CITY OF GRAND PRAIRIE

City Hall
300 W. Main Street
Grand Prairie, Texas

MINUTES

City Council Meeting

Tuesday, March 19, 2024 **4:30 PM** **City Hall - Briefing Room**

CALL TO ORDER

Mayor Jensen called the meeting to order at 4:30 pm.

PRESENT
Mayor Ron Jensen
Mayor Pro Tem John Lopez (absent for 4:30 Briefing)
Deputy Mayor Pro Tem Jorja Clemson
Council Member District 2 Jacquin Headen
Council Member District 3 Mike Del Bosque
Council Member District 5 Cole Humphreys
Council Member District 6 Kurt Johnson
Council Member At Large Place 7 Bessye Adams (arrived at 4:43 p.m.)
Council Member At Large Place 8 Junior Ezeonu

STAFF PRESENTATIONS

1. Ice Rink 2023 Financial Recap and Future Recommendations

Downtown Manager Chip Nami reviewed the ice rink expense report with total expenses of $201,710 which he said was close to budgeted amount, noting the previous year was $197,000. He advised they used city generators to save money. Mr. Nami proposed increasing the size of rink by about one third to increase it to fifty-five to sixty person capacity. He said the number nearly doubled this year with , two third of attendees being Grand Prairie residents and advised the rink was at ninety percent capacity. Council Member Del Bosque asked if there would be additional costs. Mr. Nami confirmed all should remain the same, unless permanent electrical is installed, which would be a capital expense, if fuel costs increase. Council Member Johnson asked for the cost of electrical. Mr. Nami advised it would likely be between eighty thousand and one hundred thousand dollars, noting the last quote received from a year ago was at eight thousand dollars. There was discussion on increasing fuel costs. Mayor Jensen advised the electrical upgrade would be a great investment and expressed his support of the ice rink. City Manager William A. Hills advised they are looking to make renovations and will bring forth an information package for Cinco de Mayo and all other events. Council Member Humphreys asked to review a photo of the 2023 Ice Rink and noted the clear walls made a big difference. He said he supports the electrical/infrastructure upgrades and hopes council supports it moving forward.

PRESENTED

2. 2024 Sponsorship Request – Dave's Legacy

Mr. Hills advised the city began putting sponsorship requests together in November/December. Council Member Ezeonu inquired about this sponsorship request and staff found it was received on time. Deputy City Manager Cheryl De Leon reviewed the request for twenty-thousand dollars to take care of Dalworth children and to feed them four times a month. Mayor Jensen said since it was received in time but overlooked, he feels it needs to be considered. Council Member Johnson asked how long they have been in Grand Prairie.

Applicant Alexandria Dave, 2305 Sweetwater Drive, Apt. 201, advised they have been here since 2016. Council Member Johnson asked if Grand Prairie ISD feeds children and whether the city has reviewed to ensure programs do not overlap. Ms. De Leon noted there are various programs in town that feed children. Council Member Johnson said he would like to review information on which other organizations feed children. Ms. Dave advised it is a multifaceted nonprofit. Council Member Johnson asked how much is going to the children. Mayor Jensen asked staff to pull the information together. Deputy Mayor Pro Tem Clemson asked how it compares to others with similar requests. Ms. Deleon noted other organizations have been given twenty-five hundred dollars. Council Member Ezeonu asked what the smallest amount given was and Ms. De Leon reviewed funding other organizations received. Council Member Headen what asked to review what other comparable programs received and noted it seems worth funding for the important work they are doing in Dalworth. Council Member Ezeonu asked for a vote to be taken tonight. Council Member Del Bosque asked to review the submission for a new organization. Ms. De Leon reviewed funding allocated for Community Step In at twenty-five hundred dollars. Council Member Adams said she feels they can move forward with a decision tonight and supports a five thousand dollar sponsorship. Council Headen said she agrees on five thousand dollars since they have multiple programs. Council Member Johnson advised the application received was specifically to feed children only. Mayor Jensen reminded council funds allocated to others were not earmarked for specific use. There was discussion on Community Development Block Grant (CDBG) requests, scholarship requests and organizations that help homeless. Council Member Johnson said he would like to see where this money goes. Council Member Headen noted during the Special Council Meeting there was more detailed information received and considered on each request and asked if the recipients submit receipts. Ms. De Leon said no but noted the applicant submits a receipt for payment. Mayor Jensen confirmed there is no reporting requirement. Council Member Adams Council Member Johnson was absent during the Special Council Meeting where a spreadsheet with the full list of applications was reviewed. Deputy City Manager Megan Mahan discussed the difference of an event/table sponsorship and a grant request. Ms. De Leon noted the city does not make donations. Council Member Ezeonu suggested to staff for any current applications and past applications, that they review how the funds are used, and consider what other support they receive. Ms. De Leon noted some of that information is captured on the application, though we do not ask for funding sources so staff will add that to the application form. Deputy Mayor Pro Tem Clemson said accountability is important and it would be nice to consider how they used the funds if they reapply next year. She added CDBG recipients must keep receipts to use those funds, and care needs to be taken on how tax dollars are used. Council Member Adams said the same process should be taken in consideration of this application as was for the others. Mayor Jensen reminded Council the city manager may review and make the decision to fund sponsorships up to five hundred dollars.

