CITY OF GRAND PRAIRIE

City Hall
300 W. Main Street
Grand Prairie, Texas

Meeting Agenda

City Council Meeting

Tuesday, September 01, 2026 **4:30 PM** **City Hall - Council Chambers**

CALL TO ORDER

STAFF PRESENTATIONS

1. General Update on Oncor Outages, Repairs and Response Times

2. Grand Opening Announcement of the Great Southwest Nature Park and Recognition of Nathaniel Laurent and Scout Family Troop 195

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" - City Manager's Contract
(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

RECONVENE MEETING - REGULAR COUNCIL MEETING 6:30 p.m.

Invocation led by Rev. Marsha Middleton of First United Methodist Church.

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

PRESENTATIONS

3. Certificate of Recognition-Vietnam Veterans of America, Chapter 1013

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

4. Minutes of the August 18, 2026, City Council Meeting

5. Amendment to the 2026 City Council Meeting Schedule

6. 2027 City Council Meeting Dates

7. Annual Contract with Forterra Pipe & Precast LLC dba Rinker Materials for Reinforced Concrete Pipe purchases in an amount up to $60,000.00 annually. This contract will be a one-year initial term with the option to renew for two additional one-year periods totaling $180,000.00 if all extensions are exercised (Reviewed by City Council Development Committee on 08/20/2026)

8. Award Contract for Goods and Services to OW Investors, LLC dba Mars Company for the purchase of a Water Meter Test Bench System (including equipment, software, and a five-year warranty) in the total amount of $228,859.00 (Reviewed by the City Council Development Committee on 08/20/2026)

9. Amendment to contract with Sirsi Corporation dba SirsiDynix to renew Horizon Integrated Library System software and software maintenance and support services for a three-year term in the amount of $122,864.83 (Reviewed by the Public Safety, Health & Environment Committee on 08/18/2026)

10. Authorize and confirm the purchase of a Sanitary Sewer Easement and Temporary Construction Easement (in three parts) located on a portion of Lot 1, Block A of the O'Neal Steel BTS Addition, commonly known address of 4005 IH 30, Grand Prairie, Dallas County, Texas, from Lex Grand Prairie L.P. for $2,179.00, the appraised value, plus anticipated closing costs of up to $750.00 for a total cost of $2,929.00; and Authorize the City Manager to execute any and all legal instruments necessary for the same (Reviewed by the City Council Development Committee on 08/20/2026)

11. Change Order No. 2 to Construction Contract with Western Municipal Construction of Texas, L.L.C. for the 2017 CWSRF Wastewater & Water project in the amount of $451,955.00 for additional work related to the project, bringing the total project cost of $9,050,580.89 (Reviewed by the City Council Development Committee on 08/20/2026)

12. Ordinance amending Ordinance No. 11762-2025 for the FY 2025/2026 Operating Fund Budgets and Ordinance No. 11764-2025 for the FY 2025/2026 Capital Improvements Projects Budget to transfer $63,710.98 from the unobligated fund balance in the Epic and Epic Waters Fund to the new Epic Waters Utility Repairs Project within the Epic CIP Fund (Reviewed by the City Council Development Committee on 08/20/2026)

13. Ordinance Amending Chapter 13, Article XII "Mobile Food Vendors" of the Grand Prairie Code of Ordinances to modify permitting requirements to align with changes in state law

effective July 1, 2026 (Reviewed by the Public Safety, Health & Environment Committee on 08/18/2026)

14. Ordinance Approving a Negotiated Settlement Between the Atmos Cities Steering Committee and Atmos Energy Corp., Mid-Tex Division Regarding the Company's 2026 Rate Review Mechanism Filing (Reviewed by the Finance and Government Committee on 09/01/2026)

15. A Resolution to Deny SiEnergy Gas, LLC's (the "Company") Statement of Intent to Increase Gas Rates; Require Reimbursement of the City's Reasonable Rate Case Expenses; Find That the Meeting at Which This Resolution is Passed is Open to the Public as Required by Law; Require Notice of This Resolution to the Company and Legal Counsel (Reviewed by the Finance and Government Committee on 09/01/2026)

16. Resolution authorizing the City Manager to enter into an Agreement with the Texas Department of Transportation (TxDOT) for the temporary closure of a portion of W. Main Street (SH-180) on Thursday Morning October 22, 2026, through Monday Morning, October 26, 2026, for the Main Street Festival (Reviewed by the City Council Development Committee on 8/20/2026)

