# CITY OF GRAND PRAIRIE

City Hall
300 W. Main Street
Grand Prairie, Texas

## Meeting Agenda

## City Council Meeting

**Tuesday, March 05, 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**

**STAFF PRESENTATIONS**

1. Juneteenth City Holiday
2. Infrastructure Master Plan Update (Reviewed by the City Council Development Committee on 03/05/2024)
3. Discussion of Water and Wastewater Multifamily Rates
4. City Council Expense Allowances

**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**

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**6:30 PM Council Chambers**

**RECONVENE MEETING**

**Invocation led by Pastor Jonathan Belew of Grand Prairie 7th Day Adventist Church.**

**Pledge of Allegiance to the US Flag and Texas Flag led by Deputy Mayor Pro Tem Clemson.**

## 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.*

5. Minutes of the February 20, 2024, City Council Meeting

6. Authorize Agreements with Tarrant County Elections Department, Dallas County Elections Department and Ellis County Elections Department to conduct the May 4, 2024, Joint General Election and subsequent Runoff Election, if necessary; authorize any future contingency transfers as needed to fund the contracts, up to $130,000

7. Lake Parks PID Contract with Cardinal Strategies for installation of a water stop barrier outside the box culvert at the pond by Matthew Road for one year in the amount of $66,194.69 in Lake Parks PID (Council Districts 4 and 6) (Approved by the Lake Parks PID Advisory Board on 11/30/2023)

8. Westchester PID Change Order/Amendment No. 2 with Site Landscape Development for Tree Services (Pruning along East Bardin at Carrier to Powerline Field) for one year in the amount of $68,550.41 in Westchester PID (Council Districts 2 and 6) (Approved by the Westchester PID Advisory Board on 2/13/24)

9. Consider a Change to the Water and Wastewater Rates: Removal of Wastewater Multifamily Unit Rates

10. Change Order 02 to the Construction Contract awarded to McMahon Contracting LP for the Davis Road Paving and Drainage Improvements project in the total amount of negative $140,165.32 (Reviewed by the City Council Development Committee on 02/20/2024)

11. Professional Contract with Freese and Nichols, Inc. for Commercial Water Meter Vault Replacements Phase 2 Design in the Amount of $259,633.00 (Reviewed by the City Council Development Committee on 02/20/2024)

12. Contract for professional design services with Kimley Horn and Associates, Inc. (KHA) for completion of design of intersection improvements at various locations for $199,300, in association with the North Central Texas Council of Governments (NCTCOG) and Dallas District of the Texas Department of Transportation (TxDOT), Highway Safety Improvement Program (HSIP) (Reviewed by the City Council Development Committee on 02/20/2024)

13. Professional Engineering Services contract with Parkhill for wastewater system improvement services for the Grand Lakes Boulevard Sewer Line in the amount of $184,031.00 (Reviewed by the City Council Development Committee on 02/20/2024)

14. Professional Engineering Services contract with Freese and Nichols, Inc. for the design of the Lakeview 2.0 Million Gallon (MG) Elevated Storage Tank (EST) project in the amount of $884,821.00 (Reviewed by the City Council Development Committee on 02/20/2024)

15. Professional Engineering Services contract with Freese and Nichols, Inc. for a proposed On-Call Water and Wastewater Hydraulic Modeling system in the amount of $200,000.00, with the original term set to expire December 31, 2024 and the option to renew for one (1) additional one-year period for a total of $400,000.00 (Reviewed by the City Council Development Committee on 02/20/2024)

16. Ratification of a construction contract with North Texas Contracting, Inc., for an emergency water repair at Westfork Center in the total amount of $193,490.00 (Reviewed by the City Council Development Committee on 02/20/2024)

17. Contract with HD Supply for kitchen renovations at Prairie Lakes Golf Course in the amount of $134,963 and include a $15,037 contingency for a total of $150,000 (Reviewed by the Finance and Government Committee on 03/05/2024)

