CITY OF GRAND PRAIRIE

City Hall
300 W. Main Street
Grand Prairie, Texas

Meeting Agenda

City Council Meeting

Tuesday, April 21, 2026 **5:30 PM** **City Hall - Council Chambers**

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 551.076 "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

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

PRESENTATIONS

1. Update on Informational Outreach Related to 2026 General Obligation (GO) Program

PUBLIC COMMENTS

Citizens may sign up to speak to the City Council regarding any item on the agenda. All speakers must complete a comment card prior to the meeting being called to order. For items listed on the Consent Agenda, each speaker will have a total of up to five (5) minutes for all items to address the Council. Citizens may speak for up to three (3) minutes on any item scheduled for a Public Hearing, individual consideration or during Citizen Comments. Applicants for zoning items may speak for up to five (5) minutes. The full meeting agenda packet and supporting documents are available online on the City's website at www.gptx.org.

CONSENT AGENDA

2. Minutes of the April 7, 2026, City Council meeting

3. Boards and Commissions – Appointments to fill vacancies on the Planning and Zoning Commission and the Housing and Community Improvement Commission

4. Quarterly Investment Report (Reviewed by the Finance and Government Committee on 04/07/2026)

5. Annual Contract for heavy equipment maintenance and repair services on City-owned equipment to Holt Texas, Ltd dba Holt Cat for in an amount not to exceed $250,000.00 annually. This contract will be for an initial one-year term, with the option to renew for two additional one-year periods totaling $750,000.00 if all extensions are exercised (Reviewed by the Finance and Government Committee on 4/7/2026)

6. Fourth Amendment to April 2024 Development Agreement with Provident Corp. (Formerly Provident Realty Advisors, Inc.) on Behalf of Their Affiliates and Prairie Ridge Municipal Management District No. 1 to Make Approximately 197.593 Acres of Land Located in Ellis County, South of U.S. Hwy 287 and North of Lakeview Drive, Subject to the Development Agreement and Establish Development Standards for the Portion of the Land Located Within the City of Grand Prairie's Extra-Territorial Jurisdiction

7. Change Order #3 to Construction Services Agreement with RLM EarthCo, Inc. in the amount of $30,180.87 to add construction scope services for the Turner Park Phase II Project, bringing the total project cost to $2,693,498.31 (Reviewed by the City Council Development Committee on 04/16/2026)

8. Professional Engineering and Architectural Services Agreement with Westwood Professional Services, Inc. for professional civil engineering, land surveying & landscape architectural services for the Great Southwest Nature Trail Canopy Design and Bank Stabilization Project in the amount of $170,010.00 (Reviewed by the City Council Development Committee on 04/16/2026)

9. Amendment to the Services Price Agreement with River North Transit LLC to continue partnership for the Via rideshare program offered to Grand Prairie residents for an additional four and a half month term in the total amount of $1,577,025; Resolution authorizing the City Manager to execute the same

10. Resolution Consenting to the Additon of Land Subject to the April 16, 2024 Development Agreement with Provident Corp. (formerly known as Provident Realty Advisors, Inc.) on behalf of Affiliated Entities and Prairie Ridge Municipal Management District No. 1, as Amended, into Prairie Ridge Municipal Management District No. 1, a Legislatively Created Municipal Management District, or any Municipal Management District created by the Subdivision Thereof

11. Ordinance Amending the FY 2025/2026 CIP and Operating Budget (Reviewed by the Finance and Government Committee on 04/07/2026)

12. Ordinance Amending the FY 2025/2026 CIP Budget (Reviewed by the Finance and Government Committee on 04/07/2026)

13. Ordinance Amending the FY 2025/2026 Operating Budget (Reviewed by the Finance and Government Committee on 04/07/2026)

CITIZEN COMMENTS

Citizens may speak during Citizen Comments for up to three (3) minutes on any item not on the agenda by completing and submitting a speaker card prior to the meeting being called to order. The views expressed during Citizen Comments are the views of the speaker, and not the City of Grand Prairie or the City Council. Council Members are not able to respond to Citizen Comments under state law.

ITEMS FOR INDIVIDUAL CONSIDERATION

14. Public Hearing and Final Reading of an Ordinance Annexing Approximately 69.75 acres of land in Ellis County, Texas Being More Particularly Described and Graphically Depicted in Exhibit A, such tract is generally located south of Highway 287, East of VV Jones Road, North of Highway 67 and Including Land Situated in the L. Kelsey Survey, Abstract No. 593 and the B. Canfield Survey, Abstract No. 197 Being all of a Called 15.04 Acre Tract of Land Described in General Warranty Deed to Ronald Lee Burseen, Recorded in Instrument Number 1904974, Official Public Records of Ellis County Texas (OPRECT) and All of a Called 46.78 Acre Tract of Land Described in General Warranty Deed to W&L Jones Realty Holdings, LLC-Series 6 Recorded in Instrument Number 2243658 OPRECT and all of a Tract of Land Described in a Special Warranty Deed to Eagleridge Energy, LLC AND USG Properties Barnett II, LLC Recorded in Instrument No. 1817328 OPRECT and in a Surface and Mineral Deed to Marubeni Shale Investments LLC Recorded in Instrument No. 2405140 OPRECT and Being Described in Volume 2510, PAGE 2263 OPRECT, All Adjacent Rights-of-way into the City of Grand Prairie, Texas; Providing for Incorporation of Premises, Amending of the Official City Map, and Acknowledging a Service Plan; Requiring the Filing of this Ordinance with the County Clerk; Prescribing for Effect on Territory, Granting as Appropriate to All the Inhabitants of Said Property All the Rights and Privileges of Other Citizens and Binding Said Inhabitants by All of the Acts, Ordinances, Resolutions, and Regulations of the City of Grand Prairie, Texas; Providing Cumulative Repealer, Severability, and Savings Clauses; Providing for Engrossment and Enrollment; and Providing an Effective Date

15. Reject all proposals for RFP# 25132 Operation and Management of Tangle Ridge Golf Course and authorize Parks staff to assume management and operations of Tangle Ridge Golf Course Club House and Food and Beverage, effective October 1, 2026.

