

B *Grand Prairie*
— T E X A S —
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N 2026
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October 07, 2026

2026 GO Bond Program
Pickleball Complex
Ad Hoc Advisory
Committee



1. Recap and Follow-Up Items from Meeting 3

Megan Mahan,
Deputy City Manager



Pickleball Complex - \$10,000,000

What We're Here to Do

Provide advisory input on the **Pickleball Facility** project, including:

- What the community needs
- The experience this project should create
- Major characteristics and amenities
- Service and access expectations
- Project priorities
- Implementation considerations for staff

Our job is to help define what matters most.



Our Five-Meeting Path

From ideas to clear advice



Needs first. Amenities second. Priorities before preferences.

Southlake Pickleball Operations

City-operated model with multiple revenue streams supporting cost recovery

57%

APPROX. COST RECOVERY

2 FTE + 10 PTE

STAFFING

REVENUE STREAMS

- Memberships (nonresident memberships have a fee)
- Court Rental
- Programming and instruction
- League play
- Pro shop sales

TAKEAWAY

Southlake operates pickleball directly. Revenue offsets a meaningful share of costs, but the operation is still partially supported by the City's operating budget.

McKinney Pickleball / Tennis Operations

City-owned facility with a specialized private third-party operator



2. Pickleball Complex Cost Framework and Prioritization Exercise

Megan Mahan,
Deputy City Manager

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30% FIXED PROJECT COST ALLOWANCE

Costs required to deliver the project, regardless of which facility options are selected



FOR THE EXERCISE

These costs are already accounted for. The committee will use the remaining \$7 million to build and prioritize its preferred facility program.

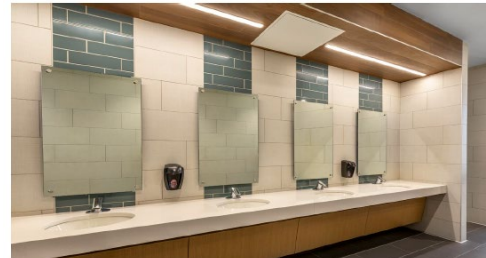
Indoor Facility

Indoor
Required Facility Essentials
\$710,000



- Lighting
- Pedestrian Site Paving
- FF&E
- AVL Equipment

Indoor: Small Building
Pair w/4 Court Option
\$5,200,000



- Riser Room
- Storage
- Electrical
- Mechanical
- Restroom
- Lobby
- Office
- Multipurpose Room
- Spectator Lounge
- Area for Courts

(16,000SF at \$325/SF)

Indoor
4 Courts
\$200,000



Indoor: Building
Pair w/6 Court Option
\$6,012,500



- Riser Room
- Storage
- Electrical
- Mechanical
- Restroom
- Lobby
- Office
- Multipurpose Room
- Spectator Lounge
- Area for Courts

(18,500SF at \$325/SF)

Indoor
6 Courts
\$300,000



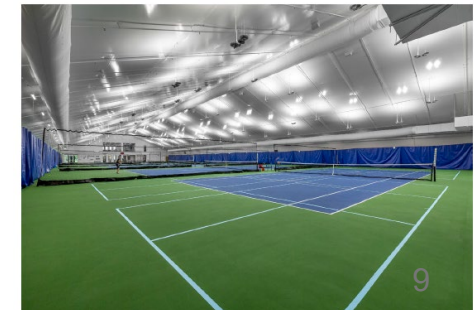
Indoor: Large Building
Pair w/8 Court Option
\$6,662,500



- Riser Room
- Storage
- Electrical
- Mechanical
- Restroom
- Lobby
- Office
- Multipurpose Room
- Spectator Lounge

(22,500SF at \$325/SF)

Indoor
8 Courts
\$400,000



Indoor Facility – Addition to Building

Indoor
Required Facility Essentials
\$710,000



- Lighting
- Pedestrian Site Paving
- FF&E
- AVL Equipment

Indoor: Addition to Building
Pair w/6 Court Option
\$4,712,500



- Riser Room
- Storage
- Electrical
- Mechanical
- Restroom
- Lobby
- Office
- Multipurpose Room
- Spectator Lounge
- Area for Courts

(14,500SF at \$325/SF)

Indoor
6 Courts
\$300,000



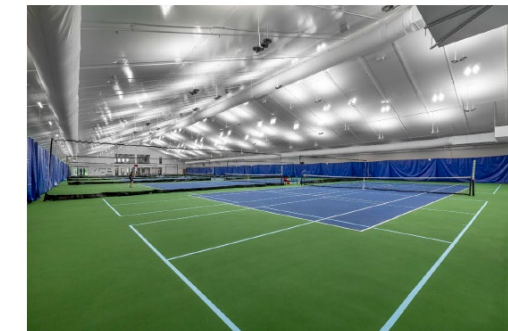
Indoor: Addition to Building
Pair w/8 Court Option
\$5,525,500



