CITY OF GRAND PRAIRIE

City Hall
300 W. Main Street
Grand Prairie, Texas

Meeting Agenda

City Council Meeting

Tuesday, October 10, 2023 **4:30 PM** **City Hall - Council Briefing Room and Chambers, 300 W. Main Street**

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

STAFF PRESENTATIONS

1. City Sponsorship Requests:
   1) Hispanic Heritage Ambassadors DFW - $2000.00 for Dia De Los Muertos Event
   2) Hispanic Heritage Ambassadors DFW - $5000.00 for Thanksgiving of Hope Dinner for Food Pantry
   3) Hispanic Heritage Ambassadors DFW - $2800.00 for Magic Christmas Toy Distribution/Spaghetti Dinner
   4) League of United Latin American Citizens - $10,000 for GP 5 de Mayo, MLK Day, GP Fiestas Patrias, D3 Convention, State and National Conventions, GOTV

2. Legislative Update

3. Hotel Update

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" - Short Term Rentals; Legal Update on SB 2038
(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 Bill Skaar of First Baptist Church Grand Prairie.

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

PRESENTATIONS

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.

4. Minutes of the September 19, 2023, City Council Meeting

5. Water Tower Site Lease with T-Mobile West LLC for Installation of Antennas and Equipment for Cellular Communications at 2201 109th Street in the amount of $30,000 per year for the first five years totaling $150,000 with an increase of 15% at the end of each 5 year term, and totaling $1,011,357.20 over 25 years (Reviewed by the Public Safety, Health & Environment Committee on 09/11/2023)

6. Fence and Landscape Variance Request for the Hardrock Gas Well Pad Site located at 2501 Hardrock Road (Reviewed by the Public Safety, Health & Environment Committee on 09/11/2023)

7. Annual Contract for highway safety and traffic control products from Centerline Supply, LTD (up to $400,000.00 annually) through a national interlocal agreement with BuyBoard. This contract will be for one year with the option to renew for three additional one-year periods totaling $1,600,000.00 if all extensions are exercised (Reviewed by the City Council Development Committee on 09/19/2023)

8. Professional Engineering Services contract with Graham Associates, Inc. in the amount of $1,387,202 for road improvements along State Highway (S.H.) 360 Frontage Road at Riverside Parkway

9. TIRZ #1 Allocation of $693,601 to Fund City Share of SH 360 Elevated Service Road Design

10. Cooperative Purchase Agreement for eight (8) new Dodge Ram 1500 crew cab 4x4 pickups with accessories ($45,026 each) for Code Compliance and Engineering; five (5) new Dodge Ram 1500 crew cab 4x4 pickups with accessories ($43,922 each) for Building Inspections, Signs & Markings, and Water; three (3) new Dodge Ram 1500 crew cab 4x4 pickups with accessories ($44,545 each) for Water and Epic Central Maintenance; three (3) new Dodge Ram 1500 crew cab 4x4 pickups ($42,699 each) for Fire; one (1) new Ram 1500 crew cab 4x4 pickup with accessories ($42,955) for Landfill; one (1) new Ram 1500 crew cab 4x4 pickup with accessories ($45,896) for Aquatics; and one (1) Ram 2500 crew cab 4x4 pickup ($53,195) for Fire from Grapevine Dodge CJR for a total of $983,596 through a Cooperative Agreement with BuyBoard

11. Purchase of Ten (10) Motorola APX Consolette Radios for Public Safety Emergency Communications Center from Motorola Solutions in the amount of $93,990.10 through a national cooperative agreement with Houston Galveston Area Council (HGAC) (Reviewed by the Public Safety, Health & Environment Committee on 09/11/2023)

12. Annual Contract for One Solution software from Central Square in the amount of $322,607.79 through a Master Cooperative Agreement with the Department of Information Resources (DIR). This contract will be for one year with the option to renew for four additional one-year periods, allowing an increase not to exceed 15% annually with an estimated total of $2,175,144.71 due to software cost increase and adding additional licenses if a renewal exceeds the requested 15% this item will be resubmitted for council's review if all extensions are exercised (Reviewed by the Public Safety, Health & Environment Committee on 09/11/2023)

13. Authorize the City Attorney to Take All Necessary Actions, Including Legal Action, to Investigate and Respond to Petitions Submitted to the City Pursuant to Local Government Code Section 42.102 or Local Government Code Section 42.152

14. Lease of Golf Cart Fleet for Prairie Lakes Golf Course and Tangle Ridge Golf Club from Club Car, LLC, in the amount of $972,000.00, five-year term through VGM Financial, Club Car, LLC's preferred leasing partner (Reviewed by the Finance and Government Committee on 10/03/2023)

15. Tarrant County 9-1-1 District FY 2024 Budget (Reviewed by the Public Safety, Health, and Environment Committee on 09/11/2023)