16. Public Hearing and consider an Ordinance abandoning 0.010 acres (450 square feet) of a portion of alley right-of-way located at 314 S.W. 4th Street, Grand Prairie, Dallas County and authorizing the City Manager or his designee, to execute a Quitclaim Deed transferring said abandoned right-of-way to Victor Rangel (Reviewed by the City Council Development Committee on 04/16/2026)

PUBLIC HEARING ZONING APPLICATIONS

17. CPA-26-01-0001 - Comprehensive Plan Amendment - Goodland Riverbend (City Council District 6). Comprehensive Plan Amendment to change the Future Land Use Map from Medium Density Residential and Open Space/Drainage to Mixed Use, Medium Density Residential, and Open Space/Drainage on 128.20 acres. Generally located west of S Hwy 287, and north of Lakeview Drive, a portion of Parcel ID 303394, out of W. M. Gardner Survey,

Abstract No. 403, R. K. Wines Survey, Abstract No. 1178, and J. D. Elis Survey, Abstract No. 1274, zoned Agricultural (A) District and PD-463, City of Grand Prairie, Ellis County, Texas (On March 24, 2026, the Planning and Zoning Commission recommended approval by a vote of 9-0)

18. ZON-26-01-0001 - Zoning Change/Concept Plan - Goodland Riverbend (City Council District 6). Zoning Change from Agricultural (A) District and PD-463 to a Planned Development District for Mixed Use, Mixed Residential Use, Commercial Use, and Open Space on 128.20 acres. Generally located west of S Hwy 287, and north of Lakeview Drive, a portion of Parcel ID 303394, out of W. M. Gardner Survey, Abstract No. 403, R. K. Wines Survey, Abstract No. 1178, and J. D. Elis Survey, Abstract No. 1274, zoned Agricultural (A) District and PD-463, City of Grand Prairie, Ellis County, Texas (On March 24, 2026, the Planning and Zoning Commission recommended approval by a vote of 9-0)

19. CPA-26-03-0007 - Comprehensive Plan Amendment - Goodland Light Industrial (City Council District 6). Comprehensive Plan Amendment to change the Future Land Use Map from Low Density Residential, Mixed Residential, Business Park and Open Space/Drainage to Business Park. 1,522.18 acres generally located west of HWY 287, south of Prairie Ridge Blvd, all or portions of Parcel IDs 190600, 181262, 242136, 261509, 261512, 314084, 314085, 179561, 277740, 186391, 179552, 193077, 179637, 275132, 291089, 192959, 314125, 192956, 250565, 181316, and 230766, City of Grand Prairie, City of Grand Prairie ETJ, Ellis County, Texas, and addressed as 881 Miller Rd (On April 14, 2026, the Planning and Zoning Commission recommended approval by a vote of 6-0)

20. ZON-26-02-0005 - Zoning Change/Concept Plan - Goodland Light Industrial (City Council District 6). Zoning Change from Agriculture (A) and PD-454B to a Planned Development District for Light Industrial, including Data Center uses. 1,522.18 acres generally located west of HWY 287, south of Prairie Ridge Blvd, all or portions of Parcel IDs 190600, 181262, 242136, 261509, 261512, 314084, 314085, 179561, 277740, 186391, 179552, 193077, 179637, 275132, 291089, 192959, 314125, 192956, 250565, 181316, and 230766, City of Grand Prairie, City of Grand Prairie ETJ, Ellis County, Texas, and addressed as 881 Miller Rd (On April 14, 2026, the Planning and Zoning Commission recommended approval by a vote of 6-0)

21. CPA-26-01-0002 - Comprehensive Plan Amendment - 1610 Walnut St (City Council District 5). Comprehensive Plan Amendment to change the Future Land Use Map (FLUM) from High Density Residential to Light Industrial on 15.72 acres. A 15.72-acre tract out of Richard Wilson Survey, Abstract No. 1548, City of Grand Prairie, Dallas County, Texas, zoned Single Family-One (SF-1) and Neighborhood Service (NS) District, within IH-30 Corridor Overlay District, and addressed as 1610 Walnut St (On March 10, 2026, the Planning and Zoning Commission recommended denial by a vote of 6-0)

22. ZON-26-01-0002 - Zoning Change/Concept Plan - 1610 Walnut St (City Council District 5). Zoning Change from Single Family-One (SF-1) and Neighborhood Service (NS) District to a Planned Development for Light Industrial (LI) uses and a Concept Plan depicting industrial warehouse on 15.72 acres. A 15.72-acre tract out of Richard Wilson Survey, Abstract No. 1548, City of Grand Prairie, Dallas County, Texas, zoned Single Family-One (SF-1) and

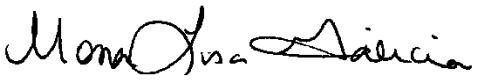
Neighborhood Service (NS) District, within IH-30 Corridor Overlay District, and addressed as 1610 Walnut St (On March 10, 2026, the Planning and Zoning Commission recommended denial by a vote of 6-0)

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 prior to the meeting being called to order.

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 April 15, 2026.



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.