PRESENTED

3. National League of Cities Conference Recap

Council Member Del Bosque requested this item for discussion to allow attendees to share information gained and to an overview of visits with congress members. Council Member Johnson said he attended last year and realized most of the time council members met with representatives in the hallways of the capital, so he asked staff to create a one-pager listing priorities giving a snapshot of what the city needs to assist in securing funding from different sources. He noted Congressman Ellzy was impressed with the one-pager. He discussed the impact the one-pager made on various congress members and other cities' representatives.

Council Member Del Bosque thanked Council Member Johnson for the idea and thanked staff for working with council and the City Council Development Committee to compile the pertinent information. He discussed meetings with Congressman Veasey and Cuellar who provided advise for earmarking funds and a program where funding is available to assist in reclaiming land. Council Member Del Bosque discussed the city's partnership with Texas Municipal League.

Council Member Headen shared information about the economic development federal advisory committee, the Bill & Melinda Gates Foundation, the Rapid Grant Program for Advancing Economic Mobility, how job training builds economic development and discussed a program that can bolster economic opportunities for individuals. Council Member Headen discussed available funding up to seventy-five million dollars for developing housing with new and renovated manufactured homes. She noted she attended Senator Cornyn's briefing where immigration was discussed.

Deputy Mayor Pro Tem Clemson said it was her first time attending, noting she saw the president and was impressed when they met with Congressman Veasey. She discussed the handout provided and insight his staffer provided. Deputy Mayor Pro Tem Clemson noted she attended workshops. She discussed Shady Grove issues and received insight on obtaining funding for that, and suggested all council members have the opportunity to contribute to the one-pager next time.

Council Member Adams said she attended some pre-conference courses and discussed innovative ideas, contact information and ideas received from other states pertinent to how their youth is involved in local government. She noted Congresswoman Crockett and her assistant reviewed the one-pager and discussed the possibility of obtaining a five million dollar grant for a fire station which has already been built. Council Member Adams discussed the opportunities with the Agricultural Committee for community and urban gardening, noting food insecurities in the Dalworth area and her thoughts of applying some of those ideas, programs, and education on nutrition plus mental/physical aide programs. Mayor Jensen noted two members of Mayor's Teen Council were present at the conference.

Council Member Ezeonu said his outbound flight was cancelled on the first day, so he missed a committee meeting. He discussed item five on tonight's agenda, the Application for the Environmental Protection Agency Climate Pollution Reduction Grant and working to be environmentally sustainable. Council Member Ezeonu advised council split up to attend different meetings in Washington, DC. He noted Congresswoman Crockett discussed receiving funds through the appropriations process. He attended a meeting with Senator Cornyn and met with his staffer on infrastructure and transit and inquired about funds to make VIA Grand

Prairie more robust. Council Member Ezeonu discussed obtaining Grand Prairie zip codes for the southern section of Grand Prairie in Johnson and Ellis Counties. He thanked staff who attended for their assistance.

Mayor Jensen asked council to discuss which committees they serve with through the National League of Cities and the following were noted: Council Member Headen, the Federal Advisory Board for Youth Education and Families; Council Member Adams, the Energy, Environment and Natural Resources Board; Council Member Ezeonu: REAL, Energy and Environment. Mayor Jensen noted Mayor Pro Tem Lopez also sits on committees as well.

