CITY OF GRAND PRAIRIE

City Hall
300 W. Main Street
Grand Prairie, Texas

Meeting Agenda

City Council Meeting

Tuesday, January 09, 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

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 551.087 "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 Carl Allen of Fairview Baptist Church.

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

PRESENTATIONS

1. The Big Event for 2024

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 12, 2023, City Council Meeting

3. Board Nomination of Stacy White for appointment to the Zoning Board of Adjustments and Appeals

4. Change Order 01 with Santos Construction, Inc. in the amount of $3,477,677.50, which is a 25% increase to the original annual contract amount of $13,910,710.00 increasing the annual contract to $17,388,387.50 (Reviewed by the City Council Development Committee on 12/12/2023)

5. Peninsula PID Contract with LandCare for landscape maintenance in the total amount of $783,750, including landscape maintenance $730,750, beautification $3,000, and irrigation system maintenance services $50,000, for a one year term (Council Districts 4 and 6)

6. Forum Estates PID Contract with LandWorks for landscape maintenance in the total amount of $247,756, including landscape maintenance $122,756, beautification $100,000, and irrigation system maintenance services $25,000, for a one-year term (Council District 2)

7. Resolution appointing Members, Chairs, and Vice Chairs to Boards of Directors for two Tax Increment Financing (TIF) Zones, TIF #1 and TIF #3

8. Ordinance amending the FY 2023/2024 Fire State Supplemental Funds – Texas Ambulance Supplemental Payment Program (TASPP) Budget and FY2023/2024 Capital Improvements Projects Budget; Construction Manager at Risk (CMAR) Contract with Key Construction for construction services on the Emergency Operation Center and Fire Station #6 projects, in the additional amount of $10,982,035.00; owner-controlled construction contingency in the amount of $250,000.00; low voltage direct contracts with Siemens Industry, Inc. in the amount of $124,310.00, Cyson Technology Group in the amount of $152,833.71, and Flair Data Systems in the amount of $48,678.32; and an audio/video equipment + installation direct contract in the amount of $374,367.00 with Infinity Sound, Ltd. for a total added funding request of $11,932,224.03 (Reviewed by Public Safety, Health and Environment Committee on 01/08/2024)

ITEMS FOR INDIVIDUAL CONSIDERATION

9. Resolution confirming the appointment of Grand Prairie City Attorney, in accordance with Grand Prairie City Charter Article IV, Section 35

PLANNING AND ZONING ITEMS TO BE TABLED

10. 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

11. ZON-23-10-0039 - Zoning Change/Concept Plan - Hardrock Industrial (City Council District 1). Zoning Change/Concept Plan from PD-389 for Multi-family uses and SF-1 to a PD for Light Industrial use and a concept plan depicting a 286,800 sq. ft. Warehouse with heavy trailer parking on 16.82 acres. Multiple tracts out of John C. Read, City of Grand Prairie, Dallas County, Texas, zoned Planned Development (PD-389), within SH 161 Corridor Overlay, and

approximated addresses of 3514-3560 Hardrock Rd and 4701 Hardrock Rd (On December 11, 2023, the Planning and Zoning Commission recommended approval by a vote of 7-0)

PUBLIC HEARING ZONING APPLICATIONS

12. ZON-23-10-0035 - Zoning Change/Concept Plan - Lakeview Pointe (City Council District 6). Zoning Change from Agriculture to a Planned Development for a Single-Family Six District and a Concept Plan depicting 138 single-family detached residential homes on 37.58 acres. Being a tract out of C. L. Dodson, Abstract No. 292 and J. Lawrence Surveys, Abstract No. 616, City of Grand Prairie, Ellis County, zoned Agriculture (A), generally located east of FM 661 and approximately 1,400 feet south of Gifco Road (On December 11, 2023, the Planning and Zoning Commission recommended approval by a vote of 7-0)

13. SUP-23-10-0042 - Specific Use Permit – Car Salvaging at 3416 E Jefferson St (City Council District 5). Specific Use Permit request for a Used Car Dealership to authorize an Auto Salvage Yard use and the sale of Used Auto Parts associated with an existing Auto Salvage Yard. Tract 7 of the William C. May Survey, Abstract 891, City of Grand Prairie, Dallas County, Texas, zoned Light Industrial, and addressed as 3416 E Jefferson Street (On December 11, 2023 the Planning and Zoning Commission recommended approval by a vote of 7-0)

14. SUP-23-10-0041 – Specific Use Permit/Site Plan – Swig Drive-Through Restaurant (City Council District 2). Specific Use Permit and Site Plan for a Restaurant with a Drive-Through on 0.869 acres. Lot 3, Block A, Bush and Pioneer Centre Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-351, within the SH 161 Corridor Overlay District, and addressed as 1120 Arkansas Ln (On December 11, 2023, the Planning and Zoning Commission recommended approval by the vote of 7-0)

