CITY OF GRAND PRAIRIE

City Hall
300 W. Main Street
Grand Prairie, Texas

Meeting Agenda
City Council Meeting

Tuesday, September 02, 2025 **4:30 PM** **City Hall - Briefing Room**

CALL TO ORDER

STAFF PRESENTATIONS

1. Orientation Regarding Housing Finance Corporations

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" - Local Government Code Sec. 394.021 and Housing Finance Corporations compliance with HB 21;
(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 Carl Allen of Fairview Baptist Church.

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

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.

2. Minutes of the August 19, 2025, City Council meeting

3. 2026 City Council Meeting Dates

4. Reject all bids for construction services for RFB #25119 for Radio Controlled Airplane Runway Reconstruction at Low Branch Park

5. Transfer of a 0.0046 acres (198 square foot) portion of Lot 8, Block 9 Original Town of Grand Prairie Addition, known as 116 W. Main Street, Grand Prairie, Dallas County, Texas, to the current owner of the adjacent property known as 114 W. Main Street, Cole Humphreys; and Authorizing the City Manager to execute the Quitclaim Deed, Termination and Release of Party Wall Agreements, and any and all other documents necessary for and related to said transfer

6. Ordinance Approving a Negotiated Settlement between the Atmos Cities Steering Committee and Atmos Energy Corp., Mid-Tex Division Regarding the Company's 2025 Rate Review Mechanism Filing

ITEMS FOR INDIVIDUAL CONSIDERATION

7. Grand Prairie Sports Facilities Development Corporation Board of Directors Appointments

8. Resolution adopting a maximum proposed property (ad valorem) tax of $0.660061 per $100 taxable value that the City Council will consider for Fiscal Year 2025-2026 and set the proposed tax rate of $0.660000/$100, and set the public hearing date and adoption date of the 2025 proposed tax rate via a record vote

9. Authorize the City Manager and the City Attorney to review all necessary and related documents of the Grand Prairie Housing Finance Corporation's (HFC) approval of the acquisition and operation of Prairie Gate Community Apartment Complex Phases I and II, approved by the HFC on March 18, 2025

10. Resolution Authorizing a Payment Agreement with the Grand Prairie Housing Finance Corporation (HFC). The HFC will contribute annual payments in an amount equal to thirty-five percent (35%) of the annual MM Management Fee and Tax Administration Fee received by the HFC to compensate the City for ongoing City services provided to a multifamily apartment facility known Prairie Gate Community Phase I located at 3951 Dechman Drive, Grand Prairie, Dallas County, Texas 75052. The property will be exempt from ad valorem taxation pursuant to Chapter 394 of the Texas Local Government Code

11. Resolution Authorizing a Payment Agreement with Grand Prairie Housing Finance Corporation (HFC). The HFC will contribute annual payments in an amount equal to thirty-five percent (35%) of the annual Ground Lease payments to compensate the City for ongoing City services provided to the Prairie Gate Community Phase II located at 3930 Westcliff Road, Grand Prairie, Dallas County, Texas 75052. The property will be exempt from ad valorem taxation pursuant to Chapter 394 of the Texas Local Government Code

PLANNING AND ZONING FOR INDIVIDUAL CONSIDERATION

12. STP-25-06-0017 - Site Plan - 2625 England Parkway (City Council District 6). Site Plan for a two-story multi-tenant building on 1.00 acre. Lot 33, Block D, Mira Lagos East Retail Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-365, within the Lake Ridge Corridor Overlay District, and addressed as 2625 England Pkwy (On August 11, 2025, the Planning and Zoning Commission recommended approval with conditions by a vote of 6-0)

13. STP-25-06-0020 - Site Plan - Lake Ridge Retail at 7085 Lake Ridge Pkwy (City Council District 6). Site Plan for two multi-tenant retail buildings on 2.62 acres. Tract 1.8, William Linn Survey, Abstract No. 1725, City of Grand Prairie, Dallas County, Texas, zoned PD-384, within the Lake Ridge Corridor Overlay District, and addressed as 7085 Lake Ridge Pkwy (On August 11, 2025, the Planning and Zoning Commission recommended approval by a vote of 6-0)

PUBLIC HEARING ZONING APPLICATIONS

14. ZON-25-06-0021 - Zoning Change - Funeral Home at 310 SW 3rd (City Council District 5). Zoning Change from Multi-Family One (MF-1) to a Planned Development District for Multi-Family One with a Funeral Home on 2.37 acres. Tract 60, McKinney & Williams Survey, Abstract No. 1003, and Tracts 14, 15, and 16, James G. Stevens Survey, Abstract No. 1674, City of Grand Prairie, Dallas County, Texas, zoned MF-1, and addressed as 310 SW 3rd Street (On August 25, 2025, the Planning and Zoning Commission recommended approval by a vote of 9-0)

15. SUP-25-06-0021 - Specific Use Permit - CDL Driving School (City Council District 1). Specific Use Permit for a Vocational School (Auto)/Driving School at a warehouse building on 8.85 acres Sites 3 & 5, Block 7 GISD Community Addition No.5, Installment No.3, City of Grand Prairie, Tarrant County, Texas, zoned Light Industrial (LI) and PD-63, and addressed as 1202 Avenue R (On August 11, 2025, the Planning and Zoning Commission recommended approval with conditions by a vote of 6-0)

16. TAM-25-08-0003 - Text Amendment. An Ordinance of the City of Grand Prairie, Texas, amending portions of Article 1: General Provisions and Procedures, Article 4: Permissible Uses, Article 6: Density and Dimensional Requirements, Article 7: Special Districts, Article 10: Parking and Loading Standards, Article 12: Subdivision and Utilities, Article 13: Building Permits & Construction, Article 16: Site Plan Approval, Article 22: Fee Schedule, Article 23: Master Transportation Plan, Article 26: Mobile/Manufactured/Modular Home and Recreational Vehicle Regulations, Article 30: Definitions, and Appendix W: Residential Development Standards, of the Grand Prairie Unified Development Code (UDC) for the purposes of aligning the UDC with recent changes to state law related to mixed used residential and multifamily development rights; zoning protests and notice requirements; regulation of home-based businesses; small residential lot development rights ("tiny lots"); HUD-Code manufactured housing; approval of land use assumptions, capital improvement plans, and impact fees; and regulation of the conversion of office buildings or non-residential buildings to mixed-use and multifamily residential uses; 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, 2025, the Planning and Zoning Commission recommended approval with a vote of 9-0)

CITIZEN COMMENTS

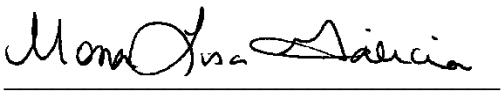
Citizens may speak during Citizen Comments for up to five minutes on any item not on the agenda by completing and submitting a speaker card. The views expressed during Citizen Comments are the views of the speaker, and not the City of Grand Prairie or City Council. Council Members are not able to respond 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 August 26, 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.