CITY OF GRAND PRAIRIE

City Hall
300 W. Main Street
Grand Prairie, Texas

MINUTES

City Council Meeting

Tuesday, October 20, 2026 **4:30 PM** **City Hall - Council Chambers**

CALL TO ORDER

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

PRESENT
Mayor Ron Jensen
Mayor Pro Tem Kurt G. Johnson
Deputy Mayor Pro Tem Jacquin Headen
Council Member District 1 Jorja Clemson
Council Member District 3 David Chappelle
Council Member District 4 John Lopez
Council Member District 5 Tony Shotwell
Council Member At Large Place 7 Bessye Adams
Council Member At Large Place 8 Rodney Anderson

EXECUTIVE SESSION

Mayor Jensen called a closed session at 4:36 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" and Section 551.087 "Deliberations Regarding Economic Development Negotiations."

RECESS MEETING

Mayor Jensen adjourned the closed session, opened the Briefing session and called a recess at 6:04 p.m. Mayor Jensen called the Briefing session to order at 6:12 p.m.

STAFF PRESENTATIONS

1. ACCESS-GP Small Business Enterprise Program Updates

   Managing Director Lisa Norris and Assistant Management Services Director Latifia Coleman showed a video regarding the ACCESS GP program, discussed program development and progress. Ms. Coleman reviewed sample marketing materials. Ms. Norris reviewed outreach and internal reach efforts. Ms. Coleman introduced the city's Small Business Administrator Coquis Castillo.

   PRESENTED

2. Tangle Ridge Golf Club Update

Parks, Arts and Recreation Director Ray Cerda and Recreation Division Chief Rod Hayes Recreation provided an update golf operations team, reviewed their standards and vision, discussed customer service goals, discussed marketing and public relations brand noting the goal is to make Tangle Ridge Golf is a golf destination that our community is proud to call home. He also reviewed the proposed pro shop transformation and clubhouse enhancements. Mayor Jensen showed support for staff's work and Council Member Adams noted she supports the added Uber eats and Door Dash options for the restaurant.

PRESENTED

3. EpicCentral Marketing Update

NOT PRESENTED

AGENDA REVIEW

Mayor Pro Tem Johnson asked if there were questions on any agenda items. There was discussion on tabling Item 46. Council Member Adams asked to clarify Item 24. Transportation and Mobility Director Caryl Devries noted they are amending the agreement to reflect a one year term with no renewals. Parks, Arts and Recreation Director Ray Cerda advised Item 12 reflects changes made after the Finance and Government Committee met, and those changes are reflected in the Council Agenda Packet. Mayor Pro Tem Johnson advised Item 38 would be considered individually and Items 44 and 46 are public hearings.

RECONVENE MEETING - REGULAR COUNCIL MEETING 6:30 p.m.

Invocation led by Rev. Marsha Middleton of First United Methodist Church.

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

PRESENTATIONS

4. Proclamation Celebrating Hong Kong Market's 40th Anniversary

Mayor Jensen read and presented the proclamation.

PRESENTED

5. Employee Recognition – Victor M. Genis

Cemetery Manager Thomas Menezes present the recognition of Mr. Genis.

PRESENTED

6. EpicCentral Dallas Morning News Award for Best Entertainment District in DFW

Mr. Hills reviewed a video of the amenities at EpicCentral and noted it was named Best Entertainment District in DFW 2026 Gold People's Choice Award in the Dallas Morning News.

PRESENTED

CONSENT AGENDA

Mayor Pro Tem Johnson moved, seconded by Deputy Mayor Pro Tem Headen, to approve Items 7 through 41. Mayor Pro Tem Johnson amended the motion and Deputy Mayor Pro Tem Headen accepted the amended motion to move items 24 & 38 to Individual Consideration. The motion carried unanimously. Council Member Anderson requested review of Item 46 and there was discussion on tabling the item. Deputy City Attorney Tiffany Bull noted council has discretion on considering or tabling the item, and there was discussion on whether the applicant would need to withdraw their written request and reissue a written request.

7. Minutes of the August 13, 2026, City Council Budget Workshop and the September 15, 2026, City Council meeting

   Approved on Consent Agenda

8. Boards and Commissions – Appointments to fill vacancies on the Public Health Advisory Committee and Animal Shelter Advisory Committee

   Approved on Consent Agenda

9. Confirmation of the appointment of James Kubinski as the Grand Prairie Fire Chief, in accordance with Texas Local Government Code Section 143.013(a)(1), effective January 23, 2027

   Approved on Consent Agenda

10. Quarterly Investment Report for 2nd Qtr. and 3rd Qtr. (Reviewed by the Finance and Government Committee on 10/06/2026)

    Approved on Consent Agenda

11. Consent to lease agreement with U.S. Soccer 5, LLC for lease of approximately 160,000 sq ft at Mountain Creek Soccer Complex located at 3700 S. Belt Line Road, Grand Prairie, TX

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

    Approved on Consent Agenda

12. Request to enter into an agreement with Dallas Area Agency on Aging (DAAA) for a total budget of $294,912 (Less program reimbursements of $212,285) for Congregate Meals and Transportation program located at The Summit (Reviewed by the Finance and Government Committee on 10/06/2026)

    Approved on Consent Agenda

13. Annual Contract with Ben E. Keith Company DBA Ben E. Keith Foods DFW for wholesale food and supplies for use by the Summit in an amount not to exceed $100,000 for the initial one-year term with the option to renew for up to two additional one-year terms for a total contract amount not to exceed $300,000 if all extensions are exercised (Reviewed by the Finance and Government Committee on 10/06/2026)

Approved on Consent Agenda

14. Reject all bids submitted for RFB# 26050 Locksmith Services (Reviewed by the Finance and Government Committee on 10/06/2026)

