



CITY OF GRAND PRAIRIE

City Hall
300 W. Main Street
Grand Prairie, Texas

Meeting Agenda City Council Meeting

Tuesday, March 07, 2023

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. Recap of First Small Business and Subcontractor Expo
2. Epic Central Update

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" - City of Allen, Texas et al., v. Time Warner Cable Texas, LLC d/b/a Spectrum and Charter Communications; Case No. 6:19-cv-345-ADA-DTG*
- (2) *Section 551.072 "Deliberation Regarding Real Property"*
- (3) *Section 551.074 "Personnel Matters"*
- (4) *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 Dr. Marlow McGuire of The Epic Fellowship Church.

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

3. Minutes of the February 21, 2023, City Council Meeting
4. Authorize Agreements with Tarrant County Elections Department, Dallas County Elections Department and Ellis County Elections Department to conduct the May 6, 2023, Joint General Election; authorize any future contingency transfers as needed to fund the contracts, up to \$165,000
5. Oak Hollow/Sheffield Village PID Contract with SPSD for Irrigation Installation and Landscape Improvements beneath Trees along Great Southwest Parkway in the amount of \$345,484.15 (Council District 4) (Reviewed by the Oak Hollow/Sheffield Village PID Board 2/16/23)
6. TIF 1 Allocation Request by Integral Health Holdings for Grand Prairie's Hospital District not to exceed \$1,000,000 for street repairs in Grand Prairie's Hospital District (Stewart Drive, Osler Drive and Hospital Boulevard, as well as a complete reconstruction of Mid-Cities Boulevard) (Reviewed by the TIRZ #3 Board on 02/09/2023)
7. Authorize payment of \$118,662.83 to McGriff Insurance Services, Inc. for renewal of the City's Cyber Liability policy with Underwriters at Lloyd's of London for the period of February 4, 2023, through February 4, 2024 (Reviewed by Finance and Government Committee on 3/7/2023)
8. Authorize the City Manager to execute a Settlement Agreement and Mutual Release with Spectrum Gulf Coast, LLC settling a dispute over franchise fees and public, educational, and governmental channel ("PEG") fees in the case styled *City of Allen, Texas et al., v. Time Warner Cable Texas, LLC d/b/a Spectrum and Charter Communications*, Case No. 6:10-cv-345-ADA-DTG
9. Second Lease Extension between the Grand Prairie Local Government Corporation and Calvary Baptist Church for Grand Prairie located at 401 W. Church St, Grand Prairie, TX 75050 until June 30, 2022 (Reviewed by the Grand Prairie Local Government Corporation on 03/07/2023)
10. An Ordinance Amending Chapter 7.5 "Special Events" to Require a Special Event Permit for Block Parties when a Street or Right-of-Way will be Blocked or Closed
11. Ordinance authorizing abandonment of 0.07 of one acre (or 3,024 sf) easement located at 3259 Kosher Drive, Lake Ridge Subdivision, Section 20, Dallas County to Lexie Hopkins and Ernest Hopkins, Jr., current property owners
12. Ordinance amending the FY23 Economic Development Capital Improvement Projects fund and approval to purchase 207 W Main St for \$405,000 plus anticipated closing costs of up to \$10,000 for a total cost of up to \$415,000.00 from the Estate of Wanda Cober for use by Downtown Staff (Reviewed by the Finance and Government Committee on 03/07/2023)

13. Resolution Supporting the Abrogation of the Land Use Restrictions on Approximately 14 Acres of the 47.95 Acres of Property which was Deeded to the City of Grand Prairie by the National Parks Service (NPS) for Park, Recreation and Greenspace Related Uses so that such Property can be Re-Purposed for the Development of a Mixed-Use Affordable Housing Development

ITEMS FOR INDIVIDUAL CONSIDERATION

14. Resolution Authorizing the City Manager to Seek and Distribute State Funds Pursuant to the Texas Event Trust Fund Relating to and Supporting Efforts to Promote Economic Development by Hosting Major Sporting or Athletic Events

PLANNING AND ZONING ITEMS TO BE TABLED

15. SUP-22-12-0046 - Specific Use Permit/Site Plan – Little Woodrow’s at 3116 S Hwy 161 (City Council District 2). Specific Use Permit for a Restaurant with Alcohol Sales Exceeding 75 Percent and a Mobile Food Court and a Site Plan for a 18,800 sq. ft. development on 3.50 acres. Lot 1R-2, Block C, Epic West Towne Crossing Addition Phase 1, City of Grand Prairie, Dallas County, Texas, Zoned PD-364, and within the SH 161 Overlay District, and addressed as 3116 S Hwy 161
16. ZON-23-01-0001 - Zoning Change/Concept Plan - Tranquil Estates at 6310 Webb Lynn Rd (City Council District 4). Zoning Change from Agriculture to a Planned Development District for Single Family Use and a Concept Plan depicting 30 detached units on 6.063 acres. A portion of Tract 3D, William Lynn Survey, Abstract No. 973, Tarrant County, Texas, zoned Agriculture District, and addressed as 6310 Webb Lynn Road (On February 13, 2023, the Planning and Zoning Commission recommended approval by a vote of 7-0)

