CITY OF GRAND PRAIRIE

City Hall
300 W. Main Street
Grand Prairie, Texas

Meeting Agenda

City Council Meeting

Tuesday, May 20, 2025 **4:30 PM** **City Hall - Briefing Room**

CALL TO ORDER

STAFF PRESENTATIONS

1. Fiscal Year 2025-2026 Capital Improvement Plan 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 Willie Milbry of Good Shepherd Baptist Church.

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

2. Certificate of Election and Oath of Office for Council Member District Two and Mayor at Large

PRESENTATIONS

3. Proclamation Acknowledging Memorial Day

4. Certificate of Recognition of South Grand Prairie High School Graduate and Athlete Anyla Herbert

5. Certificate of Recognition for Muralist Juan Velazquez

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.

6. Minutes of the May 6, 2025, City Council Meeting and the May 13, 2025 Special City Council meeting

7. Purchase and Installation of the alerting system for Fire Station 11 made by US Digital Designs, and installed and managed by Mobile Communications of America, Inc., for the price of $102,570. This purchase is an expansion of the existing software system installed at all fire stations (Public Safety, Health, and Environmental on 05/09/2025)

8. Rescind award for litter fence purchase for the Grand Prairie Landfill to Hawaii Drillers, Inc. dba Coastal Netting Systems of Bakersfield, California and award purchase to Metta Technologies of Jackson, Michigan in the amount of $80,500 (Reviewed by the Public Health, Safety and Environment Committee on 02/10/2025)

9. Landfill Gas Agreement Which Transfers Ownership of Landfill Gas to Morrow Energy, LLC, Authorizes Construction of Gas Processing Facilities at the Landfill, and Provides Revenue Sharing and Royalties to the City (Reviewed by the Public Safety, Health and Environment Committee on 04/21/2025)

10. Amendment #1 to Cooperative Contract with Trane U.S., Inc. to increase the authorized amount for HVAC repairs at the EPIC from $100,000 to up to $200,000 annually, bringing the total annual cost, including maintenance costs, to an amount up to $264,292 and increasing the total contract amount to up to $1,321,960, if all extensions are exercised (Reviewed by the Finance and Government Committee on 05/06/2025)

11. Interlocal Agreement with the University of North Texas in an amount not to exceed $63,144 for Health Assessment component of the Parks Master Plan (Reviewed by the Public Safety, Health & Environment Committee on 05/09/2025)

12. High Hawk PID Contract with Classic Construction & Restoration, Inc. for phase 5 perimeter wall replacement in the amount of $271,460 (Council Districts 4 and 6) Approved by the High Hawk PID Advisory Board on 4/28/2025

13. Amendment of High Hawk PID Contract with Flock Safety for License Plate Readers to Extend the Term of the Agreement for Two Years for an Additional Amount of $56,000 (Council Districts 4 and 6)

14. Resolution Appointing Grand Prairie Local Government Corporation Board of Directors Through the Term Expiring July 31, 2028

15. Resolution Appointing Grand Prairie Hotel Development Corporation Board of Directors Through the Term Expiring July 31, 2028

16. Resolution accepting the project listing for the Fiscal Year 2025-2026 Capital Improvement Plan for Bond funded and non-debt funded Projects

ITEMS FOR INDIVIDUAL CONSIDERATION

17. Contract with Infinity Cube, LLC dba Cinnaholic for Food and Beverage Concessions at the EPIC Recreation Center with a 10% commission back to the City based on gross revenues for an initial one-year term with the option to renew for up to two additional one-year terms; Authorize the City Manager or his designee to execute any documents necessary to exercise optional renewals (Reviewed by the Finance and Government Committee on 05/06/2025)

18. Resolution Regarding Proposed Tarrant County Redistricting

19. Public Hearing and Resolution to expand Public Improvement District No. 5, Forum Estates through annexation of The Preserve at Forum (Reviewed by the Forum Estates PID Advisory Board on 04/23/2025)

PLANNING AND ZONING FOR INDIVIDUAL CONSIDERATION

20. STP-25-04-0012 - Site Plan - Rise Up Retail at Midtown (City Council District 2). Site Plan for two multi-tenant buildings for retail and restaurant uses within Midtown Development on 2.60 acres. A portion of Lot 4, Block 1, Slink Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-397, within the 161 Corridor Overlay District and tentatively addressed as 3731 S Hwy 161 (On April 28, 2025, the Planning and Zoning Commission recommended approval by a vote of 9-0)