15. SUP-23-07-0026 – Specific Use Permit/Site Plan – Hamilton Commercial Trailer Parking (City Council District 1). SUP/Site Plan for a commercial trailer parking facility on 14.079 acres. Tract 10.4, John R. Baugh Survey, Abstract No. 137, City of Grand Prairie, Dallas County, Texas, zoned Planned Development-39 (PD-39), within SH 161 Corridor Overlay, and addressed as 2651 Hardrock Road (On December 11, 2023, the Planning and Zoning Commission recommended approval by a vote of 7-0)

16. CPA-23-07-0014 - Comprehensive Plan Amendment - Zeal at Lakeview (City Council District 6). Comprehensive Plan Amendment to change the Future Land Use Map from Low Density Residential to Medium Density Residential on 26.476 acres. Being a tract out of the J. Lawrence Survey, Abstract No. 161, City of Grand Prairie, Ellis County, Texas, zoned Agriculture (A), generally located on west side of FM 661, approximately 1500 feet south of Lakeview Drive (On October 9, 2023, the Planning and Zoning Commission recommended denial by a vote of 6-1)

17. ZON-23-07-0028 - Zoning Change/Concept Plan - Zeal at Lakeview (City Council District 6). Zoning Change from Agriculture (A) to a Planned Development with a base zoning district of Single-Family Townhome and a Concept Plan for a Hybrid Housing (Build-to-Rent) Development with 205 units on 26.476 acres. Being a tract out of the J. Lawrence Survey Abstract No. 161, City of Grand Prairie, Ellis County, Texas, zoned Agriculture (A), generally

located on west side of FM 661, approximately 1,500 feet south of Lakeview Drive (On October 9, 2023, the Planning and Zoning Commission recommended denial by a vote of 6-1)

18. CPA-23-08-0017 - Comprehensive Plan Amendment – 4610 S Great Southwest Pkwy (City Council District 4). Comprehensive Plan Amendment to change the Future Land Use Map from Open Space/Drainage to High Density Residential on 31.85 acres. Tract 1D, Memucan Hunt Survey, Abstract No. 758, Tract 1, Samuel T. Brown Survey, Abstract No. 84, and Tract 13, Samuel T. Brown Survey, Abstract No. 1689, City of Grand Prairie, Dallas and Tarrant Counties, zoned PD-49, within Lake Ridge Corridor Overlay, with an approximate address of 4610 S Great Southwest Pkwy (On November 13, 2023, the Planning and Zoning Commission recommended approval by a vote of 8-0)

19. ZON-23-08-0029 – PD Amendment/Concept Plan - JPI Great SW Parkway (City Council District 4). Amendment to PD-49 to adopt a Concept Plan for multi-family apartments with 450 units on 31.85 acres. Tract 1D, Memucan Hunt Survey, Abstract No. 758, Tract 1, Samuel T. Brown Survey, Abstract No. 84, and Tract 13, Samuel T. Brown Survey, Abstract No. 1689, City of Grand Prairie, Dallas and Tarrant Counties, zoned PD-49, within Lake Ridge Corridor Overlay, with an approximate address of 4610 S Great Southwest Pkwy (On November 13, 2023, the Planning and Zoning Commission recommended approval by a vote of 8-0)

20. CPA-23-10-0022 - Comprehensive Plan Amendment - Prose Westcliff Multi-Family (City Council District 2). Comprehensive Plan Amendment to change the Future Land Use Map from Mixed Use to High Density Residential on 14.16 acres. Lots 1-4, Vickery Place Addition, a portion of Tract 4, J.W.E. Wallace Survey, Abstract No. 1517, and a portion of Tract 12, Benjamin F. Smith Survey, Abstract No. 1337, City of Grand Prairie, Dallas County, zoned PD-18, within IH-20 Corridor Overlay, and addressed as 901-913 E Fish Creek Road, 3971 Westcliff Rd and 1199 E IH-20 (On November 13, 2023, the Planning and Zoning Commission recommended approval by a vote of 8-0)

21. ZON-23-10-0034 - PD Amendment/Concept Plan - Prose Westcliff Multi-Family (City Council District 2). Application for Amendment to PD-18 to adopt a Concept Plan for a multi-family development with 300 dwelling units on 14.16 acres. Lots 1-4, Vickery Place Addition, a portion of Tract 4, J.W.E. Wallace Survey, Abstract No. 1517, and a portion of Tract 12, Benjamin F. Smith Survey, Abstract No. 1337, City of Grand Prairie, Dallas County, zoned PD-18, within the IH-20 Corridor Overlay District, and addressed as 901-913 E Fish Creek Road, 3971 Westcliff Rd and 1199 E IH-20 (On November 13, 2023, the Planning and Zoning Commission recommended approval by a vote of 8-0)

CITIZEN COMMENTS

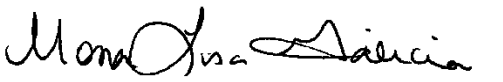
Citizens may speak during Citizen Comments for up to five minutes on any item not on the agenda by completing and submitting a speaker card. The views expressed during Citizen Comments are the views of the speaker, and not the City of Grand Prairie or City Council. Council Members are not able to respond 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 January 5, 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.