18. Ordinance amending the FY 2023/2024 Operating Budget for the Tree Preservation Fund; Park Services to utilize $48,000 for the purchase of Brodie Eastern Red Cedars for Friendship Park pickleball courts (Reviewed by Finance and Government Committee on 3/05/2024)

19. Ordinance authorizing City Manager to execute Quitclaim deed for the abandonment of a platted Water Line Easement of 0.097 Acres for $250.00, located at 4000 Matthew Road, Dallas County, to Hamilton Commercial LLC (Reviewed by the City Council Development Committee on 02/20/2024)

20. Resolution appointing Rashad Jackson, Planning and Development Director, to the Boards of Directors for two Tax Increment Financing (TIF) Zones

21. Resolution Establishing Juneteenth as a Recognized City Holiday

## ITEMS FOR INDIVIDUAL CONSIDERATION

22. Public Hearing and Ordinance to request street name change for Wildlife Parkway and Lower Tarrant Road (between Carrier Parkway and Belt Line Road) to Entertainment Way (Reviewed by the City Council Development Committee on 07/11/2023)

23. Increase Business Expense, Cell Phone, and Internet Monthly Expense Allowance to Account for Inflation to $1,273 for Mayor, $1,142 for Mayor Pro Tem, $1,010 for Deputy Mayor Pro Tem and $878 For City Council Members

## PLANNING AND ZONING FOR INDIVIDUAL CONSIDERATION

24. STP-23-12-0028 - Site Plan - Prose Westcliff Mult-Family (City Council District 2). Site 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-449, 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 February 12, 2024, the Planning and Zoning Commission recommended approval by a vote of 8-0)

25. STP-24-01-0001 - Site Plan - Crunch Fitness at Epic West (City Council District 2). Site Plan for a health club on 3.499 acres. Lot 1R-2B, Block C, Epic West Towne Crossing Phase 1

Addition, City of Grand Prairie, Dallas County, Texas, zoned Planned Development-364, within the SH 161 Corridor Overlay District and addressed as 3116 S Hwy 161 (On February 12, 2024, the Planning and Zoning Commission recommended approval by a vote of 7-1)

26. STP-23-05-0009 - Site Plan - 360 Commerce - Phase 3 (City Council District 2). Site Plan for two industrial buildings on 5.432 acres. Lots 1R-3R, and Site 1, Block B, Forum Park Addition, City of Grand Prairie, Tarrant County, Texas zoned Light Industrial (LI) and an approximate address of 2703 Arkansas Lane (On February 12, 2024, the Planning and Zoning Commission recommended approval by a vote of 8-0)

**PUBLIC HEARING ZONING APPLICATIONS**

27. CPA-24-01-0002 - Comprehensive Plan Amendment - 1102, 1106 & 1110 Dalworth Ave (City Council District 5). Comprehensive Plan Amendment to change the Future Land Use Map from Mixed Use to Low Density Residential on 0.62 acres. Lots 24, 25 & 26, Block 142, Dalworth Park Addition, City of Grand Prairie, Dallas County, Texas, zoned General Retail (GR) District, within the SH 161 Corridor Overlay District, and addressed as 1102, 1106 & 1110 Dalworth Street (On February 12, 2024, the Planning and Zoning Commission recommended approval by a vote of 8-0)

28. ZON-23-12-0046 - Zoning Change – 1102, 1106 & 1110 Dalworth St (City Council District 5). Zone Change from Commercial District to Single Family-Six Residential District on 0.62 acres. Lot 24, Block 142, Dalworth Park Addition, City of Grand Prairie, Dallas County, Texas, zoned General Retail (GR) District, within the SH 161 Corridor Overlay District, and addressed as 1102, 1106, and 1110 Dalworth Street (On February 12, 2024, the Planning and Zoning Commission recommended approval by a vote of 8-0)

29. SUP-23-10-0045 – 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 approximately 230 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 (On February 12, 2024, 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 March 1, 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.*