CITY OF GRAND PRAIRIE

City Hall
300 W. Main Street
Grand Prairie, Texas

Meeting Agenda

City Council Meeting

Tuesday, January 07, 2025 **4:30 PM** **City Hall - Briefing Room**

CALL TO ORDER

STAFF PRESENTATIONS

1. Golf: Venue Review

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 Monty Brinkley of the Crossing Church.

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

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 December 11, 2024, Special City Council Meeting and the December 17, 2024, City Council Meeting

3. Boards and Commissions - Member Appointment to fill the vacancy for Keep Grand Prairie Beautiful (KGPB)

4. Grand Prairie Local Government Corporation Board of Directors Removal/Appointment

5. Terminate individual Commercial Leases with Aviator Air Flight School, LLC dated April 1, 2023 et. al. to be replaced with a single new consolidated lease with the start date of December 1, 2024 and ending November 31, 2034 in accordance with memorandum of understanding between Grand Prairie Municipal Airport and Aviator Air Flight School, LLC dated April 1, 2023. The monthly rent amount will be $7,316.00. Lessee shall have the right to renew this agreement for two (2) additional ten-year terms, and authorize City Manager to execute renewal options under the same term

6. Terminate individual Commercial Lease Agreements with J&G Aviation, LLC., to be replaced with a single new consolidated lease with the start date of December 1, 2024, and ending November 30, 2034, in accordance with memorandum of understanding between Grand Prairie Municipal Airport and J&G Aviation, LLC. The monthly rent amount will be $2,587.67. Lessee shall have the right to renew this agreement for two (2) additional ten-year terms, and authorize City Manager to execute renewal options under the same term

7. Peninsula PID Contract with FirstService Residential for Management Services for one year, beginning January 1, 2025, in the amount of $52,054.76 in Peninsula PID (Council Districts 4 and 6)

8. Oak Hollow/Sheffield Village PID Contract with SPSD for landscape maintenance in the total amount of $176,601.70, including landscape maintenance $121,601.70, beautification $20,000, tree services $10,000, and irrigation system maintenance services $25,000, for a one year term (Council District 4)

9. Approval of an assignment agreement from Multatech Engineering, Inc. to Lochmueller Group, Inc. for the FY2024 Storm Drain Outfall Repair project (Reviewed by the City Council Development Committee on 12/17/2024)

10. Authorize and confirm the dedication of a Sanitary Sewer Easement and a Temporary Construction Easement located in the Pablo Mansola Survey, Abstract No. 991, commonly known address of 1802 Robinson Road, Grand Prairie, Dallas County, Texas from Grand Prairie Housing Finance Corp. to the City for anticipated closing costs of up to $3,000.00 for a total cost of $3,000.00; Authorize the City Manager to execute any and all legal instruments necessary for the same (Reviewed by the City Council Development Committee on 12/17/2024)

11. Purchase Mailing Services from Pitney Bowes, Inc. for a five (5) year term, subject to annual appropriation by City Council, for an annual amount of $18,947.04 and a total amount of $94,735.20, through a national cooperative agreement with Buyboard (Reviewed by the City Council Development Committee on 12/17/2024)

12. Authorize and confirm the purchase of Right-of-Way located on a portion of Lots 2 and 3, Block D of the Hidden Creek addition, commonly known address of 1720 Babbling Brook Drive, Grand Prairie, Tarrant County, Texas, from Henry N. Peek, III for $76,474.00, the appraised value plus the requested settlement increase of $15,750.00 for a total purchase price

of $92,224.00, plus anticipated closing costs of up to $3,500.00 for a total cost of $95,724.00; Authorize the City Manager to execute any and all legal instruments necessary for the same (Reviewed by the City Council Development Committee on 12/17/2024)

13. Purchase of Flattop and Fiberglass Reinforced Polymer (FRP) Valve Vault Replacement Services for the Lakeridge Liftstation from Southern Trenchless Solutions, LLC in an amount not to exceed $83,075.50 through a national cooperative agreement with Buyboard (Reviewed by the City Council Development Committee on 12/17/2024)

14. Purchase of Wastewater and Tap Repair Services for the Repair of Twelve (12) City Wastewater Pipe Lines from Southern Trenchless Solutions, LLC in an amount not to exceed $302,313.00 through a national cooperative agreement with Buyboard (Reviewed by the City Council Development Committee on 12/17/2024)

15. Professional engineering services contract with Alan Plummer and Associates, Inc. dba Plummer Associates, Inc. in an amount not to exceed $110,000.00 for the 2025 Annual Study for Storm Drain Outfall Rehabilitation project (Reviewed by the City Council Development Committee on 12/17/2024)

16. Professional Engineering Services Contract with Freese and Nichols, Inc. for the Design of the Small Hill Pump Station Design Project in an amount not to exceed $3,001,638.00 (Reviewed by the City Council Development Committee on 12/17/2024)

17. Change Order 1 to Contracts for Water and Wastewater Replacement Services with North Texas Contracting, Inc. (Primary vendor) and Lopez Utilities Contractor, LLC (Secondary vendor) to increase the annual contract amount by $1,000,000.00, increasing the annual contract amount to a total not to exceed $5,000,000.00 (Reviewed by the City Council Development Committee on 12/17/2024)

18. Annual Contract for Software and Maintenance Services for Electronic Water Meters with Itron, Inc. in an amount not to exceed $226,090.28 for the initial term. This contract will be for an initial one-year term with the option to renew for four additional one-year periods with price increases each year thereafter, totaling $1,330,971.40 if all extensions are exercised (Reviewed by the City Council Development Committee on 12/17/2024)