16. Contract with Salcedo Group, Inc. in the amount of $90,000 for the design of four National Fitness Campaign sites including EpicCentral, Fish Creek Linear Park, Charley Taylor Park, and Freedom Park (Reviewed by the Finance & Government Committee on 10/03/2023)

17. Professional Services Contract with Mosaic Public Partners for Executive Search Services for $28,000 (Reviewed by the Finance and Government Committee on 10/3/23)

18. Construction Contract Revision No. 3 with Arch-Con Corporation in the amount of $203,253.57 for EpicCentral dual-brand hotel and convention center work, including additional temporary construction fencing, added roof drainage, electrical infrastructure for public art lighting, and increased quality and durability of interior finish materials (Reviewed by the Finance & Government Committee on 10/03/2023)

19. Ratification of a construction contract with North Texas Contracting, Inc., for an emergency wastewater repair at 333 NE 5th Street in the total amount of $157,176.00 (Reviewed by the Finance and Government Committee on 10/3/2023)

20. Ratification of a construction contract with North Texas Contracting, Inc., for an emergency repair of a 24inch water line located on the 1900 block of northbound State Highway 161 in the total amount of $138,960.00 (Reviewed by the Finance and Government Committee on 10/03/2023)

21. Annual Maintenance Contract for Siemens Industry, Inc. to provide a one (1) year renewal for the Milestone Care Plus license for the City's surveillance cameras for the annual cost of $49,810.81 with an option to renew for four additional one-year periods, allowing an increase

not to exceed 10% with an estimated total of $304,094.81 if all extensions are exercised (Reviewed by the Finance and Government Committee 10/03/23)

22. Annual Software and Maintenance Agreement with the sole source provider, ESRI, in the amount of $67,847.68 for the City's enterprise Geographic Information System software used by Police, Fire, Public Works, Planning, Engineering, Transportation, and other departments. This contract will be for one year with the option to renew for four additional one-year periods, allowing an increase not to exceed 15% with an estimated total of $457,454.89 if all extensions are exercised (Reviewed by the Finance and Government Committee on 10/03/2023)

23. Resolution supporting the application for and acceptance of a FY 2023 Justice Assistance Grant (JAG) from the United States Department of Justice (DOJ), Bureau of Justice Assistance to be used for law enforcement purposes for $37,610 in total funding with an agreement for $11,283 to be allocated to funding Dallas County projects and $1,842.89 to be allocated to the City of Dallas for fiscal administration fees and expenditures leaving a net amount of $24,484.11 to the City of Grand Prairie and authorizing the City Manager to execute documents relative to the acceptance, rejection, alteration, or termination of the grant, including an interlocal agreement with the City of Dallas, Dallas County, and other Dallas County subrecipients (Reviewed by the Public Safety, Health, and Environment Committee on 09/11/2023)

24. Resolution Authorizing the Grand Prairie Municipal Airport South Service Road Reconstruction and Widening Project and Request for Assistance Through the Texas Department of Transportation (TxDOT); Appointing TxDOT to as Agent for Administration of Federal and State Project Funds; Authorizing the City Manager to Execute All Documents Relative to the Project (Reviewed by the Public Safety, Health, & Environment Committee on 10/09/2023)

25. Resolution Authorizing the City Manager to Execute a Chapter 380 Agreement for economic development incentives with Dezaiffe Enterprises, Inc. for the total reimbursement of $100,000.00 pursuant to the City of Grand Prairie Retail Redevelopment Program (Reviewed by Council Development Committee on 10/10/2023)

26. Ordinance for funding the Retail Redevelopment Program Chapter 380 Agreement with Dezaiffe Enterprises Inc. (Ace Hardware) for total funding request of $100,000.00 (Reviewed by Council Development Committee on 10/10/2023)

27. Ordinance amending Section 5-11, “Microchipping of Dogs and Cats” of the Code of Ordinances of the City of Grand Prairie; Providing a Penalty Clause, a Savings Clause, and a Severability Clause; and Providing an Effective Date after Publication (Reviewed by the Public Safety, Health, and Environment Committee on 09/11/2023)

28. Ordinance amending the Code of Ordinances by adding Section 18-29.2, prohibiting possession of coolers and glass containers in the Public Entertainment Zone (EpicCentral) (Reviewed by the Public Safety, Health, & Environment Committee on 09/11/2023)

29. Ordinance amending the FY2023/2024 Capital Improvement Projects Budget; Professional Design Services Contract with KAI Design for initial programming, master plan and conceptual design for the Lake Ridge Community Center in the amount of $81,000 with additional supplemental services and project allowances of $54,500 for a total funding request of $135,500 (Reviewed by the Finance and Government Committee on 10/03/2023)