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

17. City Manager's Contract

18. Ordinance amending Ordinance No. 11764-2025 for the FY2025/2026 Capital Improvements Project Budget in the amount of $675,000 for EpicCentral Infrastructure; Authorize the City Manager to execute a Memorandum of Understanding (MOU) and negotiate a Ground Lease and Development Agreement with Moon Brothers Management, Inc., for the development and construction of a full service 4-star brand Hotel, Convention Center and Parking Garage Facility at Epic Central

19. Authorize the use of Tax Increment Reinvestment Zone #1 (TIRZ #1) funds in an amount not to exceed $8,000,000 for eligible Project costs as a funding source within the City Contribution for the EpicCentral Hotel Project, contingent upon approval of the related Memorandum of Understanding with Moon Brothers Management, Inc (Reviewed by the TIF #1 Board on 09/01/2026)

20. Request the City Council to set a public hearing date of September 15, 2026, in which the City Council will meet to discuss and adopt the FY2026-2027 Operating Budget and Capital Improvement Plan

21. Resolution Approving Building Acquisition Proposal for the Central Appraisal District of Johnson County

22. First Reading of an Ordinance of the City of Grand Prairie, Texas, Amending Chapter 26, Utilities and Services, of the Code Of Ordinances of the City of Grand Prairie, Texas by Amending Article VI, "Garbage Collection and Disposal," Sections 26-111 Placement of containers, 26-113 Residential Fees, and 26-115 Commercial Fees; Making This Amendment Cumulative; Repealing All Ordinances in Conflict Herewith; Providing a Savings Clause, Severability Clause, and a Penalty Clause; and Providing for an Effective Date

23. First Reading of an Ordinance Amending the Franchise Agreement for Solid Waste Collection and Recycling Services with Republic Waste Services of Texas Ltd., dba Republic Services of Arlington (Reviewed at the Budget Workshop on August 13, 2026)

24. Grand Prairie Public Improvement District No. 1, Westchester PID (City Council Districts 2 and 6)

    a. Public Hearing - Service Plan - Assessment Roll and Rate;

    b. Adoption of the Westchester PID 5-Year Service Plan;

    c. Ordinance Approving the Assessment Roll and Rate;

    d. PID Advisory Board Membership

    Reviewed by the Westchester PID Advisory Board on 06/09/2026

25. Grand Prairie Public Improvement District No. 2, Whispering Oaks PID (City Council District 2)

    a. Public Hearing - Service Plan - Assessment Roll and Rate;

    b. Adoption of the Whispering Oaks PID 5-Year Service Plan;

    c. Ordinance Approving the Assessment Roll and Rate;

    d. PID Advisory Board Membership

    Reviewed by the Whispering Oaks PID Advisory Board on 6/24/26

26. Grand Prairie Public Improvement District No. 3, Fairway Bend PID (City Council District 1)

    a. Public Hearing - Service Plan - Assessment Roll and Rate;

    b. Adoption of the Fairway Bend PID 5-Year Service Plan;

    c. Ordinance Approving the Assessment Roll and Rate;

    d. PID Advisory Board Membership

    Reviewed by the Fairway Bend PID Advisory Board on 4/16/26

27. Grand Prairie Public Improvement District No. 4, Brookfield PID (City Council District 2)

a. Public Hearing - Service Plan - Assessment Roll and Rate;

b. Adoption of the Brookfield PID 5-Year Service Plan;

c. Ordinance Approving the Assessment Roll and Rate;

d. PID Advisory Board Membership

Reviewed by the Brookfield PID Advisory Board on 3/30/26

28. Grand Prairie Public Improvement District No. 5, Forum Estates PID (City Council District 2)

    a. Public Hearing - Service Plan - Assessment Roll and Rate;

    b. Adoption of the Forum Estates PID 5-Year Service Plan;

    c. Ordinance Approving the Assessment Roll and Rate;

    d. PID Advisory Board Membership

    Reviewed by the Forum Estates PID Advisory Board on 5/6/26

29. Grand Prairie Public Improvement District No. 6, Walingford Village PID (City Council District 3)

    a. Public Hearing - Service Plan - Assessment Roll and Rate;

    b. Adoption of the Walingford Village PID 5-Year Service Plan;

    c. Ordinance Approving the Assessment Roll and Rate;

    d. PID Advisory Board Membership

    Reviewed by the Walingford Village PID Advisory Board on 6/4/26

30. Grand Prairie Public Improvement District No. 7, Lake Parks PID (City Council Districts 4 and 6)

    a. Public Hearing - Service Plan - Assessment Roll and Rate;