19. Annual Contract for Itron water meter hardware with Republic Meter, Inc. in an amount not to exceed $817,254.40 annually. This contract will be for an initial one-year term with the option to renew for four additional one-year periods totaling $4,086,272.00 if all extensions are exercised (Reviewed by the City Council Development Committee on 12/17/2024)

20. Professional Engineering and Architectural Design contract with Gaylen Howard Laing Architect, Inc for the City Hall Campus Performance Stage in the amount of $480,000 plus a 5% contingency in the amount of $24,000 for a total project cost of $504,000

21. Resolution for the Ellis Appraisal District Facilities Renovation

PLANNING AND ZONING FOR INDIVIDUAL CONSIDERATION

22. STP-24-07-0032 - Site Plan - Goodland Villages - Phase 1 (City Council District 6). Site Plan for a residential development with 54 Single Family Detached units and 122 Single Family

Attached units on 34.86 Acres. Portions from two parcels (Parcel IDs 190600 & 284558) out of JOS Stewart Survey, Abstract No. 961, City of Grand Prairie, Ellis County, zoned PD-455, generally located south of Prairie Ridge Blvd and west of Old Fort Worth Rd (On December 9, 2024, the Planning and Zoning Commission recommended approval with conditions by a vote of 9-0)

PUBLIC HEARING ZONING APPLICATIONS

23. ZON-24-10-0027 - Zoning Change – Dalworth Rezone (City Council District 1). Zoning Change from Office district (O) to General Retail (GR) on 0.64 acres. Tract 1D, Ford P H Survey Abstract 543, City of Grand Prairie, Tarrant County, Texas, zoned Office (O) District, and addressed as 2406 Dalworth St (On December 9, 2024, the Planning and Zoning Commission recommended approval by a vote of 9-0)

24. SUP-24-09-0039 - Specific Use Permit/Site Plan - Heavy Truck Parking at 4226 E Main (City Council District 5). SUP/Site Plan for a Heavy Truck Parking Facility on 38.0 acres. A portion of Lot 1, Block 1, and Lot 1, Block 2, Dallas Auto Auction Addition, City of Grand Prairie, Dallas County, Texas, zoned Light Industrial (LI) and Heavy Industrial (HI), with an approximate address of 4226 E Main St (On December 9, 2024, the Planning and Zoning Commission recommended approval with conditions by a vote of 9-0)

25. SUP-24-10-0045 - Specific Use Permit - Flex-N-Gate Private Fuel Station (City Council District 4). Specific Use Permit for a Private Fuel Station at an existing industrial development. Lot 1R, Block D, Bardin Road Addition, City of Grand Prairie, Dallas and Tarrant Counties, Texas, zoned PD-372, within the IH-20 Corridor Overlay District, and located at 2150 W Bardin Rd (On December 9, 2024, the Planning and Zoning Commission recommended approval by a vote of 8-1)

26. TAM-24-11-0010 - Text Amendment - Articles 1, 2, 6, 7, 12 and Appendix O. An Ordinance of the City of Grand Prairie, Texas amending the Table of Contents and various sections of Article 1, "General Provisions and Procedures," Article 2, "Authority," Article 6, "Density and Dimensional Requirements," Article 7, "Special Districts," Article 12, "Subdivision and Utilities," and Appendix O, "Hospital District" of the Grand Prairie Unified Development Code for the purpose of delegating plat approvals (with exceptions) to the Director of the Planning and Development Department and/or designee; Providing the applicant the right to appeal said decision to the Planning and Zoning Commission; Allowing the Director of the Planning and Development Department and/or designee to elect to present the plat approval to the Planning and Zoning Commission; Amending Section 12.17.3, "Lots," of Article 12, "Subdivision and Utilities" of the Unified Development Code for the purpose of allowing the Director of the Planning and Development Department and/or designee to grant an exception to the requirement that all lots face a public street if a mutual access easement is established; Repealing all Ordinances or Parts of Ordinances in Conflict Herewith; Containing a Savings Clause and a Severability Clause; and Establishing the Effective as the Date of Passage and Approval (On December 9, 2024, the Planning and Zoning Commission recommended approval by a vote of 9-0)

27. ZON-24-09-0023 - Zoning Change/Concept Plan - Cell Tower at 1355 E Seeton Rd (City Council District 6). Amendment to PD-318B to allow a Cell Tower within PD-318B with City

Council approval of a Specific Use Permit and to adopt a Concept Plan depicting the Cell Tower location. Lot 1, Block 1, CRC Mira Lagos Addition, City of Grand Prairie, Tarrant County, Texas, zoned PD-318B, within Lake Ridge Corridor Overlay, with an approximate address of 1355 E Seeton Rd (On December 9, 2024, the Planning and Zoning Commission recommended approval by a vote of 9-0)

28. SUP-24-09-0036 - Specific Use Permit - Cell Tower at 1355 E Seeton Rd (City Council District 6). Specific Use Permit for a 160-foot Cell Tower on 14.212 acres. Lot 1, Block 1, CRC Mira Lagos Addition, City of Grand Prairie, Tarrant County, Texas, zoned PD-318B, within Lake Ridge Corridor Overlay, with an approximate address of 1355 E Seeton Rd (On December 9, 2024, the Planning and Zoning Commission recommended approval by a vote of 9-0)

29. ZON-24-09-0025 - Zoning Change/Concept Plan - Polo SFA Amendment (City Council District 6). PD Amendment (PD-410A) to allow 1,600 sq. ft. Single Family Attached units on 2.909 acres. Tract 11.3, Thomas J. Tone Survey, Abstract No. 1460, City of Grand Prairie, Dallas County, Texas, zoned PD-410A and approximated addresses of 4529-4554 Harmony Ct (On November 11, 2024, the Planning and Zoning Commission recommended approval 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 January 3, 2025.

Mona Lisa Galicia

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.