CITY OF GRAND PRAIRIE

City Hall
300 W. Main Street
Grand Prairie, Texas

MINUTES

City Council Meeting

Tuesday, April 15, 2025 **5:00 PM** **City Hall - Briefing Room**

CALL TO ORDER

Mayor Jensen called meeting to order at 4:30 p.m.

PRESENT
Mayor Ron Jensen
Mayor Pro Tem Jorja Clemson
Deputy Mayor Pro Tem Junior Ezeonu
Council Member District 3 Mike Del Bosque
Council Member District 4 John Lopez
Council Member District 5 Tony Shotwell
Council Member District 6 Kurt Johnson
Council Member At Large Place 7 Bessye Adams

ABSENT
Council Member District 2 Jacquin Headen

STAFF PRESENTATIONS

1. Introduction of Economic Development Staff

   Economic Development Department Director Tony Ramirez introduced his team: Farel Otieno, Business Manager; Michelle Hernandez, Coordinator; and Frankyshia Nealon, Office Coordinator.

   PRESENTED

AGENDA REVIEW

Mayor Pro Tem Clemson asked if there were any questions on Consent Agenda items three through eleven. Council Member Shotwell inquired on item six if an assessment has been done in the past. General Services Director Jayson Ramirez advised it has never been done citywide.

Mayor Jensen noted Council Member Headen is absent but advised she would like to table items fifteen and sixteen to have time to meet with the developer. Council Member Shotwell asked what the timeline is for item thirteen. Engineering and Utilities Director Noreen Housewright advised this item is requesting permission to allow the city attorney to move forward with eminent domain procedures, and it would allow for meeting the August deadline.

EXECUTIVE SESSION

Mayor Jensen called a closed session at 5:14 p.m. pursuant to Chapter 551, Subchapter D of the Government Code, V.T.C.A., to discuss Section 551.072 "Deliberation Regarding Real Property"

RECESS MEETING

Mayor Jensen adjourned the closed session at 6:07 p.m., opened the regular meeting and called a recess at 6:07 p.m.

6:30 PM Council Chambers

RECONVENE MEETING

Mayor Jensen called the regular meeting to order at 6:31 p.m.

Invocation led by Managing Director Walter Shumac.

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

PRESENTATIONS

2. Acknowledgment of Volunteer Participants of Rhythm and Roots Black History Month Program

   Council Member Adams read the names of each participant, and Mayor Jensen presented the certificates.

   PRESENTED

CONSENT AGENDA

Mayor Pro Tem Clemson moved, seconded by Deputy Mayor Pro Tem Ezeonu, to approve items three through eleven. The motion carried unanimously, 8-0.

3. Minutes of the April 1, 2025, City Council Meeting and Amended Minutes of the March 18, 2025, City Council Meeting

   Approved on Consent Agenda

4. Westchester PID contract with Vision Communities Management, Inc. for Wall Repairs for $200,000 in Westchester PID (Council Districts 2 and 6) (Reviewed by the Westchester PID board on 4/8/2025)

   Harold Willis, 538 Lindly, spoke in support of this item.

   Approved on Consent Agenda

5. Contract for website hosting, maintenance and customer relationship management with Forge Mobile, LLC through a cooperative agreement with The Interlocal Purchasing System (TIPS). The initial term of the Contract will be for a five-month period in the amount of $27,075, with the option to renew for first and second renewal periods of one year each in the amount of $64,980 annually, and a third renewal period of seven months in the amount of $37,905, for a

total amount of $194,940 if all renewals are exercised (Reviewed by the Finance and Government Committee on 04/01/2025)

Harold Willis, 538 Lindly, spoke in support of this item.

