



CITY OF GRAND PRAIRIE

City Hall
300 W. Main Street
Grand Prairie, Texas

Meeting Agenda City Council Meeting

Tuesday, July 16, 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. Presentations for master developer services for the Downtown Grand Prairie Redevelopment Property Project Request for Expressions of Interest (RFEI) #23166

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" - Regulation of Group Living Residential Units, Section 13-632 of the Grand Prairie Code of Ordinances*
- (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 Christopher Davis of New True Vine Miracle Tabernacle.

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

PRESENTATIONS

2. Certificate of Recognition for Faisal Akhtar for volunteer efforts during World Cup Cricket

3. Proclamation Acknowledging Epic Waters Indoor Waterpark Day
4. Certificates of Recognition – Journey to Ignite Youth Organization

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 June 18, 2024, City Council Meeting
6. Grand Prairie Sports Facilities Development Corporation Board of Directors Appointments
7. Peninsula PID Contract with LandCare for Pond Bank Erosion Prevention and Mitigation for Pond 3 on England Parkway in the amount of \$81,230 for Phase 1, \$23,865 for Phase 2, \$53,226.50 for Phase 3, and \$43,027.47 for the Right-of-Way along the Screen Wall between Molina and Benissa on Grand Peninsula Drive for one year in the total amount of \$201,348.97 in Peninsula PID (Council Districts 4 and 6) Approved by the Peninsula PID Advisory Board on 6/4/2024
8. Construction Contract Amendment No. 2 with Modern Contractors, Inc. in the amount of \$92,115.00 for Public Safety Storage Facility work, including site utility revisions, change of site soil preparation methods, added dumpster enclosure, door hardware credits, backflow preventer changes, full panel concrete replacement, structural pier reconciliation, electrical cord drop provisions, lighting changes and credit for third-party owner testing charges (Reviewed by the Finance & Government Committee on 07/10/2024)
9. Construction Contract Amendment No. 2 with Key Construction in the amount of \$98,364.60 for Emergency Operations Center and Fire Station 6 work, including electrical additions, plumbing quality and capacity upgrades, emergency generator docking station provisions, roof trellis removal credit, additional franchise utility fiberoptic ground boxes, stucco finish credit, wage fraud software licensing, grease trap inclusion, structural steel revisions and enhanced landscaping (Reviewed by the Public Safety, Health, and Environment Committee on 07/08/2024)
10. Reject all bids for construction services for RFB #24138 for PlayGrand Adventures Inclusive Spinner
11. Contract with Krunchies Popcorn, LLC for one year with four one-year renewal options for food and beverage concessions at Prairie Lights with a 20% commission back to the City estimated at \$85,000 annually based on gross revenues collected by vendor totaling \$425,000 (estimate), if all extensions are exercised (Reviewed by the Finance and Government Committee on 07/10/2024)
12. Annual Contract for Event Sponsorship and Management Services from JL Event Pro, LLC (up to \$49,999 annually) through a Master Interlocal Agreement with the City of Irving, Texas. The contract will be for one year with the option to renew for one additional one-year period totaling \$99,998 if all extensions are exercised (Reviewed by the Finance and Government Committee on 07/10/2024)