PRESENTED

AGENDA REVIEW

Mayor Jensen advised Deputy Mayor Pro Tem Clemson would review agenda in Mayor Pro Tem Lopez's absence. City Attorney Maleshia McGinnis advised item sixteen should be subject to an environmental assessment. Deputy Mayor Pro Tem Clemson asked if there were any questions on Consent Agenda items four through twenty-one. Council Member Humphreys asked to confirm item twenty-two would be on Individual Consideration and Mayor Jensen confirmed. Council Member Headen asked to clarify item twenty, what the plans are for digital marketing. Communications Director Claudia Garibay advised it would include broadcasting and streaming, and noted they will be revamping the commercial with new, opening destinations. She advised YouTube and other platforms would be based on audience preference. Deputy Mayor Pro Tem Clemson asked to confirm the companies to be used. Ms. Garibay advised she would be working with the city's agency of record, Anamare. Council Member Johnson asked when commercials would run. Ms. Garibay noted it would vary and time slots would be discussed and negotiated. Mayor Jensen noted EpicCentral was lively over the weekend and heard from owners of the The Finch and Vidorra that their Grand Prairie locations are busier than their Dallas locations.

EXECUTIVE SESSION

Mayor Jensen called a closed session at at 5:27 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," Section 551.076 "Deliberation regarding security devices or security audits; closed meeting," and Section 551.087 "Deliberations Regarding Economic Development Negotiations."

RECESS MEETING

Mayor Jensen adjourned closed session, opened the regular meeting and called a recess at 6:19 p.m.

6:30 PM Council Chambers

RECONVENE MEETING

Invocation led by Pastor Juan Zamora of Faith Lutheran Church.

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

CONSENT AGENDA

Mayor Pro Tem Lopez moved, seconded by Deputy Mayor Pro Tem Clemson, to approve items four through twenty-one with an amendment to item sixteen to include that it will be subject to an environmental assessment. The motion carried unanimously.

4. Minutes of the March 5, 2024, City Council Meeting

   APPROVED

5. Application for the Environmental Protection Agency Climate Pollution Reduction Grant in conjunction with NCTCOG for various projects to reduce greenhouse gases (Reviewed by the Public Safety, Health, and Environment Committee on 03/04/2024)

   Kate Deremo, 4365 Ashley Ln, spoke in opposition to this item and requested clarification. Public Health Director Cindy Mendez discussed the projects and requested grant funds.

   Harold Willis, 538 Lindly, spoke in opposition to this item and requested information on purchase of vehicles. Ms. Mendez said no and clarified funding.

   APPROVED

6. Fiscal Year 2023 Annual Comprehensive Financial Report (Reviewed by the Finance and Government Committee on 03/05/2024)

   APPROVED

7. Annual Contract for maintenance and repairs of Motorola radio equipment from Mobile Communications America, Inc. (formerly Crosspoint Communications) in the estimated amount of $80,000 annually through a Master Cooperative Agreement with Buyboard. This contract will be for one year, with the option to renew for 2 additional one-year periods, totaling $240,000.00 if all extensions are exercised (Reviewed by Finance and Government Committee on 03/05/2024)

   Kate Deremo, 4365 Ashley Ln, spoke in opposition to this item and requested clarification. Chief Information Officer Keshnel Penny provided information on the contract renewal.

   APPROVED

8. Annual contract for Risk Management Consulting services from McGriff for $35,000 annually. This contract is for an initial three years, with the option to renew for three additional one-year periods, for total of $210,000 if all extensions are exercised (Reviewed by the Finance and Government Committee on 03/05/2024)

   Harold Willis, 538 Lindly, spoke in opposition to this item and requested clarification. Human Resources Director Tasha Velasco discussed services provided by contractor.

   APPROVED

9. Award a contract for the replacement of the rooftop HVAC system at the Public Safety Building from Trane U.S., Inc. for $602,954.10 through a Master Cooperative Agreement with Omnia Partners (Reviewed by Finance and Government on 03/05/2024)

Kate Deremo, 4365 Ashley Ln, spoke in opposition to this item and requested clarification. General Services Director Jayson Ramirez provided details of the life span of the system.

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

APPROVED

10. Award a contract for the replacement of the HVAC system at the Charles V. England Training Center from Trane U.S., Inc. for $250,548.90 through an interlocal agreement with Omnia Partners (Reviewed by Finance and Government Committee on 03/05/2024)

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

    APPROVED

11. Award a contract for replacement of the HVAC system at City Hall East from Trane Technologies for $572,895.75 through an interlocal agreement with OMNIA Partners (Reviewed by Finance and Government Committee on 03/05/2024)

    Harold Willis, 538 Lindly, spoke in support of this item and requested review of longevity of the system. Mr. Ramirez confirmed he would review.