- Riser Room
- Storage
- Electrical
- Mechanical
- Restroom
- Lobby
- Office
- Multipurpose Room
- Spectator Lounge
- Area for Courts

(17,000SF at \$325/SF)

Indoor
8 Courts
\$400,000



Outdoor Facility

Outdoor
Required Site Amenities
\$920,000



- 8 Stands/Shade
- General Site Amenities
 - Tables & Chairs
 - Trash/Recycling Receptacles
 - Wayfinding
 - Bike Racks
 - Decorative Site Elements
- Pedestrian Site Paving

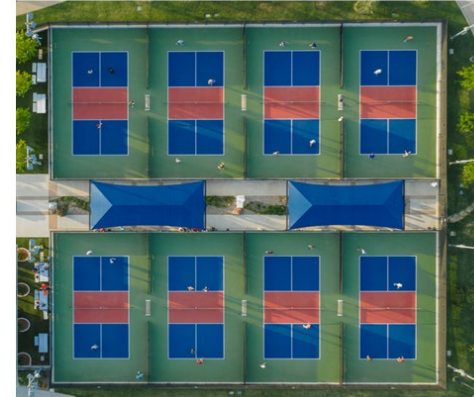
Outdoor
4 Courts with Lighting
\$600,000



Outdoor Cover
4 Courts
\$600,000



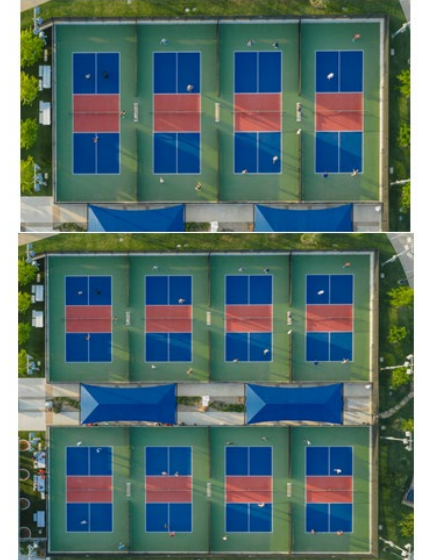
Outdoor
8 Courts with Lighting
\$1,200,000