13. Purchase (1) new Starcraft Allstar 24' Passenger Bus (\$129,552) for Parks, Arts and Recreation from Model 1 Commercial Vehicles located in Irving, Texas through a Cooperative Agreement with Houston-Galveston Area Council (HGAC) (Reviewed by the Finance & Government Committee on 7/10/2024)
14. Annual contract for veterinary services from Animal Health Care Center, in the amount of up to \$40,000 for one year, with the option to renew for four additional one-year periods, totaling \$200,000 if all extensions are exercised (Reviewed by the Public Safety, Health & Environment Committee on 07/08/2024)
15. Annual Contract with sole provider, Aware, Inc., in the amount of \$10,192.00 for their AFIX Tracker Fingerprint Identification Software. This contract will be for one-year with the option to renew for four additional one-year periods totaling \$56,317.23 if all extensions are exercised (Reviewed by the Public Safety, Health, and Environment Committee on 07/08/2024)
16. Annual Contract with sole provider Vistacom for the Eventide recording system maintenance and support in the amount of \$28,602, with the option to renew for four additional one-year periods, totaling \$143,010 if all extensions are exercised (Reviewed by the Public Safety, Health, and Environment Committee on 07/08/2024)
17. Purchase of security cameras and implementation services for the Public Safety Building Detention Center from Siemens Inc., in the amount of \$196,975.00 through a Cooperative Purchasing Agreement with Sourcewell, Contract #030421 (Reviewed by the Public Safety, Health & Environment Committee on 07/08/2024)
18. Amend the Lone Star Consulting, LLC agreement through August 31, 2025, in an amount not to exceed \$117,000 in total, for city-wide grant facilitation, tracking, reporting and community engagement services related to grant activities for the City of Grand Prairie (Reviewed by the City Council Development Committee on 07/16/2024)
19. Resolution Authorizing the City Manager to Execute a Chapter 380 Agreement for economic development incentives with Mars Partners, Ltd. And Poly-America, LP (Reviewed by the Finance & Government Committee on 07/10/2024)
20. A Resolution ratifying a FY 2025 First Responder Mental Health Program grant application to the Office of the Governor, Victims of Crime Act Formula Grant Program, for the purpose of providing first responder mental health resources not to exceed \$31,964.00 and authorizing the City Manager to accept, reject, alter, or terminate the grant, if awarded (Reviewed by the Public Safety, Health and Environment Committee on 07/08/2024)
21. Resolution ratifying a FY 2025 CI-Byrne State Crisis Intervention Program application for the Office of the Governor, Public Safety Office, for the purpose of funding a Crisis Support Specialist position's annual salary, fringe benefits and training in the amount of \$89,740.00, and authorizing the City Manager to accept, reject, alter or terminate the grant, if awarded (Reviewed by the Public Safety, Health and Environment Committee on 07/08/2024)
22. Resolution ratifying a FY 2025 Justice Assistance Grant (JAG) application for the Office of the Governor, Public Safety Office, Criminal Justice Division for the purpose of funding a Crisis Support Specialist position's annual salary, fringe benefits and training in the amount of

\$89,985.00, and authorizing the City Manager to accept, reject, alter or terminate the grant, if awarded (Reviewed by the Public Safety, Health and Environment Committee on 07/08/2024)

23. A Resolution ratifying a FY 2025 Victim Assistance Program continuation grant application from the Office of the Governor, Public Safety Office, Victims of Crime Act Formula Grant Program, for the purpose of funding two Victim Assistance Coordinators' annual salary, fringe benefits, and training, in the amount of \$171,266.75, and authorizing the City Manager to accept, reject, alter, or terminate the grant, if awarded (Reviewed by the Public Safety, Health & Environment Committee on 07/08/2024)
24. A Resolution ratifying a FY 2025 Violence Against Women Advocate grant application to the Office of the Governor, Public Safety Office, Violence Against Women formula grant, for the purpose of funding one Violence Against Women Advocate's annual salary, fringe benefits, and training, in the amount of \$60,304.30 and authorizing the City Manager to accept, reject, alter, or terminate the grant, if awarded (Reviewed by the Public Safety, Health, and Environment Committee on 07/08/2024)

ITEMS FOR INDIVIDUAL CONSIDERATION

25. Boards and Commissions appointments for vacancies and terms expiring on July 31, 2024
26. Boards and Commissions - Member Removal/Appointment from Planning and Zoning Commission and Animal Shelter Advisory Committee
27. Public Hearing on and Consideration of an Ordinance Adopting the Land Use Assumptions (LUA) and Capital Improvement Plans (CIP) for the City of Grand Prairie's Water and Wastewater Service Area (Reviewed by the Capital Improvements Advisory Committee on 06/12/2024)
28. Consent to sublease agreement between Lynn Creek SMI, Inc, LLC/Lynn Creek SMI Series LLC and Rockin'S Bar and Grill for the restaurant at Lynn Creek Park Marina, subject to approval by the United States Army Corp of Engineers (Reviewed by the Finance and Government on 07/10/2024)
29. Consideration of selection for master developer services for the Downtown Grand Prairie Redevelopment Property Project Request for Expressions of Interest (RFEI) #23166

PLANNING AND ZONING ITEMS TO BE TABLED

30. SUP-24-04-0017 - Specific Use Permit - 821 MacArthur Blvd (City Council District 5). Specific Use Permit for Auto Repair (Minor) at 821 MacArthur Blvd. Lot 261, a portion of the adjoining Southern tract, and a portion of Lots 168 and 169, Burbank Garden Addition, City of Grand Prairie, Dallas County, Texas, zoned Single Commercial (C) District, and with an approximate address of 821 MacArthur Blvd (On June 10, 2024, the Planning and Zoning Commission recommended approval by a vote of 7-0)