30. Ordinance amending the FY 2023/2024 Capital Improvement Projects Budget; Amended Construction Manager at Risk (CMAR) Contract for the Public Safety Storage Facility with Modern Contractors, Inc. in the amount of $9,318,933.00; owner-controlled construction contingency in the amount of $393,981.18; low voltage direct contracts with Siemens Industry, Inc., Graybar, and Flair Data Systems in the amount of $163,733.82; independent third-party owner construction testing contract with CMJ Engineering in the amount of $98,352.00 and a furniture, fixtures, and equipment (FF&E) allowance of $100,000 for a total funding request of $10,075,000.00 (Reviewed by the Finance and Government Committee on 10/03/2023)

31. Ordinance to appropriate funding in the amount of $850,000 in the Street CIP Fund for Easement and Alley Clearing (Reviewed by the City Council on 09/19/2023 and Finance and Government Committee on 10/03/2023)

ITEMS FOR INDIVIDUAL CONSIDERATION

32. Action Items Resulting from Staff Presentations:

    City Sponsorship Requests:
    1) Hispanic Heritage Ambassadors DFW - $2000.00 for Dia De Los Muertos Event
    2) Hispanic Heritage Ambassadors DFW - $5000.00 for Thanksgiving of Hope Dinner for Food Pantry
    3) Hispanic Heritage Ambassadors DFW - $2800.00 for Magic Christmas Toy Distribution/Spaghetti Dinner
    4) League of United Latin American Citizens – GP 5 de Mayo, MLK Day, GP Fiestas Patrias, D3 Convention, State and National Conventions, GOTV

33. Consider and Take Action on the Petition from James Hazelton Related to the Property Located at 241 Miller Road, Midlothian, Texas Pursuant to Legislative Authority as Authorized by Texas Local Government Code Section 42.023

34. Consider and Take Action on the Petition from John R. Sutton Related to the Property Located at 447 Miller Road, Midlothian, Texas Pursuant to Legislative Authority as Authorized by Texas Local Government Code Section 42.023

35. Select Developer for the Downtown Grand Prairie Redevelopment Property Project RFEI #23166 and Authorize City Manager to negotiate the terms of the Development Agreement and Construction Schedule with the Chosen Developer

36. Restaurant Lease with Crowns Bar-B-Que Sports Grill for Prairie Lakes Golf Course Food & Beverage Services with a Rent of 10% Gross Sales for a five (5) year term, with an Option for an Additional Five (5) Year Term (Reviewed by the Finance & Government Committee on 10/03/2023)

37. Ordinance Amending the FY 2023/2024 EpicCentral Operating Budget; Authorize a Short Term Agreement with mHe3 Productions LLC for Event Creation and Media Content Integration in the amount of $250,000 (Reviewed Finance and Government Committee on October 3, 2023 and City Council Development Committee on October 10, 2023)

PLANNING AND ZONING ITEMS TO BE TABLED

38. 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 1,500 feet south of Lakeview Drive

39. 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

40. CPA-23-07-0013 - Comprehensive Plan Amendment - Yardly at Lynn Creek (City Council District 4). Comprehensive Plan Amendment to change the Future Land Use Map from Commercial, Retail, Office to Medium Density Residential on 16.36 acres. Tract 5B, Jerome Lynn C Survey, Abstract No. 972, City of Grand Prairie, Tarrant County, zoned PD-255A, within SH 360 Corridor Overlay, and addressed as 5990 S Hwy 360

41. ZON-23-07-0025 - Zoning Change/Concept Plan - Yardly at Lynn Creek (City Council District 4). Zone Change from PD-255A to a Planned Development for Hybrid Housing Development with 224 residential units on 16.36 acres. Tract 5B, Jerome Lynn C Survey, Abstract No. 972, City of Grand Prairie, Tarrant County, zoned PD-255A, within SH 360 Corridor Overlay, and addressed as 5990 S Hwy 360

42. CPA-23-09-0018 - Comprehensive Plan Amendment - Lakesong (City Council District 6 and Grand Prairie ETJ). Comprehensive Plan Amendment to change the Future Land Use Map from Low Density Residential, Open Space, and Commercial Retail Office on 1,201 acres to Open Space, Mixed Use, High Density Residential, Medium Density Residential, and Low Density Residential. Four parcels located within the City of Grand Prairie Extra-Territorial Jurisdiction, generally located south of Seeton Road, East of FM 661, North of 287, and North of Kimble Road, Ellis County, Texas identified by Ellis County Property IDs of 294666, 294715, 190594, and 297164, with approximate addresses of 5191 Hwy 287, Midlothian, Texas and 5101 HWY 287, Midlothian, Texas

43. 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, Sameul 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

44. ZON-23-08-0029 - Concept Plan - JPI Great SW Parkway (City Council District 4). PD Amendment/Concept Plan - Application for Amendment to PD-30 to adopt a Concept Plan for multi-family apartments with 428 units on 31.85 acres. Tract 1D, Memucan Hunt Survey,