Approved on Consent Agenda

6. Agreement with McKinstry Essention, LLC for the development of a City-wide Facility Assessment and Capital Planning Study to assess the current status of and repair needs for City-owned facilities in the amount of $390,000, through a Cooperative Agreement with The Interlocal Purchasing System (TIPS) (Reviewed by the Finance and Government Committee on 04/01/2025)

   Approved on Consent Agenda

7. Contract with AssetWorks Inc. for FleetFocus FA and FuelFocus Software and Maintenance Support (up to $80,000) annually. This contract will be for one year with the option to renew for two additional one-year periods up to $240,000.00 if all extensions are exercised (Reviewed by the Finance and Government Committee on 04/01/2025)

   Approved on Consent Agenda

8. Annual Contract for physical security technology services with Siemens Industry, Inc. through a Master Cooperative Agreement with Sourcewell. This contract will be for an initial one-year term in the amount of $194,495.00, with the option to renew for up to two additional one-year periods. The price of each renewal term shall be negotiated by the Parties and shall not increase per renewal term by more than (6%) six percent from the price from the previous authorized term, for a total amount of up to $619,194.28 if all renewals are exercised (Reviewed by the Finance & Government Committee on 04/01/2025)

   Approved on Consent Agenda

9. Contract with HD Supply, Inc for interior renovations of the restaurant front seating area at Prairie Lakes Golf Course through a Master Cooperative Agreement with Omnia Partners in the amount of $167,925, with a 5 % contingency of $8,396.25, for a total of $176,321.65 (Reviewed by the Finance and Government Committee on 04/01/2025)

   Rabbi DeLeslie, 3217 Trible Dr, spoke in opposition of this item.

   Approved on Consent Agenda

10. Contract with Texassee Touring Inc. for the band Lonestar to perform as the headlining act on Saturday night at Main Street Fest 2025 for the amount of $55,000

    Harold Willis, 538 Lindly, spoke in opposition of this item.

    Approved on Consent Agenda

11. Ordinance amending the FY24/25 Capital Improvement Projects Budget by Transferring and Appropriating $1,989,701 from the Unobligated Fund Balance in the EPIC CIP Fund to the EPIC Waters Roof Project; Professional Design Services Contract with Aquatic Design and

Engineering, Inc. dba Martin Aquatic Design & Engineering for the design of an initial phase of the Epic Waters Expansion Project in the amount of $1,842,201, with additional project allowances of $147,500, for a total funding request of $1,989,701 (Reviewed by the Finance and Government Committee on 04/01/2025)

Harold Willis, 538 Lindly, spoke in opposition of this item.

ADOPTED

ORD 11687-2025

ITEMS FOR INDIVIDUAL CONSIDERATION

12. Public Hearing and Standards of Care Ordinance for 2025 After School Program and Camps

Recreation Manager Rod Hayes presented indicating this would allow the program to remain exempt from state requirements in operating childcare programs and after school programs, and noted it would extend the entire year.

Harold Willis, 538 Lindly, spoke in support of this item and asked to clarify background. Mr. Hayes advised the city's Human Resources Department orders background checks. Deputy City Manager Megan Mahan advised Mr. Willis she would provide a copy of the Standards of Care Ordinance for him to review. Council Member Shotwell confirmed this is an annual request and commended staff for the great service they are providing. He then moved, seconded by Council Member Adams, to close the public hearing and approve this item. Mayor Jensen asked if there were any additional speakers, and there were none. The motion carried unanimously.

ADOPTED

ORD 11688-2025

13. Resolution Authorizing the Use of Eminent Domain to Acquire Property for Public Use; Finding and Determining that Public Necessity and Convenience require the City's acquisition of a portion of the Property located at 1704 Babbling Brook and described as Lot 1, Block D of the Hidden Creek Addition, Grand Prairie, Tarrant County, Texas, generally located on the Southwest corner of Duncan Perry Road and Kingsley Drive, Grand Prairie, Tarrant County, Texas, for Public Use for the Duncan Perry Road Bridge at Johnson Creek Replacement Project; Authorizing the City Attorney or Designee to Commence Eminent Domain Proceedings to Acquire said Property

Ms. Housewright advised this is a partnership Capital Improvement Project to construct a bridge over Johnson Creek. This would authorize the city attorney to take eminent domain action to acquire property. Mayor Jensen called for speakers and there were none. Mayor Pro Tem Clemson moved, seconded by Council Member Del Bosque, to approve the resolution authorizing the city to use the power of eminent domain to acquire a portion of property described in this item for public use for the said project and to authorize the city attorney or her designee, to commence eminent domain proceedings to acquire said property. The motion carried unanimously.