    APPROVED

12. Purchase of prefabricated restroom to be located along the Fish Creek Linear Park Trail from CXT Precast Concrete Products in the amount of $164,868 through a national cooperative agreement with The Interlocal Purchasing System (TIPS) (Reviewed by the Finance and Government Committee on 03/05/2024)

    APPROVED

13. Change Order #2 for $240,000 to add funding through August 2024, for temporary staffing using with current vendor Internal Data Resources (IDR), Inc. for a total cost of $893,080 (Reviewed by the Finance & Government Committee on 03/05/2024)

    Harold Willis, 538 Lindly, spoke in opposition of this item and asked to clarify which departments this affects and whether they are issued 1099 tax forms. Managing Director Lisa Norris, Mr. Penny and Ms. Velasco confirmed all city departments use the staffing services mainly for administrative staff, and they are not issued 1099 from the city as the staffing agency would handle that.

    APPROVED

14. Annual Contract for SHI Government Solutions to consolidate all ManageEngine (ZOHO Corporation) software and services, in the amount of $187,215.87 the first year, through a Master Cooperative agreement with The Interlocal Purchasing Systems (TIPS). The agreement will be for one year with the option to renew for three additional one-year periods, allowing an increase not to exceed 15% per year, up to an estimated total of $935,018.81 if all extensions are exercised (Reviewed by the Finance & Government Committee on 03/05/2024)

Harold Willis, 538 Lindly, spoke in opposition of this item and requested clarification. Mr. Penny discussed consolidation of services into on PO for five years.

APPROVED

15. Annual Contract for Microsoft Office 365 Government Cloud subscription service effective June 1, 2024, from SHI Government Solutions, Inc. in the amount not to exceed $290,549.64 through a national cooperative agreement with the Department of Information Resources (DIR). This contract will be for one year, with the option to renew for four additional one-year periods, allowing an increase not to exceed 10% with an estimated total of $1,773,834.60 if all extensions are exercised (Reviewed by the Finance and Government Committee on 03/05/2024)

    APPROVED

16. Authorize and confirm the purchase of an approximate 8.429-acre tract of land located at 5761 US Highway 287 from Miller Wild Horse Enterprises, Inc. for $1,800,000.00 plus anticipated closing costs for a total not-to-exceed amount of $2,100,000.00 (Reviewed by the City Council Development Committee on 03/19/2024)

    Harold Willis, 538 Lindly, spoke in opposition of this item and requested clarification. Engineering and Utilities Services Director Noreen Housewright discussed the two projects and timeline. Mayor Jensen noted this would expand services down south.

    APPROVED, subject to environmental assessment

17. Amended Construction Manager at Risk (CMAR) Contract with Hill & Wilkinson General Contractors for City Hall East Level 2 Office Renovations in the amount of $1,650,508; allowance for low-voltage direct contracts with Siemens Industry, Cyson, and Flair Data Systems in the total amount of $100,000; allowance for independent third-party owner construction testing contract with CMJ Engineering in the amount of $10,000; allowance for audio/video direct contract with Infinity Sound in the amount of $65,000; furniture, fixtures and equipment (FF&E) allowance with Wilson Bauhaus Interiors and Interior Resources Group in the total amount of $350,000; and a city-controlled construction contingency in the amount of $108,775 for a total funding request of $2,284,283 (Reviewed by Finance and Government Committee on 03/05/2024)

    APPROVED

18. Annual contract for Retail and Wholesale Merchandise Solutions from Walmart Business (up to $150,000 per year) through a national cooperative agreement with OMNIA Partners. The initial contract term is one (1) year with the option to renew for four (4) one-year periods totaling $750,000 if all extensions are exercised (Reviewed by the Finance and Government Committee on 03/05/2024)

    Kate Deremo, 4365 Ashley Ln, spoke in opposition to this item and asked for clarification. Audit and Budget Director Thao Vo explained the use of an alternative procurement process utilized for cost and time savings to purchase various product types.

Harold Willis, 538 Lindly, spoke in opposition to this item and asked to clarify OMNIA Partners. Mr. Vo advised they are a conglomerate of cooperatives for online purchases.