Abstract No. 758, Tract 1, Sameul 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

PLANNING AND ZONING FOR INDIVIDUAL CONSIDERATION

45. STP-23-08-0022 - Site Plan - 1213 W Trinity - Proposed Industrial Warehouse (City Council District 1). Site Plan for an industrial warehouse on 4.48 acres. Lots 1 and 2, Block 3, Farmers Industrial Addition, and 2.929-acres out of John C. Read Survey, Abstract 1183, City of Grand Prairie, Tarrant County, Texas, zoned LI, within the SH 161 Corridor Overlay District and addressed as 1211 & 1213 W Trinity Blvd and 3030 Hardrock Rd (On September 25, 2023 the Planning and Zoning Commission recommended approval by a vote of 8-0)

46. STP-23-07-0018 - Site Plan - DHI Forum Multi-Family (City Council District 2). Site Plan for a multi-family development with 261 units on 11.02 acres. Being 11.02-acres out of Charles D. Ball Survey, Abstracts 197 and 1699, City of Grand Prairie, Tarrant and Dallas Counties, Texas, zoned Planned Development (PD-442) for Multi-Family use, within the I-20 Corridor Overlay District with an approximate address of 2300 S Forum Dr (On September 25, 2023, the Planning and Zoning Commission recommended approval by a vote of 8-0)

PUBLIC HEARING ZONING APPLICATIONS

47. VCC-23-08-0004 - Unified Signage Plan - QuikTrip (City Council District 2). Unified Signage Plan to allow a pole sign, to exceed the maximum allowable height for a single-tenant monument sign, to allow gasoline price sign on a pole sign, and to exceed the maximum gasoline price sign area requirements. Tract 6 ACS 1.9045, Benjamin F Smith, Abstract No. 1377, Pg 505, City of Grand Prairie, Dallas County, Texas, zoned PD-16, within the IH-20 Corridor Overlay District, generally located on the southeast corner of IH-20 and S Belt Line Road, and addressed at 4005 S Belt Line Road (On September 11, 2023, the Planning and Zoning Commission recommended approval by a vote of 9-0)

48. SUP-23-08-0029 - Specific Use Permit - Special Event Center at 675 W Pioneer Parkway. (City Council District 3). Specific Use Permit request for a Special Event Center in an existing commercial lease space. Lot 11R, Block 1, Sharpston Heights No. 2 Addition, City of Grand Prairie, Dallas County, Texas, zoned General Retail, and addressed as 675 W Pioneer Parkway (On September 25, 2023, the Planning and Zoning Commission recommended approval by a vote of 7-1)

49. SUP-23-08-0032 - Specific Use Permit - Auto Detailing at 2029 E Main Street (City Council District 5). Specific Use Permit request for a Car Wash to authorize an Auto Detailing use associated with an existing Auto Dealership. A portion of lots 15-18 and lots 19-22, Block C, Twin Airports Industrial Addition, City of Grand Prairie, Dallas County, Texas, zoned Light Industrial, and addressed as 2029 E Main Street (On September 25, 2023 the Planning and Zoning Commission recommended approval by a vote of 8-0)

50. TAM-23-09-0007 - Text Amendment - Article 15: Floodplain Management - Section 6: Basis for Establishing Special Flood Hazard Areas. An Ordinance of the City of Grand Prairie, Texas, amending Article 15: Floodplain Management of the Unified Development Code to Amend the descriptions of the Special Flood Hazard Areas adopted by the City; updating the effective dates of the Flood Insurance Study and accompanying Flood Insurance Rate Maps (FIRM) for Ellis County; also adding a reference to the Johnson County FIS and FIRM; and to become effective upon its passage and approval (On September 25, 2023, the Planning and Zoning Commission recommended approval by a vote of 8-0)

51. TAM-23-09-0008 - Text Amendment - Article 4: Permissible Uses and Article 30: Definitions. An Ordinance of the City of Grand Prairie, Texas, Amending Article 4: Permissible Uses and Article 30: Definitions of the Unified Development Code to define Short-Term Residential Rental and set forth zoning regulations for such use; Amending Article 4: Permissible Uses by adding Subsection 4.16.3 Establishing an Interim Ban on Short-Term Residential Rentals; Repealing all Ordinances or Parts of Ordinances in Conflict Herewith; Containing a Savings Clause and a Severability Clause; Providing a Penalty not to exceed two thousand dollars ($2,000) for each violation of this Ordinance; and to become effective upon its passage and approval (On September 25, 2023, the Planning and Zoning Commission recommended approval by a vote of 8-0)

52. Ordinance Amending Grand Prairie Code of Ordinances Chapter 29 – Code Compliance by Replacing Article IX – Short-Term Residential Rentals

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 6, 2023.



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.