ADOPTED

RES 5474-2025

PLANNING AND ZONING FOR INDIVIDUAL CONSIDERATION

14. STP-25-02-0006 - Site Plan - Industrial Warehouse at 2322 N Hwy 360 (City Council District 1). Site Plan for an industrial warehouse on 3.0 acres. Tracts 3F & 3G, Jonathan Brown Survey, Abstract 110, City of Grand Prairie, Tarrant County, Texas, zoned LI, within the SH 360 Corridor Overlay District and addressed as 2322 N Hwy 360 (On March 24, 2025, the Planning and Zoning Commission recommended approval by a vote of 8-0)

    Assistant Planning Director Savannah Ware presented the site plan request for an industrial warehouse. She reviewed aerial photos and rendering, noting it meets landscaping and screening requirements. She advised one variance was requested to reduce the landscape buffer. Ms. Ware advised the Planning and Zoning Commission (P&Z) approved and the Development Review Committee (DRC) approved with a condition: the proposed driveway from SH 360 shall be approved by the Transportation and Mobility Services Department and TxDot.

    Wilson White, 4516 Lovers Ln, Ste. 180, Dallas, recorded his support and was available to answer questions. Mayor Pro Tem Clemson moved, seconded by Council Member Johnson, to approve this item with staff conditions. The motion carried unanimously.

    APPROVED

PUBLIC HEARING ZONING APPLICATIONS

Council Member Johnson moved, seconded by Council Member Adams, to table items fifteen and sixteen to a later date. The motion carried unanimously, 8-0.

15. CPA-25-03-0005 - Comprehensive Plan Amendment - Prose Westcliff Multi-Family Ph 2 (City Council District 2). Comprehensive Plan Amendment to change the Future Land Use Map from Mixed Use to High Density Residential on 14.18 acres. Lots 11 & 12, Vickery Place Addition, and a portion of Tract 4, J.W.E. Wallace Survey, Abstract No. 1517, and a portion of Tract 12, Benjamin F. Smith Survey, Abstract No. 1337, City of Grand Prairie, Dallas County, zoned PD-18, within the IH-20 Corridor Overlay District, and addressed as 1101 & 1105 E Fish Creek Road, 3971 Westcliff Rd and 1199 E IH-20 (On March 24, 2025, the Planning and Zoning Commission recommended approval by a vote of 8-0)

    Harold Willis, 538 Lindly, recorded his opposition of this item.

    Tabled to a future meeting

16. ZON-25-02-0005 - Concept Plan - Prose Westcliff Multi-Family Ph 2 (City Council District 2). Application for Amendment to PD-18 to adopt a Concept Plan for a multi-family development with 300 dwelling units on 14.18 acres. Lots 11 & 12, Vickery Place Addition, and a portion of Tract 4, J.W.E. Wallace Survey, Abstract No. 1517, and a portion of Tract 12, Benjamin F. Smith Survey, Abstract No. 1337, City of Grand Prairie, Dallas County, zoned PD-18, within the IH-20 Corridor Overlay District, and addressed as 1101 & 1105 E Fish Creek Road, 3971

Westcliff Rd and 1199 E IH-20 (On March 24, 2025, the Planning and Zoning Commission recommended approval by a vote of 8-0)

Harold Willis, 538 Lindly, recorded his opposition of this item.