21. STP-25-03-0009 - Site Plan - Warehouses at Arkansas (City Council District 2). Site Plan for two industrial warehouses on 10.0 acres. Tract 3A, William Thompson Survey, Abstract No. 1558, City of Grand Prairie, Tarrant County, Texas, zoned PD-459, and addressed as 2801 Arkansas Ln and 2800 S Great Southwest Pkwy (On April 28, 2025, the Planning and Zoning Commission recommended approval with conditions by a vote of 9-0)

PUBLIC HEARING ZONING APPLICATIONS

22. SUP-24-11-0047 - Specific Use Permit - EZ Food Mart at 688 W Pioneer (City Council District 2). Specific Use Permit for a convenience store without gas in an existing commercial lease space on 3.85 acres. Lot 1, Block 1, Pioneer Court Yard Shopping Center Addition, City of Grand Prairie, Dallas County, Texas, zoned General Retail, and addressed as 688 W Pioneer Pkwy Suite 140 (On May 12, 2025, the Planning and Zoning Commission recommended approval with conditions by a vote of 7-0)

23. SUP-25-01-0002 - Specific Use Permit - Convenience Store at 203 N Belt Line Rd (City Council District 5). Specific Use Permit for a convenience store without gas in an existing commercial lease space on 0.73 acres. Lot 1, Block 1, KP Star Addition, City of Grand Prairie, Dallas County, zoned Commercial (C) District, and addressed as 203 N Belt Line Rd, Suite 200 (On May 12, 2025, the Planning and Zoning Commission recommended approval by a vote of 7-0)

24. SNC-25-03-0002 - Street Name Change - SW 5th Street to Sloppy Juan Way (City Council District 5). An Ordinance of the City of Grand Prairie, Texas renaming a portion of SW 5th Street, a dedicated public street in the City of Grand Prairie, Texas, to Sloppy Juan Way in order to commemorate an award-winning taco from Zavala's BBQ, and providing an effective date

25. SUP-25-02-0011 - Specific Use Permit/Site Plan - Hawaiian Bros at 1210 Arkansas (City Council District 2). Specific Use Permit/Site Plan for a restaurant with a drive-through on 1.15 acres. Lot 5R, Block A, Bush & Pioneer Centre Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-351, within the SH 161 Overlay District, and addressed as 1210 Arkansas Ln (On May 12, 2025, the Planning and Zoning Commission recommended approval by a vote of 7-0)

26. CPA-25-03-0006 - Comprehensive Plan Amendment - Single Family Development (City Council District 1). Comprehensive Plan Amendment to change the Future Land Use Map from Commercial/Retail/Office to Low Density Residential on 0.436 acres. Lots 2, 3 & 4, Block 93, Dalworth Park Addition, City of Grand Prairie, Dallas County, Texas, zoned Commercial (C) District, within 161 Corridor Overlay District, and addressed as 2005, 2009, 2013 W Jefferson St (On May 12, 2025, the Planning and Zoning Commission recommended denial of the request by a vote of 6-1)

27. ZON-25-03-0008 - Zoning Change - 2005, 2009 & 2013 W Jefferson (City Council District 1). Zoning Change from Commercial (C) to Single Family-Six (SF-6) on 0.436 acres. Lots 2, 3 & 4, Block 93, Dalworth Park Addition, City of Grand Prairie, Dallas County, Texas, zoned Commercial (C) District, within 161 Corridor Overlay District, and addressed as 2005, 2009, 2013 W Jefferson St (On May 12, 2025, the Planning and Zoning Commission recommended denial of the request by a vote of 6-1)

CITIZEN COMMENTS

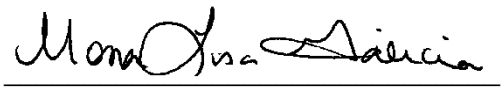
Citizens may speak during Citizen Comments for up to five minutes on any item not on the agenda by completing and submitting a speaker card. The views expressed during Citizen Comments are the views of the speaker, and not the City of Grand Prairie or City Council. Council Members are not able to respond 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 May 16, 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.