



## CITY OF GRAND PRAIRIE COMMUNICATION

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**MEETING DATE:** 05/06/2025

**PRESENTER:** Rashad Jackson, AICP, CPM, Planning and Development Director

**TITLE:** Professional services contract with Freese and Nichols, Inc. for the preparation of a Comprehensive Plan Update for the section of the City located between Ragland Road and Pioneer Parkway in the amount of \$250,000

**REVIEWING COMMITTEE:** (Reviewed by the City Council Development Committee on 04/15/2025)

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### SUMMARY:

Professional services contract with Freese and Nichols, Inc. for the preparation of a Comprehensive Plan Update for the section of the City located between Ragland Road and Pioneer Parkway in the amount of \$250,000.

Vendor	Freese and Nichols, Inc.
Total Cost	\$250,000.00
Department	Planning & Development
Recommended Action	Approve

### PURPOSE OF REQUEST:

In late 2020, a comprehensive plan update for the southern sector of the City (Southgate 360 Corridor Plan) was completed to prepare for the expansive growth in our southern sector. The update encompassed the area south of Ragland Road to the southern limits of the City extraterritorial jurisdiction (ETJ). The City is now continuing this effort north as Phase 2 of the comprehensive plan update. Phase 2 will encompass the City area north of Ragland Road up to the Pioneer Parkway corridor. The subject study area is generally bounded by SH 360 to the west, SH 303/Pioneer Parkway to the north, the eastern city limits to the east, and Joe Pool Lake and adjacent lands to the south.

This project will review and provide recommendations related to housing, land use, mobility, sustainability and resilience, economic development and other topics in order to prepare the City for the future. The Future Land Use Map, a guide used for proposed future development intent for properties,

will be updated as part of this project to address development goals and any land use conflicts with existing development and zoning.

The proposed costs are set forth in the table below. Total costs include subconsultant costs. Once approved to proceed, the anticipated time for completion of the update will be 10-12 months.

#### Consultant's Fee Summary

Task	Total FNI Effort	Total Subconsultant Effort	Total Effort
Project Management	\$10,000		\$10,000
Project Meetings	\$30,000		\$30,000
Market Analysis	\$0	\$25,650	\$25,650
Visioning	\$7,500		\$7,500
Plan Development	\$81,659		\$81,659
Public Engagement	\$40,000		\$40,000
Opportunity Sites	\$13,500	\$11,000	\$24,500
Economic Development	\$3,000	\$27,691	\$30,691
<b>TOTAL</b>			<b>\$250,000</b>

#### PROCUREMENT DETAILS:

Procurement Method: Cooperative/Interlocal ☐ RFB/RFP ☐ Sole Source ☐ Professional Services ☒

Local Vendor ☐ HUB Vendor ☐

#### FINANCIAL CONSIDERATION:

Budgeted?	Yes
Fund Name:	Capital Reserve Fund

If Capital Improvement:			
Total Project Budget	\$255,000.00	Remaining Funds:	\$5,000.00