APPROVED

19. Ordinance of the City of Grand Prairie, Texas Amending Section 24-1.1 of the Grand Prairie Code of Ordinances to Increase the Homestead Exemption of All Owner-Occupied Residences to the Greater of Seventeen and a half (17.5) Percent of the Appraised Value or Five Thousand Dollars ($5,000); Containing a Savings Clause and a Severability Clause; Repealing All Conflicting Ordinances; and Providing an Effective Date (Reviewed by the Finance and Government Committee on 03/05/2024)

    Harold Willis, 538 Lindly, spoke in support of this item and asked to clarify. Mr. Vo discussed the Homestead Exemption noting it is for owner occupied residences and as long as it is their primary residence.

    ADOPTED

    ORD 11516-2024

20. Ordinance amending the FY2023/2024 Operating budget for the EpicCentral fund to allocate $424,000 from the unobligated fund balance for additional marketing services (Reviewed by the Finance and Government Committee on 03/05/2024)

    Harold Willis, 538 Lindly, spoke in opposition of this item and asked for clarification. Communications and Marketing Director Claudia Garibay described increased marketing efforts with current vendor, Anamare, for the entire Epic Central area to reach a wider audience.

    ADOPTED

    ORD 11517-2024

21. Ordinance Amending Chapter 13, Article II. "Food and Food Establishments", Section 13-20 of the Grand Prairie Code of Ordinances to Amend Terminology and Food Manager Requirements; Providing a Penalty; Providing a Savings Clause and Severability Clause; Providing an Effective Date After Publication (Reviewed by the Public Safety, Health & Environment Committee on 3/04/24)

    ADOPTED

    ORD 11518-2024

ITEMS FOR INDIVIDUAL CONSIDERATION

22. Action Items Resulting from Staff Presentations:

    2024 Sponsorship Request for $20,000 – Dave's Legacy

Valeria Dave, P.O. Box 530004, Grand Prairie, recorded her support and asked for funding for Dave's Legacy in existence since 2016 and described their three programs: "Saving Souls" at Dalworth to feed children; Potlucks at Tyree; and Hands Up, a sponsorship of children in need.

Alexandria Dave, 2305 Sweetwater, Apt. 201, recorded her support and explained they help parents, some with criminal records, with a variety of needs. She discussed volunteers who help feed children at Dalworth, noting the Parks and Recreation Department has been helpful. Council Member Headen asked them to explain the job placement program. Ms. Alexandria Dave advised they assist in obtaining I.D.'s, social security and they supply them with lawn mowers or other assistance with jobs while they await the receipt of proper identification.

Melissa Dent, CEO of Lunchbox of Love, 504 SW 23rd Street, recorded her support. She described the Clay Marx Apartment complex where she feeds sixty-five kids Monday thru Friday and explained they do not serve the same kids in the community noting Dave's Legacy serves children in a different area. Council Member Johnson asked if they have reached out to the school district to inquire about children who are not being fed the proper nutrition. Ms. Dent advised she works with some of the school districts and sends them home with snacks. Ms. Dent said she is from Michigan and has been feeding kids for three and half years, has spoken with schools to help with financial literacy but has not spoken with them about feeding children. Council Member Headen said she has visited the operation, and it is very helpful as many parents work late.

Patsy Ray, 2217 El Paso, spoke in support advising she knows many of the children at Dalworth, confirming they give them snacks. She said there is an outreach program that also helps at Dalworth.

Council Member Adams said she applauds Ms. Alexandria Dave's work with Dave's Legacy, she then moved, seconded by Deputy Mayor Pro Tem Clemson, to approve twenty-five hundred dollars for the organization to use as seed money. Mayor Pro Tem Lopez commented there is an established process for any nonprofit within the city to be considered toward the end of the year to request sponsorship. He discussed criteria for application. The motion carried unanimously.

APPROVED - $2500

PLANNING AND ZONING ITEMS TO BE TABLED

23. SUP-24-01-0002 – Specific Use Permit/Site Plan – Speed Gas Station (City Council District 2). Specific Use Permit/Site Plan for a convenience store with gas sales on 1.12 acres. Lot 1, Block 1, Forum Retail Addition, City of Grand Prairie, Dallas County, zoned Planned Development (PD-383), within the SH-161 Corridor Overlay, and addressed as 3802 S Hwy 161

    TABLED

24. CPA-24-01-0003 - Comprehensive Plan Amendment – 821 MacArthur Blvd (City Council District 5). Comprehensive Plan Amendment to change the Future Land Use Map from Low Density Residential to Commercial/Retail/Office on 0.6 acres. A portion of Lot 261, Burbank Garden Addition, City of Grand Prairie, Dallas County, Texas, zoned Single Family-Six (SF-6) Residential District and Commercial (C) District, and addressed as 821 MacArthur Blvd