Tabled to a future meeting

17. SUP-25-02-0005 - Specific Use Permit Amendment - Hernandez Body Shop & Auto Sales (City Council District 5). Specific Use Permit Amendment to amend SUP-815 to allow Auto Dealer (Wholesale) at an existing auto body and paint shop located at 121 SE 14TH Street. Lot 14, Block 1, S.B. Witherspoon Addition, City of Grand Prairie, Dallas County, Texas, zoned Commercial (C) and addressed as 121 SE 14TH St (On March 24, 2025, the Planning and Zoning Commission recommended approval with conditions by a vote of 8-0)

    Ms. Ware presented this Specific Use Permit (SUP) Amendment for an existing auto body and paint shop request to add wholesale auto dealer to operations. She reviewed their proposed operations and parking plan. She noted P&Z approved with conditions: All existing conditions in the current SUP-815 regarding Auto Body Shop with Paint Booth use shall remain in effect; The applicant shall obtain a license agreement with the City of Grand Prairie for parking spaces located within the right-of-way. Auto Sales shall be limited to wholesale. Vehicles shall not be available for sale to the public. Parking of vehicles shall only occur in designated parking spaces and vehicles shall be kept out of the fire lane. Vehicles to be sold at the auction shall be stored offsite at the auction, inside of the building, or in parking spaces designated as 9-16 on the parking plan. The DRC recommended approval with same conditions and one additional: Any repairs to vehicles made on site shall be limited to activities allowed under SUP-815. No Auto Repair (Minor) or Auto Repair (Major) shall take place on site.

    Applicant Marco Soto, 121 SE 14th St, spoke in support of this item. Council Member Shotwell advised applicant will not be able to use the parking spaces on 14th Street until a license is obtained. Mayor Jensen confirmed he would need a permit. Mr. Sot, confirmed he was aware. Council Member Shotwell moved, seconded by Council Member Del Bosque, to close the public hearing and approve this item per staff recommendations. The motion carried unanimously, 8-0.

    ADOPTED

    ORD 11689-2025

18. SUP-25-02-0007 - Specific Use Permit - United Contractor Services (City Council District 1). Specific Use Permit for a Contractor Shop with Outside Storage on 1.087 acres. Tract 2 and 4, Charles Gibbs Survey, Abstract No. 534, City of Grand Prairie, Dallas County, Texas, zoned Commercial (C) District, within the SH 161 Corridor Overlay District, and addressed as 1212 and 1214 S Carrier Pkwy (The Planning and Zoning Commission will make a recommendation on this item on April 14, 2025)

    Ms. Ware presented this SUP request for a contractor shop with outside storage. She reviewed proposed operations noting the business is relocating from another city. Ms. Ware advised the proposed outside storage area is 30% of the site and would be designated for surplus material

such as metals studs. She discussed the proposed property improvements. She advised P&Z and staff recommended approval

Applicant Representative Philip Graham, 2201 E. Lamar Blvd., Ste. 200E, Arlington, spoke in support of this item. Mayor Pro Tem Clemson asked if the outside storage would be seen from the road. Mr. Graham confirmed it will not as there be a wood gate and six foot fence for screening. He advised flatbed pickups with trailers would be utilized. Mayor Pro Tem Clemson moved, seconded by Council Member Johnson, to close the public hearing and approve this item. The motion carried unanimously, 8-0.

ADOPTED

ORD 11690-2025

19. SUP-25-03-0013 - Specific Use Permit/Site Plan - StudioRes by Marriott (City Council District 4). Specific Use Permit and Site Plan for a four-story extended stay hotel with 118 rooms on 2.04 acres. Lots 1 & 2, Block 1, Securlock Addition, City of Grand Prairie, Tarrant County, Texas, zoned C, within the SH 360 Corridor Overlay Districts, and addressed as 4640 & 4650 S Hwy 360 (On March 24, 2025, the Planning and Zoning Commission recommended denial by a vote of 7-1)

