas well pad site (Reviewed by the City Council Development Committee on 10/27/2025)

11. Award bid for the completion of one residential reconstruction project as part of the HOME Reconstruction Program to Symone Construction Services, in the amount of $174,378.00 (Reviewed by the Finance and Government Committee on 10/28/2025)

12. Contract with Thatch Engineering, LLC for the purchase and installation of two hot water heaters and two boilers for the Summit through a national interlocal cooperative agreement with The Interlocal Purchasing System (TIPS) in the amount of $493,088.12 (Reviewed by the Finance and Government Committee on 10/28/2025)

13. Construction contract with RLM Earthco for Turner Park Phase II construction in the amount of $2,563,336.71; include a 3% contingency in the amount of $76,900.10 for a total construction cost of $2,640,236.81; and allocate $124,851.08 from the Tree Preservation Fund for the purchase and installation of 39 trees (Reviewed by the Finance and Government Committee on 10/28/2025)

14. Annual contract with Josh Barnett Productions, Inc., for design and construction of Prairie Lights displays for up to $600,000 annually plus a 48% revenue share to vendor on ticket sales

after initial spend has been recovered. Contract shall be for one year with the option to renew for nine additional one-year terms totaling $6,000,000.00 if all extensions are renewed (Reviewed by the Finance & Government Committee on 10/28/2025)

15. Contract for the demolition and replacement of the swimming pool filtration system at the Bowles Pool from Sunbelt Pools Inc., in an amount of $119,398.40 through BuyBoard contract and include a 3% contingency in the amount of $3,581.95 for a total amount of $122,980.35 (Reviewed by the Finance and Government Committee on 10/28/25)

16. Professional Services Contract with Westwood Professional Services, Inc. for traffic signal design at the intersection of Post and Paddock Road and Paddock Way Drive in an amount not to exceed $108,000.00 (Reviewed by Finance and Government Committee on 10/28/2025)

17. Construction Contract Amendment No. 1 with Fransen-Pittman Construction Co., Inc. accepting the Guaranteed Maximum Price (GMP) for the City Hall Campus Performance Stage Project in the amount of $5,554,239.00; Authorizing an owner-controlled construction contingency in the amount of $276,796.36; Authorizing an owner-controlled supplemental audio/visual allowance of $215,000.00; owner-controlled furniture, fixtures and equipment (FF&E) allowance of $25,000.00, and an Oncor franchise utility allowance of $10,000.00 for a total funding request of $6,081,035.36 (Reviewed by the Finance & Government Committee on 10/28/2025)

18. Change Order # 2 in the amount of $205,051.63 for the addition of Motorola Managed Services and Microwave Support for Fire Station 11 New Radio Site (RF Subsite) to the Annual contract with Motorola Solutions for a total cost of $6,342,642.85 (Reviewed by the Finance and Government Committee on 10/28/2025)
19. Resolution Nominating Modine Manufacturing Company for Texas Enterprise Zone Project Designation under the Texas Enterprise Program, administered by the Office of the Governor Economic Development and Tourism through the Economic Development Bank. The Texas Enterprise Zone Program is a state sales and use tax refund program designed to encourage private investment and job creation

20. Resolution Adopting the Fiscal Year 2026 Internal Audit Work Plan (Reviewed by the Finance and Government Committee on 10/28/2025)

21. Resolution Adopting the Debt Disclosure Policy and Designating the Director of Management Services as the City's Disclosure Working Group (DWG) Chair (Reviewed by the Finance and Government Committee on 10/28/2025)

22. Ordinance Amending the FY 2025/2026 Operating Budget (Reviewed by the Finance and Government Committee on 10/28/2025)

23. Ordinance abandoning two adjacent 10 ft Public Utility and Drainage Easements, totaling 0.109 acres on a portion of property replated as Lot 2577-R, Block Q, Lake Ridge Section 20, at 3248 Koscher Drive, Grand Prairie, Dallas County, Texas and authorizing the City Manager or his designee, to execute any and all related documentation necessary for said abandonment (Reviewed by the City Council Development Committee on 10/27/2025)

ITEMS FOR INDIVIDUAL CONSIDERATION

24. Ordinance amending Chapter 2, Article II, Section 2-30 and Section 2-32, of the City Code of Ordinances regarding public comments during open meetings, the rules of decorum, and the requirements for posting notice of public meetings to conform with recent changes in state law

25. Action Item Resulting from Staff Presentation: 2026 Proposed City Council Meeting Schedule

26. Resolution Casting City of Grand Prairie Votes to Elect Directors of the Tarrant Appraisal District Board, Dallas Central Appraisal District Board and Ellis Appraisal District Board for 2026

PLANNING AND ZONING FOR INDIVIDUAL CONSIDERATION

27. STP-25-08-0029 - Site Plan - Warehouse at 2478 W Main St (City Council District 1). Site Plan to construct a one-story warehouse on 1.10 acres. Lot 21R2, Block 1, Dalworth Park Addition, City of Grand Prairie, Tarrant County, Texas, zoned Light Industrial, and addressed as 2478 W Main St (On October 28, 2025, the Planning and Zoning Commission recommended approval by a vote of 7-0)

28. STP-25-08-0031 - Site Plan - Hardrock Road Redevelopment (City Council District 1). Site Plan for industrial warehouses on 16.832 acres. Multiple tracts out of the John C Read Survey, abstract No. 1183, including Tracts 1, 4, 5, 7, 8, 9, 10, 12, 13, S7A, S-7-A, City of Grand Prairie, Dallas County, Texas, zoned PD-462A, within the SH 161 Corridor Overlay District, and addressed as 3514-3560 Hardrock Rd and 4701 Rock Island Rd (On October 28,2025, the Planning and Zoning Commission recommended approval with conditions by a vote of 7-0)