TABLED

25. ZON-24-01-0002 - Zoning Change - 821 MacArthur (City Council District 5). Zoning Change from Single Family-6 (SF-6) and Commercial (C) to Commercial (C) on 0.6 acres. A portion of Lot 261, Burbank Garden Addition, City of Grand Prairie, Dallas County, Texas, zoned Single Family-Six (SF-6) Residential District and Commercial (C) District, and addressed as 821 MacArthur Blvd

    TABLED

PLANNING AND ZONING FOR INDIVIDUAL CONSIDERATION

26. STP-24-01-0002 - Site Plan – Harbor Freight Tools (City Council District 3). Site Plan for a 16,000 sq. ft. commercial retail building on 1.93 acres. Lot 1, Block A, Hakemy Addition, Dallas County, Texas, zoned General Retail (GR) and addressed as 900 E Pioneer Pkwy (On February 26, 2024, the Planning and Zoning Commission recommended approval by a vote of 8-0)

    Chief City Planner Savannah Ware discussed the site plan for a commercial retail building, noting it meets density and dimensional, parking, landscaping and screening requirements. Ms. Ware advised there were no requested variances, and the Planning and Zoning Commission (P&Z) and Development Review Committee (DRC) recommend approval. Council Member Del Bosque moved, seconded by Council Member Johnson, to approve this item. The motion carried unanimously.

    APPROVED

27. STP-24-01-0003 - Site Plan – Scannell Shady Grove (City Council District 1). Site Plan for an industrial warehouse on 14.075 acres. Tracts 1, 13, & 13.1, John Spoon Survey, Abstract No. 1326, City of Grand Prairie, Dallas County, Texas, zoned PD-444, within the SH 161 Corridor Overlay District and addressed as 902 W Shady Grove Rd & 3325 Hardrock Rd (On February 26, 2024, the Planning and Zoning Commission recommended approval by a vote of 8-0)

    Ms. Ware reviewed the site plan request for a new speculative industrial warehouse building, noting it meets density, dimensional, landscaping and screening requirements. She advised a tree survey was conducted and the applicant will pay a mitigation fee. Ms. Ware reviewed building elevations and noted no variances were requested. She said the P&Z and DRC recommended approval. Nader Aiinehsazian, Engineer, 7712 La Bolsa Dr., Dallas, recorded his support. Deputy Mayor Pro Tem Clemson asked if there a plan in place to keep the landscaping alive. Mr. Aiinehsazian reviewed the landscape plan their proposal to keep them alive. Deputy Mayor Pro Tem Clemson moved, seconded by Council Member Ezeonu, to approve this item. The motion carried unanimously.

    APPROVED

28. STP-23-11-0027 - Site Plan – JPI Great Southwest Parkway (City Council District 4). Site Plan for a multi-family development with 439 units on 31.85 acres. Tract 1D, Memucan Hunt Survey, Abstract No. 758, Tract 1, Samuel T. Brown Survey, Abstract No. 84, and Tract 13,

Samuel T. Brown Survey, Abstract No. 1689, City of Grand Prairie, Dallas and Tarrant Counties, zoned PD-448, within Lake Ridge Corridor Overlay, with an approximate address of 4610 S Great Southwest Pkwy (On February 26, 2024, the Planning and Zoning Commission recommended approval by a vote of 8-0)

Ms. Ware reviewed the site plan for multi-family residential and reviewed the approved concept plan elevations. She said they are proposing five buildings which meet density and dimensional requirements. Ms. Ware noted they asked for a special exception for screening along the rear property lines and discussed a wrought iron fence. The applicant provided a tree survey and preservation plan. She advised they will mitigate with a tree mitigation fee. Ms. Ware reviewed the building elevation and noted no variances were requested. She said P&Z and DRC recommend approval. Mayor Pro Tem Lopez advised he and Council Member Johnson have received comments of concern and inquired about the turn lane and safety concerns at the intersection and whether there will there be sidewalk near the park area. Transportation Director Caryl Devries discussed required deceleration, and the exit on north end being for emergency use only. Ryan Dave, 9001 Cypress Waters Blvd, for applicant confirmed the emergency exit, noting there will be a sidewalk near the park area, and said they will grant easement to the city. Mayor Pro Tem Lopez noted it would be helpful if additional lighting can be placed there. Mr. Dave advised he will look at lighting along Great Southwest Parkway and landscaping for additional improvements. Mayor Pro Tem Lopez moved, seconded by Council Member Johnson, to approve this item as presented by staff. The motion carried unanimously.