Outdoor Cover
8 Courts
\$1,200,000



Outdoor
12 Courts with Lighting
\$1,800,000



Outdoor Cover
12 Courts
\$1,800,000



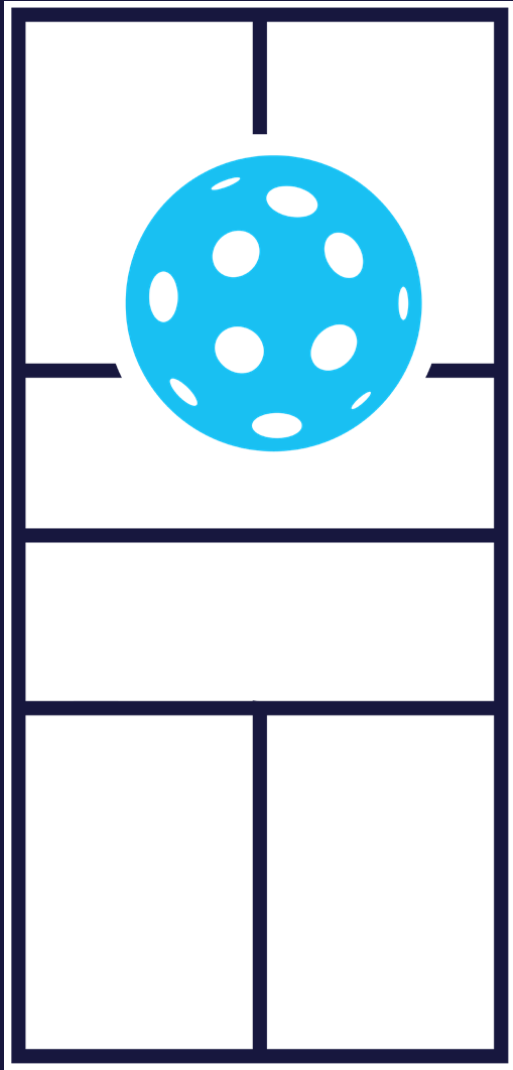
Outdoor Facility

Outdoor
Conditioned Restroom / Office
\$1,500,000



Outdoor
Championship Court & Lighting
\$250,000



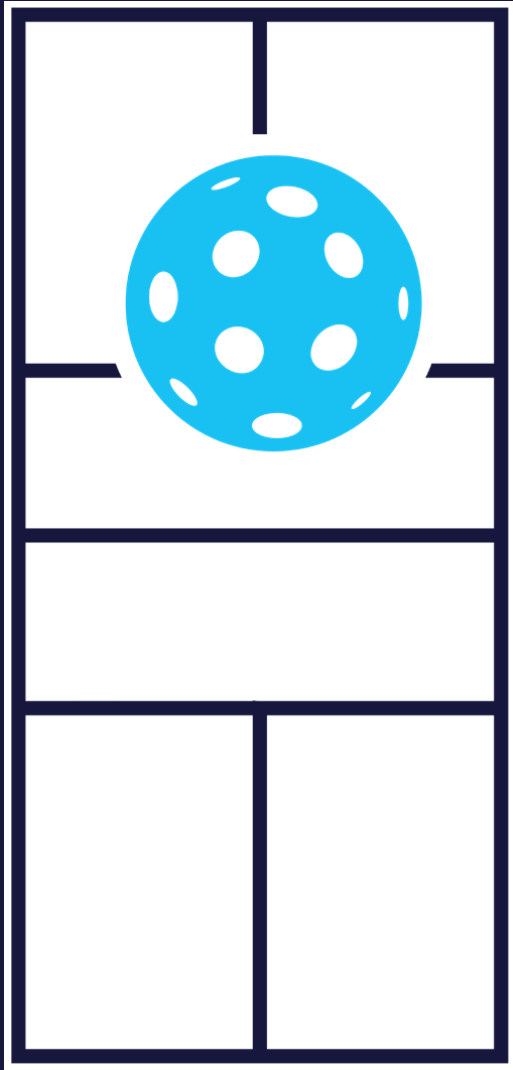


Public Comments

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3. Minutes of the September 9, 2026 Meeting

Jorja Clemson,
Chairwoman

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4. Consider Approval of the Pickleball Complex Project Direction Summary and Vision Statement

Megan Mahan,
Deputy City Manager

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What We Heard



WHO THE COMPLEX SHOULD SERVE

The Pickleball Complex should primarily serve Grand Prairie residents while supporting a broad range of players, including:



Casual and recreational players



Older adults



Leagues organized play, and competitive players



Youth and families



CORE NEEDS

The committee recommends that the Pickleball Complex address the following core community needs:



Indoor courts for year-round play



Community gathering and social spaces



Availability for regular resident play



Leagues, clinics and organized programming





PROJECT ROLE

The complex should be community first and event capable, with everyday resident use as its primary purpose.

VISION STATEMENT

A community-first pickleball complex for everyday play, gathering and programming, with event capability that still protects regular resident access.



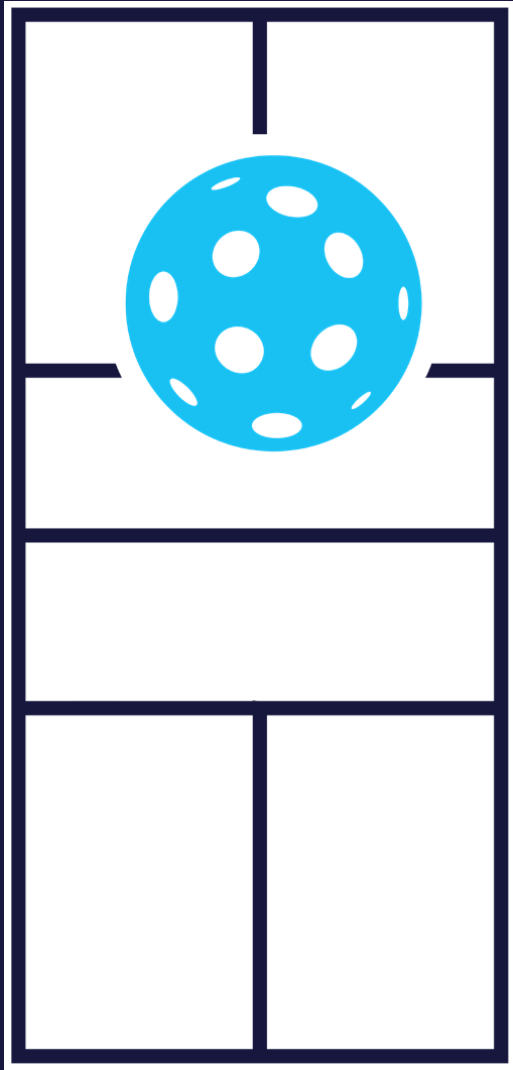
5. Consider Approval of the Committee Recommendations for Project Priorities

Megan Mahan,
Deputy City Manager

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6. Future Meeting Dates

Megan Mahan,
Deputy City Manager

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Future Meeting Dates and Locations

Meeting 5 Confirm Advisory Input

October 21, 2026
Grand Peninsula
2603 N. Grand Peninsula Dr

Staff will use tonight's direction to prepare Meeting 5 materials.



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Thank you!