PUBLIC HEARING ZONING APPLICATIONS

29. CPA-25-08-0020 - Comprehensive Plan Update – 1926 Mayfield Rd. (City Council District 2). Amendment to change the Future Land Use Map designation from Low Density Residential to Commercial/Retail/Office on 0.846 acres. A 0.846-acre tract out of J.C. Turner Survey, Abstract No. 1739 and I & G N RR Survey, Abstract No. 1625, City of Grand Prairie, Dallas County, Texas, zoned Single Family-Two (SF-2) District, within 161 Corridor Overlay District, and addressed as 1926 Mayfield Rd (On September 23, 2025, the Planning and Zoning Commission recommended approval by a vote of 7-1)

30. ZON-25-08-0027 - Zoning Change/Concept Plan - 1926 Mayfield Road (City Council District 2). Zoning Change from Single Family-Two (SF-2) to a Planned Development District with a base zoning district of Neighborhood Services (NS) for limited office and neighborhood service uses on 0.846 acres. A 0.846-acre tract out of J.C. Turner Survey, Abstract No. 1739 and I & G N RR Survey, Abstract No. 1625, City of Grand Prairie, Dallas County, Texas, zoned Single Family-Two (SF-2) District, within 161 Corridor Overlay District, and addressed as 1926 Mayfield Rd (On September 23, 2025, the Planning and Zoning Commission recommended approval with conditions by a vote of 7-1)

31. CPA-25-09-0021 - Comprehensive Plan Amendment – 402 & 406 NW 20th St. (City Council District 5). Amendment to change the Future Land Use Map designation from Commercial/Retail/Office to Low Density Residential on 0.34 acres. Lots 11 and 12, Block 169, Dalworth Park Addition, City of Grand Prairie, Dallas County, Texas, zoned General Retail (GR) District, within the SH 161 Corridor Overlay, and addressed as 402 & 406 NW 20th Street (On October 14, 2025, the Planning and Zoning Commission recommended approval by a vote of 9-0)

32. ZON-25-08-0031 - Zoning Change – 402 & 406 NW 20th St. (City Council District 5). Zoning Change from General Retail (GR) to Single Family Six (SF-6) on 0.34 acres. Lots 11 and 12, Block 169, Dalworth Park Addition, City of Grand Prairie, Dallas County, Texas, zoned General Retail (GR) District, within the SH 161 Corridor Overlay, and addressed as 402 and 406 NW 20th Street (On October 14, 2025, the Planning and Zoning Commission recommended approval by a vote of 9-0)

33. 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)

34. 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)

35. SUP-25-09-0037 - Specific Use Permit - Back Nine Golf Simulator (City Council District 4). Specific Use Permit for an Amusement Services (Indoor) facility on 0.917 acre. Lot 2R-1, Block 1, JAI Addition, City of Grand Prairie, Tarrant County, Texas, zoned PD-465, and addressed as 2800 W Camp Wisdom Rd (On October 14, 2025, the Planning and Zoning Commission recommended approval by a vote of 9-0)

36. 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)

37. SUP-25-09-0033 - Specific Use Permit Review - Smoking Lounge SUP Review (City Council District 3). Review SUP No. 1175A, a Specific Use Permit for a Smoking Lounge, for compliance with SUP conditions, and modify, renew, or revoke if deemed appropriate based upon the review. Lot 11B, Sharpston Heights No. 2, City of Grand Prairie, Dallas County,

Texas, zoned General Retail, and addressed as 2410 Brady Lane (On October 28, 2025, the Planning and Zoning Commission recommended approval by a vote of 6-1)

38. TAM-25-10-0005 - Text Amendment - An Ordinance of the City of Grand Prairie, Texas, amending portions of Article 4: Permissible Uses, Article 10: Parking and Loading Standards, and Appendix W: Residential Development Standards, of the Grand Prairie Unified Development Code (UDC) to specify that no residential use or home-based business is permitted in zoning districts that allow heavy industrial uses, to update the text of parking requirements to match previous changes made to the required parking tables, and to further clarify required amenities based on the provision of preferred parking standards; Repealing all Ordinances or Parts of Ordinances in Conflict Herewith; Containing a Savings Clause and a Severability Clause; Containing a Penalty Clause, and Establishing an Effective Date (On October 28, 2025, the Planning and Zoning Commission recommended approval by a vote of 7-0)

39. TAM-25-09-0034 – Text Amendment – Appendix S: Development Standards for Multi-family and Mixed-Use Residential Developments. An Ordinance of the City of Grand Prairie, Texas, amending the Grand Prairie Unified Development Code (UDC) by repealing and replacing Appendix S, Development Standards for Multi-family and Mixed-Use Residential Developments Subject to SB 840 enacted by the 89th Texas Legislature, codified in Chapter 218 of the Texas Local Government Code; Repealing all Ordinances or Parts of Ordinances in Conflict Herewith; Containing a Savings Clause and a Severability Clause; Containing a Penalty Clause, and Establishing an Effective Date (On October 28, 2025, the Planning and Zoning Commission recommended approval by a vote of 7-0)

40. 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)

CITIZEN COMMENTS

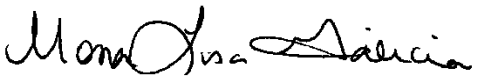
Citizens may speak during Citizen Comments for up to five minutes on any item not on the agenda by completing and submitting a speaker card. The views expressed during Citizen Comments are the views of the speaker, and not the City of Grand Prairie or City Council. Council Members are not able to respond 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 October 29, 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.