APPROVED

PUBLIC HEARING ZONING APPLICATIONS

29. SUP-23-10-0043 - Specific Use Permit/Site Plan - Quik Trip at 901 Macarthur (City Council District 5). Specific Use Permit/Site Plan for a convenience store with gas sales on 2.04 acres. A portion of Tract 20, Joseph Graham Survey, Abstract No. 506, City of Grand Prairie, Dallas County, zoned Commercial (C) District, within the IH-30 Corridor Overlay, and tentatively addressed as 901 Macarthur Blvd (On February 26, 2024, the Planning and Zoning Commission recommended approval with conditions by a vote of 8-0)

Ms. Ware discussed the Specific Use Permit/Site Plan for a convenience store with gas sales, noting the zoning is commercial. She reviewed the location map and proposal which includes a fuel canopy with ten fuel stations. Ms. Ware said it meets density, dimensional and landscape requirements. She reviewed building elevations and showed the map of gas sales within the area, noting there is nothing close enough to restrict it. Ms. Ware advised within a one-mile radius of the project site, there is one neighborhood-scale convenience store with two fuel pumps approximately 1,500 feet to the south. To the east of the subject property, there are no other gas stations along IH-30 within the City Limits. To the west, however, there are six existing gas stations located along Belt Line Road. Three gas stations are within a two-mile radius of the proposed convenience store. An existing Quik Trip is also located at 1110 N Belt Line approximately 2.3 miles from the subject property. Ms. Ware advised requested variances include number of parking spaces to allow a total of fifty-two parking spaces and overall windows to allow the building to be constructed with windows that account for thirty-nine

percent of all facades. She said P&Z and DRC recommended approval with conditions including truck idling within three hundred feet of a residential structure shall be limited to a period not to exceed fifteen minutes and the applicant shall post "no-idling" signs on site. Craig Honeywell, 4588 Mountain Laurel Drive, representing the applicant spoke in support. He said he is the project manager and discussed the requested variances, noting they are a 24/7 store and advised parking will accommodate staff and said the rear of the building will be tucked away, using the same building model at the location at Belt Line Road and Interstate 20, noting they would go above and beyond on landscaping. There was discussion on the value of having another location close to their Belt Line location. Mr. Honeywell discussed the traffic count and their gap analysis study of the area. Council Member Johnson noted he does not see this as a need. Council Member Ezeonu asked staff what else could go at this hard corner. Planning and Development Director Rashad Jackson said the property owner has an opportunity for pad sites and this is just part of that project with sit down restaurants, possibly including Steak and Ale an Bennigan's restaurants. Deputy Mayor Pro Tem Clemson said she would rather see the restaurants then the gas station. Council Member Humphreys said he likes the QT product but also noted this is the oldest area in Grand Prairie. Mr. Honeywell advised the reason they are on the first side is because they are a strong company that can put in the infrastructure first as the anchor to make the development easier for other businesses. He noted they are working with Halff on the flood mitigation. Robert Cabel, 4204 Glen Meadows Drive, spoke in support noting he owns the eleven acres, and Quik Trip is the driving force of the project as they will do the detention pond. He said he cannot develop the rest of the project without it and discussed the potential Steak & Ale and Bennigan's restaurants to be developed there. Council Member Del Bosque asked to review the location map and there was discussion on how soon the restaurants would come and whether there were operators already in place for them. Mr. Cabel confirmed about ninety days and there are operators in place. Mr. Jackson discussed having a Planned Development (PD) with an allowed use. Council discussed remaining acreage and tabling the item to help Mr. Cabel learn the PD process. Mr. Cable noted there were approximately six acres, and he does not want to develop multifamily. Mayor Jensen suggested tabling the item for Mr. Cabel to communicate further with staff. Council Member Humphreys moved, seconded by Mayor Pro Tem Lopez, to close the public hearing and table this item to a future date. The motion carried unanimously.