PLANNING AND ZONING FOR INDIVIDUAL CONSIDERATION

31. STP-24-05-0023 - Site Plan - M2G Oakdale Industrial (City Council District 1). Site Plan for two industrial warehouses on 10.21 acres. Lot 1, Block 1, West Oakdale Addition, City of

Grand Prairie, Dallas County, Texas, zoned LI and PD-326, within SH 161 Corridor Overlay District, with an approximate address of 2901 W Oakdale Road (On June 24, 2024, the Planning and Zoning Commission recommended approval with conditions by a vote of 8-0)

32. STP-24-05-0022 - Site Plan - Constellation Rock Island (City Council District 1). Site Plan for a 286,357 sq. ft. industrial warehouse building on 16.83 acres. Multiple tracts out of John C. Read, City of Grand Prairie, Dallas County, Texas, zoned Planned Development (PD-450), within SH 161 Corridor Overlay, and approximate addresses of 3514-3560 Hardrock Rd and 4701 Hardrock Rd (On July 8, 2024, the Planning and Zoning Commission recommended approval by a vote of 7-0)

PUBLIC HEARING ZONING APPLICATIONS

33. CPA-24-05-0007 - Comprehensive Plan Amendment - Mayfield & Robinson (City Council District 2). A Comprehensive Plan Amendment to change the Future Land Use Map from Commercial, Retail, Office to High Density Residential on 10 acres. A portion of Tract 2.2, William Reed Survey, Abstract No. 1193, City of Grand Prairie, Dallas County, Texas, zoned PD-294, within the SH 161 Corridor Overlay District, and addressed as 1015 Ikea Place (On June 10, 2024, the Planning and Zoning Commission recommended approval by a vote of 7-0)
34. ZON-24-04-0015 - Zoning Change/Concept Plan - Mayfield-Robinson Development (City Council District 2). Zoning Change from PD-294 for General Retail to a Planned Development District for General Retail, Single Family Townhouse, and Multi-Family Three and a Concept Plan depicting a 104,759 sq. ft. membership-only retail store with six fuel pumps, a 63,221 sq. ft. sporting goods store, a 35,000 entertainment/anchor use, and a residential development with 250 multi-family units and 24 hybrid housing (build-to-rent) units. A portion of Tract 2.2, William Reed Survey, Abstract No. 1193, Lot 2, Block 1, Mayfield Road Retail 1, and a portion of Lot 1, Block 1, Mayfield Road Retail 1, City of Grand Prairie, Dallas County, Texas, zoned PD-294, within the SH 161 Corridor Overlay District, and addressed as 965 Mayfield Rd and 1015 Ikea Place (On June 10, 2024, the Planning and Zoning Commission recommended approval by a vote of 7-0)
35. VCC-24-04-0001 - Unified Signage Plan – Mayfield & Robinson Development (City Council District 2). Unified Signage Plan for a commercial and multi-family development within the SH 161 Corridor. Lots 1 and 2, Block 1, Mayfield Road Retail 1 Addition and Tract 2.2, William Reed Survey, Abstract No. 1193, City of Grand Prairie, Dallas County, Texas, zoned PD-294, within the SH 161 Corridor Overlay District, and addressed as 965 Mayfield Rd, 1000 Ikea Way, and 3600 Robinson Rd (On June 10, 2024, the Planning and Zoning Commission recommended approval by a vote of 7-0)
36. CPA-24-05-0008 - Comprehensive Plan Update - 830 Dalworth St (City Council District 5). Amendment to the Future Land Use Map to change the designation from Mixed Use to Low Density Residential on 0.184 acres. Lot 13, Block 203, Dalworth Park Addition, City of Grand Prairie, Dallas County, zoned General Retail (GR) District, and addressed as 830 Dalworth St (On June 10, 2024, the Planning and Zoning Commission recommended approval by a vote of 7-0)