    b. Adoption of the Lake Parks PID 5-Year Service Plan;

    c. Ordinance Approving the Assessment Roll and Rate;

    d. PID Advisory Board Membership

    Reviewed by the Lake Parks PID Advisory Board on 4/1/26

31. Grand Prairie Public Improvement District No. 8, Peninsula PID (City Council Districts 4 and 6)

a. Public Hearing - Service Plan - Assessment Roll and Rate;

b. Adoption of the Peninsula PID 5-Year Service Plan;

c. Ordinance Approving the Assessment Roll and Rate;

d. PID Advisory Board Membership

Reviewed by the Peninsula PID Advisory Board on 7/8/26

32. Grand Prairie Public Improvement District No. 9, High Hawk PID (Districts 4 and 6)

a. Public Hearing - Service Plan - Assessment Roll and Rate;

b. Adoption of the High Hawk PID 5-Year Service Plan;

c. Ordinance Approving the Assessment Roll and Rate;

d. PID Advisory Board Membership

Reviewed by the High Hawk PID Advisory Board on 7/1/26

33. Grand Prairie Public Improvement District No. 10, Silverado Springs PID (City Council District 2)

a. Public Hearing - Service Plan - Assessment Roll and Rate;

b. Adoption of the Silverado Springs PID 5-Year Service Plan;

c. Ordinance Approving the Assessment Roll and Rate;

d. PID Advisory Board Membership

Reviewed by the Silverado Springs PID Advisory Board on 4/6/26

34. Grand Prairie Public Improvement District No. 11, Monterrey Park PID (City Council District 3)

a. Public Hearing - Service Plan - Assessment Roll and Rate;

b. Adoption of the Monterrey Park PID 5-Year Service Plan;

c. Ordinance Approving the Assessment Roll and Rate;

d. PID Advisory Board Membership

Reviewed by the Monterrey Park PID Advisory Board on 6/23/26

35. Grand Prairie Public Improvement District No. 12, Parkview PID (City Council District 1)

a. Public Hearing - Service Plan - Assessment Roll and Rate;

b. Adoption of the Parkview PID 5-Year Service Plan;

c. Ordinance Approving the Assessment Roll and Rate;

d. PID Advisory Board Membership

Reviewed by the Parkview PID Advisory Board on 3/18/26

36. Grand Prairie Public Improvement District No. 13, Country Club Park PID (City Council District 2)

a. Public Hearing - Service Plan - Assessment Roll and Rate;

b. Adoption of the Country Club Park PID 5-Year Service Plan;

c. Ordinance Approving the Assessment Roll and Rate;

d. PID Advisory Board Membership

Reviewed by the Country Club Park PID Advisory Board on 6/1/26

37. Grand Prairie Public Improvement District No. 14, Southwest Village PID (City Council District 1)

a. Public Hearing - Service Plan - Assessment Roll and Rate;

b. Adoption of the Southwest Village PID 5-Year Service Plan;

c. Ordinance Approving the Assessment Roll and Rate;

d. PID Advisory Board Membership

Reviewed by the Southwest Village PID Advisory Board on 5/18/26

38. Grand Prairie Public Improvement District No. 15, Oak Hollow/Sheffield Village PID (City Council District 4)

a. Public Hearing - Service Plan - Assessment Roll and Rate;

b. Adoption of the Oak Hollow/Sheffield Village PID 5-Year Service Plan;

c. Ordinance Approving the Assessment Roll and Rate;

d. PID Advisory Board Membership

Reviewed by the Oak Hollow/Sheffield Village PID Advisory Board on 6/18/26

39. Grand Prairie Public Improvement District No. 16, Lone Star Meadows PID (City Council District 2)

    a. Public Hearing - Service Plan - Assessment Roll and Rate;

    b. Adoption of the Lone Star Meadows PID 5-Year Service Plan;

    c. Ordinance Approving the Assessment Roll and Rate;

    d. PID Advisory Board Membership

    Reviewed by the Lone Star Meadows PID Advisory Board on 3/23/26

40. Grand Prairie Public Improvement District No. 17, Berkshire Park PID (City Council District 2)

    a. Public Hearing - Service Plan - Assessment Roll and Rate;

    b. Adoption of the Berkshire Park PID 5-Year Service Plan;

    c. Ordinance Approving the Assessment Roll and Rate;

    d. PID Advisory Board Membership

    Reviewed by the Berkshire Park PID Advisory Board on 6/29/26

41. Grand Prairie Public Improvement District No. 18, Crescent Heights PID (City Council District 2)

    a. Public Hearing - Service Plan - Assessment Roll and Rate;