TABLED to future date

30. ZON-24-01-0001 - Zoning Change/Concept Plan - Polo SFA Amendment (City Council District 6). PD Amendment (PD-410) to allow 2,100 sq. ft. Single Family Attached units on 2.909 acres. Tract 11.3, Thomas J. Tone Survey, Abstract No. 1460, City of Grand Prairie, Dallas County, Texas, zoned PD-410 and approximated addresses of 4529-4554 Harmony Ct (On February 26, 2024, the Planning and Zoning Commission recommended approval by a vote of 8-0)

Ms. Ware presented this request to amend the existing PD to change minimum living area from 2600 to 2100 sq ft. for single family attached dwellings. She noted there are no changes to the concept plan as they are just requesting to decrease minimum living area. Ms. Ware said there are no requested variances and advised the P&Z and DRC recommended approval. Shola

Morohunfola, 112 S. Madison Avenue, Dallas, recorded her support and was available to answer questions. Ola Banwo, 720 Polo Road, Architect, noted no requested variances, discussed the minimum requirements but their proposal of 2600 sq. ft./unit. He advised engineering lost a lot of ground due to detention ponds, therefore they decided to cut down the size 2100 sq. ft., still meeting legal minimum requirements. Council Member Headen asked how many homes and Mr. Banwo advised there would be twenty-three. Council Member Johnson asked if there would be a homeowner's association (HOA) or a public improvement district (PID). Mr. Jackso noted they would have an HOA. Mayor Pro Tem Lopez asked to review the area. Ms. Ware reviewed location and PID maintenance area. There was discussion on HOA and PID maintenance in the surrounding area. Council Member Johnson moved, seconded by Council Member Headen, to close the public hearing and approve the item as presented by staff and requested staff to review PID and HOA information to help educate the applicant. The motion carried unanimously.

ADOPTED

ORD 11519-2024

31. CPA-24-01-0002 - Comprehensive Plan Amendment - 1102, 1106 & 1110 Dalworth Ave (City Council District 5). Comprehensive Plan Amendment to change the Future Land Use Map from Mixed Use to Low Density Residential on 0.62 acres. Lots 24, 25 & 26, Block 142, Dalworth Park Addition, City of Grand Prairie, Dallas County, Texas, zoned General Retail (GR) District, within the SH 161 Corridor Overlay District, and addressed as 1102, 1106 & 1110 Dalworth Street (On February 12, 2024, the Planning and Zoning Commission recommended approval by a vote of 8-0)

    Ms. Ware presented items thirty-one and thirty-two together. She advised the applicant intends to build three single family homes and discussed current zoning, noting no variances were requested. Ms. Ware said the P&Z recommended approval, but staff is unable to support the Future Land Use change because the proposed use does not align with the Future Land Use Map (FLUM); however, the requested change matches the predominant use of the area. Council Member Humphreys said this is a collector street and traffic is high and inquired if there ample parking space. Ms. Ware advised they would have to meet parking requirements for single family six with a two car garage. There was discussion of driveway length and width requirement. Council Member Humphreys moved, seconded by Council Member Adams, to approve items thirty-one and thirty-two as presented by staff. The motion carried unanimously.

    ADOPTED

    ORD 11520-2024

32. ZON-23-12-0046 - Zoning Change – 1102, 1106 & 1110 Dalworth St (City Council District 5). Zone Change from Commercial District to Single Family-Six Residential District on 0.62 acres. Lot 24, Block 142, Dalworth Park Addition, City of Grand Prairie, Dallas County, Texas, zoned General Retail (GR) District, within the SH 161 Corridor Overlay District, and addressed as 1102, 1106, and 1110 Dalworth Street (On February 12, 2024, the Planning and Zoning Commission recommended approval by a vote of 8-0)

ADOPTED

ORD 11521-2024

CITIZEN COMMENTS

Kate Dermo, 4365 Ashley Ln, asked council to pass a cease fire resolution, discussed Grand Prairie census, Gaza destruction and food shortage.

Harold Willis, 538 Lindly, noted his opposition of the passing of Senate Bill 4 in Texas and discussed his opposition to the Grand Prairie Chamber of Commerce president running for city council.

Patsy Ray, 2217 El Paso, discussed her political party, thanked council for meeting with federal representatives in Washington, thanked Deputy Mayor Pro Tem Clemson for support of the Community Development Bock Grant for the Luckett Garden and expressed appreciation for the Grand Prairie history book.

Steve Pryor, 4540 Friars, discussed and showed a photo of the street curve at Bardin Road and New Castle Drive which he feels is dangerous, and he asked staff to look into a traffic control measure to assist since there have been accidents at this location.

ADJOURNMENT

Mayor Jensen adjourned the meeting at 8:09 p.m.

The foregoing minutes were approved at the April 2, 2024, City Council meeting.

Mona Lisa Galicia, City Secretary