37. ZON-24-04-0012 - Zoning Change – 830 Dalworth St (City Council District 5). Zone Change from General Retail (GR) District to Single Family-Four (SF-4) Residential District on 0.184 acres. Lot 13, Block 203, Dalworth Park Addition, City of Grand Prairie, Dallas County, zoned General Retail (GR) District, and addressed as 830 Dalworth St (On June 10, 2024, the Planning and Zoning Commission recommended approval by a vote of 7-0)
38. ZON-24-04-0011 - Zoning Change – 1610 W Polo Rd (City Council District 6). Zoning Change from General Retail (GR) to Commercial (C) on 0.5 acres. Lot 1, Block 1, Polo Business Park Addition, City of Grand Prairie, Dallas County, Texas, zoned General Retail (GR) District, and addressed as 1610 W Polo Rd (On June 10, 2024, the Planning and Zoning Commission recommended approval by a vote of 7-0)
39. ZON-24-04-0013 - Zoning Change – 2404 & 2408 W.E. Roberts St. (City Council District 1). Zone Change from General Retail (GR) District to Single Family-Attached (SF-A) Residential District on 0.3604 acres. Lots 3 & 4, Block A, Jefferson Heights Addition, City of Grand Prairie, Dallas County, zoned General Retail (GR) District, and addressed as 2404 & 2408 W.E. Roberts St (On June 24, 2024, the Planning and Zoning Commission recommended approval by a vote of 8-0)
40. SUP-24-05-0020 - Specific Use Permit - Laundry Bar Texas (City Council District 5). Specific Use Permit for a Laundry (Self Serve) in an existing commercial lease space in The Promenade on Carrier on 0.57 acres. A portion of Tract 11, Henry Bilsmirer Survey, Abstract No. 111, City of Grand Prairie, Dallas County, Texas, zoned General Retail (GR), within SH 161 Corridor Overlay District and addressed as 1101 N Carrier Parkway Suite 121 (On June 24, 2024, the Planning and Zoning Commission recommended approval by a vote of 8-0)
41. SUP-24-05-0019 - Specific Use Permit/Site Plan - Kalterra Retail/Restaurant (City Council District 2). SUP/Site Plan for a full-service restaurant and a multi-tenant building with a drive-through restaurant within Kalterra Development on 3.25 acres. A portion of Lot 4, Block 1, Slink Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-397, within the 161 Corridor Overlay District and tentatively addressed as 3705 S Hwy 161 (On June 24, 2024, the Planning and Zoning Commission recommended approval by a vote of 8-0)
42. VCC-24-05-0002 - Unified Signage Plan – Bass Pro Monument Sign (City Council District 2). Unified Signage Plan for commercial development within the SH 161 Corridor. Lot 3R-2, Block 1, The Sutherland, City of Grand Prairie, Dallas County, Texas, zoned PD-424, within the SH 161 Corridor Overlay District, and addressed 3720 S Highway 161 (On June 24, 2024, the Planning and Zoning Commission recommended approval by a vote of 8-0)
43. SUP-24-05-0021 - Specific Use Permit – 2100 E. Main St (City Council District 5). Specific Use Permit for Auto Dealer (Non-Franchise Used), Auto Repair (Major), Auto Body and Auto Paint Shop at 2100 E Main St. Lot 2, Block 2, Business Center Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-60, and addressed as 2100 E Main St (On July 8, 2024, the Planning and Zoning Commission recommended approval with conditions by a vote of 7-0)
44. TAM-24-04-0004 - Text Amendment - Article 4: Permissible Uses. An Ordinance of the City of Grand Prairie, Texas, Amending Article 4: Permissible Uses of the Unified Development

Code to add use Smoke Shop and allow it by SUP in GR, GR-1, C, C-1, CA, HC, LI and HI zoning districts and establish spacing requirements and amending Article 30: Definitions to define Smoke Shop; Repealing all Ordinances or Parts of Ordinances in Conflict Herewith; Containing a Savings Clause and a Severability Clause; and to become effective upon its passage and approval (On June 24, 2024, the Planning and Zoning Commission recommended approval by a vote of 8-0)

CITIZEN COMMENTS

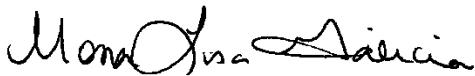
Citizens may speak during Citizen Comments for up to five minutes on any item not on the agenda by completing and submitting a speaker card. The views expressed during Citizen Comments are the views of the speaker, and not the City of Grand Prairie or City Council. Council Members are not able to respond 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 July 12, 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.