Ms. Ware reviewed the aerial map and advised it meets most density and dimensional requirements. She discussed variances request: landscape buffer, number of Tier 1 Amenities, Number of Tier 2 Amenities, Floor Area Ratio and Maximum Height. Ms. Ware review renderings and concentration map of hotels within one mile. She noted there were one hundred eight three letters of opposition received and one letter in support and advised fifty of those received were within one mile of the subject property. Ms. Ware said a supermajority vote is not necessary. She noted P&Z denied this request, and staff recommends approval with conditions: The applicant shall provide one additional amenity in place of the required pool, such as a shared office or a covered outdoor seating area. The applicant shall provide a list of local restaurants that will partner with the Marriot brand in place of the one-meal requirement. A snack bar or concession stand shall be provided. One parking space at the front shall be dedicated to drop-offs for food delivery service. The applicant shall reduce the overall building square footage so that it does not exceed the maximum floor area ratio. Mayor Jensen asked what triggers SUP. Ms. Ware advised the land use is not allowed by right. Council Member Lopez asked to review list of requested variances and discussed the proposed building height. Council Member Del Bosque stepped out from 7:15 p.m. to 7:18 p.m.

Todd Stein, 3985 Clover Lane, Dallas, said he is the commercial real estate broker speaking on behalf of the owner. He discussed challenges of access to this property, advised the hotel is the highest and best use of the property and noted there is 4.5 acres of land with storage facilities providing a major buffer.

Ron Stuart, 3309 Oak Hollow, Plano, supports the ownership group. He discussed variances noting a pool would not be an amenity for this type of hotel but instead they are adding an outdoor patio/firepit. Mr. Stuart discussed having 24/7 food, beverage and water service. He said the clientele are more independent and there would be a cooktop and microwave in each

room and they would provide access for food delivery. Mr. Stuart advised that four stories are more common in an urban metro area.

Suraj Patel, 7326 Durant Drive, Irving, provided information on typical guests of StudioRes and discussed the history of the property zoning noting it was amended to PD in 1990. He reviewed current businesses there and allowed uses including hotel which has been allowed for thirty-five years. Mr. Patel discussed his efforts to reach out to Arlington ISD and agreed to add fencing to prevent walkability between lots. He said he reviewed other Marriott hotels in Grand Prairie, some near a high school and advised public safety issues are unfounded.

Andrew Smith, 416 Merriman Drive, Highland Village, said he is the landowner and confirmed this is the highest and best use. He said he obtained site plan approval for a retail site but could not get a high quality national tenant and discussed problems with access. He advised this would generate the most tax revenue of any use that has restrictions of access. He described his personal use of short term stay hotels three times.

Jonathan Plunket, 4924 Winding Trail, said he is a resident since 2001, a retired police officer, and discussed problems many extended stay hotels have. He noted concerns of daycare in close proximity would be a safety hazard. Council Member Johnson asked what he would like to see on this property. Mr. Plunket said a lot of hotels start as a Marriott but years later are converted to different hotel. Council Member Johnson said he needs more detailed information not general information. Council Member Lopez asked if his opinion on having a hotel at this location is the best use in the neighborhood, and Mr. Plunket said no.

Deputy Mayor Pro Tem Ezeonu agreed with Council Member Johnson. He supports trying to decrease future problems from occurring and supports neighbors not wanting this there. Mayor Jensen said the question is do we want this one here. Mayor Pro Tem Clemson asked to review what can go on this property. Planning Director Rashad Jackson said it is zoned commercial; therefore, anything retail related, office use, some allowed by right, some with SUP and general convenience store.

Edward Beckworth, 4848 Thames, a resident and member of Beacon Hill Homeowners Association (HOA) for 20 years said this is motel and submitted a position paper on behalf of the HOA. He noted this would increase the burden on community and would prefer doctors' offices there

Mark Beckner, 2818 Rochester Ct, advised he has been the president of Beacon Hill HOA for 15 years. He advised of his discussion with NSA Storage who was not aware of the hotel's plan to build there and said the storage company wanted to expand but they were denied. Mr. Beckner said he visited with Childcare Network who was also not aware. Mr. Beckner said 234 homeowners in Beacon Hill neighborhood had negative responses to this project.

Council Member Johnson asked if notices were sent, and Ms. Ware confirmed they were sent to property owners within the 300 foot radius.

Kenneth Black, 3012 Blacksmith Ct, said he was offended by Council Member Johnson's comment. He said he served in military and pays taxes, is the president of Horseshoe Bend Community and said these people are business owners not residents.

