CITY OF GRAND PRAIRIE

City Hall
300 W. Main Street
Grand Prairie, Texas

Meeting Agenda

City Council Meeting

Tuesday, January 06, 2026 **4:30 PM** **City Hall - Briefing Room**

CALL TO ORDER

STAFF PRESENTATIONS

1. 2026 Downtown Presentation Schedule

2. 2026 General Obligation (GO) Program

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 Andre Waits with Greater Allen Temple .

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

PRESENTATIONS

3. Planning & Development Department Acknowledgment - National Ranking for Permitting Efficiency

4. Main Street Magic - Tree Farm Recognition

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

5. Minutes of the December 2 and December 9, 2025, Special City Council meetings; and Minutes of the December 9 and December 16, 2025 Council Meetings

6. Reject all Proposals for RFP# 26003 Temporary Banquet Staffing (Reviewed by the Finance and Government Committee on 01/06/2026)

7. Ratify purchase of catered meals from Creative Cuisine offered for resale by the Ruthe Jackson Center until a new catering contract has been executed (Reviewed by Finance and Government Committee on 01/06/2026)

8. Annual contract for purchase of catered meals from Creative Cuisine offered for resale by Ruthe Jackson Center in an amount not to exceed $655,000.00 for one year with up to two additional one-year periods for a total of $1,965,000.00 (Reviewed by Finance and Government Committee on 01/06/2026)

9. Adoption of the City of Grand Prairie Tax Abatement Policy

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

10. Public Hearing on and Consideration of an Ordinance amending various sections of Articles II and III of the Code of Ordinances, Chapter 26, "Utilities and Services" Relating to Fees for Water and Wastewater (Reviewed by the Finance and Government Committee on 08/05/2025 and City Council Budget Workshop on 08/14/2025)

11. Approve Term Sheet and Short-Term Management Agreement, and Authorize City Manager to negotiate a Development Agreement with Grand Escape LLC for operation of Loyd Park

12. Second Reading of an Ordinance Granting a Franchise and Approving a Franchise Agreement for Solid Waste Collection and Recycling Services with Republic Waste Services of Texas Ltd., dba Republic Services of Grand Prairie

13. Second 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 26-113 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

PLANNING AND ZONING FOR INDIVIDUAL CONSIDERATION

14. STP-25-10-0043 - Site Plan - Bubba's 33 (City Council District 2). Site plan to construct a 7,105 sq. ft. sit-down restaurant at Epic East on 2.144 acres. A portion of Lot 13, Block A, Epic East Towne Crossing Phase 2 Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-364 District within the SH 161 Corridor Overlay District, and addressed as 3118 S Hwy 161 (On December 9, 2025, the Planning and Zoning Commission recommended approval by a vote of 6-0)

15. STP-25-09-0034 - Site Plan - Oncor Substation at 114th St (City Council District 1). Site Plan for an expansion of an existing Electric Substation on 3.941 acres. A portion of Block 5, GSID Community Addition No. 7, City of Grand Prairie, Tarrant County, zoned Light Industrial (LI) District, and addressed as 2150 114th St (On December 9, 2025, the Planning and Zoning Commission recommended approval by a vote of 6-0)

PUBLIC HEARING ZONING APPLICATIONS

16. CPA-25-11-0023– Comprehensive Plan Amendment – Amend the 2018 Comprehensive Plan by updating the Master Thoroughfare Plan and Map by realigning N Great Southwest Parkway and extending Riverside Parkway generally located east of SH 360, north of Isuzu Parkway/ 114th St and south of the Trinity River/ City Limit (On December 9, 2025, the Planning and Zoning Commission recommended approval by a vote of 6-0)

17. VCC-25-09-0003 - Fence Exception - Hill Street Screening Fence (City Council District 5). Exception to Required Fences in the Unified Development Code (UDC) to allow a wooden fence instead of the required masonry screening wall along the western and northern property lines of 300 and 306 Hill Street. The western and northern property lines of 306 Hill Street, a 0.69-acre tract, McKinney and Williams Abstract No. 1003, City of Grand Prairie, Dallas County, Texas and the northern property line of 300 Hill Street, a 0.38-acre tract, McKinney and Williams Abstract No. 1003, City of Grand Prairie, Dallas County, Texas and 306 Hill Street, City of Grand Prairie, Dallas County, Texas (On December 9, 2025, the Planning and Zoning Commission recommended approval by a vote of 6-0)

18. SUP-25-07-0025 - Specific Use Permit - Auto Repair Shop at 3574 Gilbert Rd (City Council District 1). Specific Use Permit for an Auto Repair (Minor) use on 0.202 acres. Lot 1, Yancy Commercial Park Addition, City of Grand Prairie, Dallas County, Texas, zoned Commercial district, and addressed as 3574 Gilbert Road (On December 9, 2025, the Planning and Zoning Commission recommended approval by a vote of 6-0)

19. SUP-25-09-0036 - Specific Use Permit - Drive Through Daiquiri at 901 E. Main St. (City Council District 5). Specific Use Permit for Drive-Through Retail Sales on 0.37 acres. A portion of Lot 3, Block 3, H.E. Jackson Addition, City of Grand Prairie, Dallas County, Texas,

zoned Commercial and addressed as 901 E. Main St (On December 9, 2025, the Planning and Zoning Commission recommended approval by a vote of 6-0)

20. SUP-25-09-0040 - Specific Use Permit - Auto Impound at 2357 Houston St (City Council District 1). Specific Use Permit for an Auto Impound facility on 1.28 acres. Lots 11R, 14 & 15, and a portion of Lot 16R, Block H, Dalworth Park Addition, City of Grand Prairie, Tarrant County, Texas, zoned Light Industrial (LI), and addressed as 2345 & 2357 Houston St (On December 9, 2025, the Planning and Zoning Commission recommended approval by a vote of 6-0)

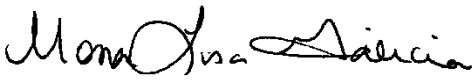
21. ZON-25-10-0040 - Zoning Change – 1822 Armstead Ave. (City Council District 3). Zoning Change from Single Family-Four (SF-4) to Single Family-Six (SF-6) on 0.46 acres. Lots 1, 2, & 6A, Block 8, Mountain Lakeview Addition, City of Grand Prairie, Dallas County, Texas, zoned Single Family-Four (SF-4) District, and addressed as 1822 Armstead Ave (On December 9, 2025, the Planning and Zoning Commission recommended approval 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 December 30, 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.