    b. Adoption of the Crescent Heights PID 5-Year Service Plan;

    c. Ordinance Approving the Assessment Roll and Rate;

    d. PID Advisory Board Membership

    Reviewed by the Crescent Heights PID Advisory Board on 3/24/26

42. Grand Prairie Public Improvement District No. 19, Greenway Trails PID (City Council District 6)

    a. Public Hearing - Service Plan - Assessment Roll and Rate;

    b. Adoption of the Greenway Trails PID 5-Year Service Plan;

    c. Ordinance Approving the Assessment Roll and Rate;

    d. PID Advisory Board Membership

Reviewed by the Greenway Trails PID Advisory Board on 7/20/26

PLANNING AND ZONING FOR INDIVIDUAL CONSIDERATION

43. STP-26-02-0005 - Site Plan - New retail at 3075 Claremont Dr (City Council District 4). Site Plan to construct a two-story retail building for commercial rental spaces and storage on 1.281 acres. Lot 1B, Block 1, Lodge Realty Addition No. 2, City of Grand Prairie, Tarrant County, Texas, zoned PD-140, within IH 30 Corridor Overlay District, and addressed as 3075 Claremont Dr (On August 11, 2026, the Planning and Zoning Commission recommended approval by a vote of 6-0)

PUBLIC HEARING ZONING APPLICATIONS

44. CPA-26-07-0010 - Comprehensive Plan Amendment - 300 SE 5TH ST (City Council District 5). Comprehensive Plan Amendment to change the Future Land Use Map from High Density Residential to Commercial/Retail/Office on 0.344 acres. Lot 1R, Block B, R. W. Bairds Addition, City of Grand Prairie, Dallas County, Texas, zoned Central Area and Two Family Residential Districts, and addressed as 300 SE 5th Street (On August 11, 2026, the Planning and Zoning Commission recommended approval of the request by a vote of 4-2)

45. ZON-26-07-0017 - Zoning Change - 300 SE 5TH ST (City Council District 5). Zoning Change from Central Area and Two-Family Residential Districts to Commercial (C) District on 0.344 acres. Lot 1R, Block B, R.W. Bairds Addition, City of Grand Prairie, Dallas County, Texas, zoned Central Area and Two-Family Residential Districts, and addressed as 300 SE 5th Street (On August 11, 2026, the Planning and Zoning Commission recommended approval of the request by a vote of 4-2)

46. ZON-26-06-0016 - Zoning Change - 1435 W Polo Rd (City Council District 6). Zoning Change from Planned Development-81 (PD-81) to Planned Development-81B (PD-81B) to clearly establish General Retail (GR) as the base zoning district on 0.42 acres. Lot 1, Block 1, Carwash Equipment Company Addition, City of Grand Prairie, Dallas County, Texas, zoned Planned Development-81 (PD-81) District, and addressed as 1435 W Polo Rd (On August 11, 2026, the Planning and Zoning Commission recommended approval by a vote of 6-0)

47. TAM-26-08-0002 - Text Amendment - Article 4: Permissible Uses, Article 11: Performance Standards, and Article 30: Definitions. An Ordinance of the City of Grand Prairie, Texas, amending portions of the Unified Development Code of the City of Grand Prairie, including portions of Article 4: Permissible Uses to add Mixed-Use Cigar Lounge as a use allowed by Specific Use Permit (SUP) in the Central Area (CA) District only and to establish specific standards for the Mixed-Use Cigar Lounge use; amending portions of Article 11: Performance Standards to allow on-premise sale and consumption of alcoholic beverages as an accessory use for Museum, Art Gallery, and Bookstore uses within the Central Area (CA) and Planned Development-443 (PD-443) Districts by Specific Use Permit and with certain conditions and to allow on-premise sale and consumption of alcoholic beverages as an accessory use for Mixed-Use Cigar Lounges within the Central Area (CA) District with certain conditions; and amending portions of Article 30: Definitions to define Museum, Art Gallery, Bookstore, and Mixed-Use Cigar Lounge; Repealing all Ordinances or Parts of Ordinances in Conflict

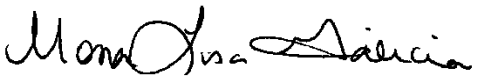
Herewith; Containing a Savings Clause and a Severability Clause; Containing a Penalty Clause, and Establishing an Effective Date (On August 25, 2026, the Planning and Zoning Commission recommended approval by a vote of 7-0)

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 August 26, 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.