City Attorney Maleshia McGinnis read the names of those who recorded their opposition but did not wish to speak: Sarah Black, 3012 Blacksmith Ct; and Loraine Smith, 3020 Smith Ct.

Council Member Shotwell noted the notices go to the school district, not the school itself, goes to homeowners not to those who rent per state law and advised there are signs on the property. He also noted the property can only be zoned for certain things. He noted this a new product for Marriot, a midscale platform but it is not economy. Council Member Lopez said the location makes a difference in this matter, and he is not opposed to Marriott. He said he understands the landowner will develop the property somehow and recommends the group representing a hotel or the landowner reach out to the neighborhood for input before moving forward. Council Member Johnson asked the community to provide input to the property owner to consider what they would like there. Mayor Jensen said the landowner can put a number of things there without council approval. Council Member Lopez moved, seconded by Council Member Adams, to close the public hearing and deny this item. The motion carried unanimously, 8-0.

DENIED

20. ZON-25-02-0006 - Zoning Change/Concept Plan - Riverbend (City Council District 6). Zoning Change from Agricultural (A) District to a Planned Development District for Single Family Detached uses, and a Concept Plan depicting 233 homes on 66.00 acres. Generally located west of S Hwy 287, and north of Lakeview Drive, Portions of Parcel IDs 184417 & 303394, out of W. M. Gardner Survey, Abstract No. 402, R. K. Wines Survey, Abstract No. 268, and J. D. Elis Survey, Abstract No. 1274, zoned Agricultural (A) District, City of Grand Prairie, Ellis County, Texas (On March 24, 2025, the Planning and Zoning Commission recommended approval with conditions by a vote of 8-0)

Ms. Ware presented Zoning Change/Concept Plan for rezone for SF detached use. Reviewed aerial view. Discussed concept plan and map, concept elevations, signage and screening plan. Discussed variances. P&Z app with conditions.

Jerry Sylo, 2121 Midway, #300, Carrollton, spoke in support of this item. He said he started the process two years ago and communicated with Council Member Johnson early on.

Harold Willis, 538 Lindly, spoke in support of this item, and asked for clarification of how close it is to the new Fire Station 11. Mr. Jackson said less than a mile.

Council Member Lopez asked if homes are for rent or sale. Mr. Sylo advised DR Horton homes would be 100 % for sale and it would take about 24 months for houses to go up.

Motion made by Council Member District 6 Johnson, Seconded by City Council Member District 4 Lopez to approve with staff and P&Z recommendations. Council Member Shotwell does not support due to number of requested variances, but commended Council Member Johnson for working with them.

Voting Yea: Mayor Jensen, Mayor Pro Tem Clemson, Deputy Mayor Pro Tem Ezeonu, Council Member District 3 Del Bosque, City Council Member District 4 Lopez, Council Member District 6 Johnson, Council Member At Large Place 7 Adams

Voting Nay: Council Member District 5 Shotwell

The motion carried, 7-1.

ADOPTED

ORD 11691-2025

CITIZEN COMMENTS

Sayeda Syed, 6705 Sapphire, Circle North, Colleyville, provided information on appraisal district propery tax protesting as well as voting for appraisal district representatives in Tarrant County.

Charlie Garza, 2611 Naples Ln, discussed disappointment with upkeep of flags at Veterans Memorial Center, recommending flags be updated quarterly, discussed concerns with approval of consent items in February and discussed recommendations for council to set standard of language for decorum at Council meetings.

Rabbi DeLeslie, 3217 Trible Dr., discussed transparency, high water fees, apartments in the city, water utilities, his candidacy for mayor and term limits.

Harold Willis, 538 Lindly, discussed in general public persons being arrested, various criminal arrests and mental health.

ADJOURNMENT

Mayor Jensen adjourned the meeting at 8:26 p.m.

The foregoing minutes were approved at the May 6, 2025, City Council meeting.

Mona Lisa Galicia, City Secretary