PUBLIC HEARING ZONING APPLICATIONS

17. SUP-22-10-0042 - Specific Use Permit - Convenience Store at 1033 SW 3rd St. (City Council District 5). Specific Use Permit for a Convenience Store without Gasoline Sales on 0.27 acres. Lots 1 and 2, Block D, Grand Prairie Estates, City of Grand Prairie, Dallas County, Texas, zoned GR district and addressed as 1033 SW 3rd Street (On January 9, 2023, the Planning and Zoning Commission recommended approval by a vote of 9-0)
18. CPA-23-01-0001 - Comprehensive Plan Amendment - Pivotal Residential (City Council District 2). Comprehensive Plan Amendment to change the Future Land Use Map from Mixed Use and Open Space/Drainage to High Density Residential and Commercial/Retail/Office on 42.7 acres. Tracts 2, 36, and 36.1, Stephen B McCommas Survey, Abstract No. 888, City of Grand Prairie, Dallas County, Texas, zoned PD-294D and PD-28, within the SH 161 and I-20 Corridor Overlay Districts, and addressed as 1900 IH 20 and 3900 Robinson Rd (On February 27, 2023, the Planning and Zoning Commission recommended approval by a vote of 8-0)
19. ZON-23-01-0004 - Zoning Change/Concept Plan - Pivotal Residential (City Council District 2). Zoning Change from PD-294B and PD-28 to a Planned Development District for Multi-Family and General Retail Uses and a Concept Plan depicting 320 multi-family units, a hotel, and a restaurant on 42.79 acres. Tracts 2, 36, and 36.1, Stephen B McCommas Survey, Abstract

No. 888, City of Grand Prairie, Dallas County, Texas, zoned PD-294D and PD-28, within the SH 161 and I-20 Corridor Overlay Districts, and addressed as 1900 IH 20 and 3900 Robinson Rd (On February 27, 2023, the Planning and Zoning Commission recommended approval with staff conditions by a vote of 8-0)

20. CPA-23-01-0002 - Comprehensive Plan Amendment - Ascend at Forum (City Council District 2). Comprehensive Plan Amendment to change the Future Land Use Map from Mixed Residential to High Density Residential and on 11.010 acres. Multiple parcels located within the Charles D. Ball Survey, Abstracts 197 and 1699, City of Grand Prairie, Tarrant and Dallas Counties, Texas, zoned Planned Development (PD-265A) for Single Family, Multi-Family, and General Retail Uses, within the I-20 Corridor Overlay District with an approximate address of 2300 S Forum Dr (On February 27, 2023, the Planning and Zoning Commission recommended approval by a vote of 7-0)
21. ZON-23-01-0003 - Zoning Change/Concept Plan - Ascend at Forum (City Council District 2). Zoning Change from PD-265A for Single Family Residential, Private Open Space and Environmental Preservation, General Retail, and Multi-Family Uses to a Planned Development District for Single Family Residential and Multi-Family Uses and a Concept Plan depicting 167 single family units and 261 multi-family units on 65.6 acres of land. Multiple parcels located within the Charles D. Ball Survey, Abstracts 197 and 1699, City of Grand Prairie, Tarrant and Dallas Counties, Texas, zoned Planned Development (PD-265A) for Single Family, Multi-Family, and General Retail Uses, within the I-20 Corridor Overlay District with an approximate address of 2300 S Forum Dr (On February 27, 2023, the Planning and Zoning Commission recommended approval by a vote of 7-0)
22. ZON-23-01-0007 - Zoning Change/Concept Plan - Downtown Planned Development District (City Council District 5). Zoning Change from Central Area District to a Planned Development District for Central Area Use and a Concept Plan. Legally described as Lots 1-8, Block K 10, Thomas 2; Lots 1-4, Block J/9, Thomas 2; Lots 1-8, Block H, Thomas 2; Lots 1 and 2, Block 229/A1, Thomas Second Revised; JD Duncan Lots 7, 8, 9, 10, 11, 12; Lots 1, 2, Chase; Lot 10-11, Block B, Chase; Lot 1, Block 1, Grand Prairie Fire Station; Lot 1, Block 1, Grand Prairie Municipal Campus Addition; Lot 1-R, Block 250/10, Original Town of Grand Prairie; Part of Lots 3-5, Block 23, Original Town of Grand Prairie; Lots 8-16, Block 9, Original Town of Grand Prairie; Lot 4R, Block F6, W H Thomas 2nd Revised. Addressed as 310, 400 College St; 401, 406, 409, 410, 413, 421, 423, 428, 500, 510, 514, 518, 522, 526 W Church St; 114 NW 5th St; 116, 118, 120, 121, 130, 200, 210, 300, 321, 402, 406, 516 W Main St; 103, 151 SW 5th St (On February 13, 2023, the Planning and Zoning Commission recommended approval by a vote of 7-0)
23. TAM-22-12-0014 - Text Amendment - Article 12: Platting. An Ordinance amending Article 12 of the Unified Development Code of the City of Grand Prairie, Texas, by retitling the article from "Platting" to "Subdivision and Utilities," and amending Section 27, "Public Facilities" to provide for the placement of utilities underground; providing a savings clause and a severability clause; and providing an effective date (On February 13, 2023, the Planning and Zoning Commission recommended approval by a vote of 7-0)

24. TAM-23-01-0001 - Text Amendment - Article 6: Density and Dimensional Standards. An Ordinance of the City of Grand Prairie, Texas, amending Article 6: Density and Dimensional Standards of the Unified Development Code to consolidate carport standards into a single section; 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 February 13, 2023, the Planning and Zoning Commission recommended approval by a vote of 7-0)

CITIZEN COMMENTS

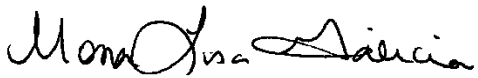
Citizens may speak during Citizen Comments for up to five minutes on any item not on the agenda by completing and submitting a speaker card. The views expressed during Citizen Comments are the views of the speaker, and not the City of Grand Prairie or City Council. Council Members are not able to respond 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 3, 2023.



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.