Approved on Consent Agenda

15. Cooperative Contract with Michael's Keys, Inc. for locksmith services at City-owned facilities in an amount not to exceed $50,000.00 annually through a national interlocal agreement with TIPS. This contract will be for an initial one-year term with the option to renew for up to two additional one-year periods, for a total contract amount not to exceed $150,000.00 if all extensions are exercised (Reviewed by the Finance and Government Committee on 10/06/2026)

Approved on Consent Agenda

16. Cooperative Contract with Industrial Power, LLC dba Industrial Power Truck and Equipment for fire truck, ambulance and other first responder vehicle parts, equipment, and services in an amount not to exceed $100,000.00 annually through a Cooperative Agreement with TIPS. This contract will be for one year, with the option to renew for two additional one-year periods totaling $300,000.00 if all extensions are exercised (Reviewed by the Finance and Government Committee on 10/06/2026)

Approved on Consent Agenda

17. Cooperative Contract with Samsara, Inc. for vehicle and equipment telematics in an amount not to exceed $189,509.42 annually through a national interlocal agreement with Sourcewell. This contract will be for an initial one year-term with the option to renew for up to two additional one-year periods totaling $568,528.26 if all extensions are exercised (Reviewed by the Finance & Government Committee on 10/06/2026)

Approved on Consent Agenda

18. Amendment to Workday Enterprise Resource Planning (ERP) End User Subscription Agreement with Precision Task Group, Inc. (PTG) to add the Contract Lifecycle Management (CLM) module in the amount of $43,843 effective October 31, 2026. This subscription cost is for one year, with the option to renew for seven additional one-year periods totaling $528,660 if all renewals are exercised (Reviewed by the Finance and Government Committee on 10/6/2026)

Approved on Consent Agenda

19. Professional Services Agreement for Workday Project Management and Leadership Training with BulaNetwork, LLC. This contract will be for one-year in the amount of $218,000, with the option to renew for one additional year, totaling $436,000 if all extensions are granted (Reviewed by the Finance and Government Committee on 10/06/2026)

Approved on Consent Agenda

20. Reappoint Water Utilities Director Charles Brewer as the City's Voting Member and Reappoint Public Infrastructure Director Noreen Housewright as the City's Alternative Member to the

City of Fort Worth Wholesale Water and Wastewater Customer Advisory Committee (Reviewed by the City Council Development Committee on 10/15/2026)

Approved on Consent Agenda

21. Cooperative Contract with Nortex Concrete Lift & Stabilization, Inc. for Concrete Pavement Panel Lifting Services through the North Central Texas Council of Governments -TXShare Cooperative Purchasing Program in an annual amount not to exceed $1,200,000.00. This Contract will be for a one-year initial term with the option to renew for up to two additional one-year periods, totaling $3,600,000.00 if all renewals are exercised (Reviewed by the City Council Development Committee on 10/15/2026)

    Approved on Consent Agenda

22. Annual Contract with Innovative Roadway Solutions, LLC for Surface Preservation Treatment Services in an annual amount not to exceed $500,000.00. This Contract will be for a one-year initial term with the option to renew for up to two additional one-year periods, totaling $1,500,000.00 if all renewals are exercised (Reviewed by City Council Development Committee on 10/15/2026)

    Approved on Consent Agenda

23. Amendment #1 to the Professional Engineering Services Contract with Freese and Nichols, Inc. for additional engineering design, bid phase, and construction phase services for the Main Street (SH180) and Jefferson Street Roundabout Project in the amount of $190,000.00, bringing the total contract amount to $947,500.00 (Reviewed by the City Council Development Committee on 10/15/2026)

    Approved on Consent Agenda

24. Annual Contract with Reynolds Asphalt & Construction Company for Pavement Resurfacing Services in an amount up to $6,688,800.00 annually. This contract will be a one-year initial term with the option to renew for two additional one-year periods totaling $20,066,400.00 if all extensions are exercised (Reviewed by City Council Development Committee on 10/15/2026)

    Transportation and Mobility Director Caryl Devries reviewed the annual contract information for surfaces and material for a one year term with no renewals. Mayor Pro Tem Johnson moved, seconded by Council Member Lopez, to approve this item for a contract with Reynolds asphalt and Construction Company in an amount up to $6,680,000 for one year with no renewals. The motion carried unanimously.

    APPROVED

25. Annual Contract with Curtco, Inc. for Pavement Crack and Joint Sealing Services in an annual amount not to exceed $2,770,000.00. This Contract will be for a one-year initial term with the option to renew for up to two additional one-year periods, totaling $8,310,000.00 if all renewals are exercised (Reviewed by City Council Development Committee on 10/15/2026)

    Approved on Consent Agenda

26. Professional Engineering Services Contract with Kimley-Horn and Associates, Inc. for design engineering services for the 20S-30" Waterline Project in an amount up to $378,393.00 (Reviewed by the City Council Development Committee on 10/15/2026)

Approved on Consent Agenda

27. Professional Engineering Services Contract with STV Incorporated for for engineering services for the new 16-inch Waterline Improvement Project on Lakeview Drive in an amount up to $449,095.00 (Reviewed by the City Council Development Committee on 10/15/2026)

Approved on Consent Agenda

28. Developer Participation Agreement with JPI Construction, LLC for the Elevated Storage Tank (EST) Drainage project in an amount up to $314,542.00 (Reviewed by the City Council Development Committee on 10/15/2026)

Approved on Consent Agenda

29. Amendment No. 2 to Professional Architecture and Engineering Services Contract with Dunaway Associates, LLC to the Lynn Creek West to add additional scope of work for a trailhead area with parking and restroom facilities in the amount of up to $171,050.00 bringing the total contract amount to $530,000.00 (Reviewed by the City Council Development Committee on 10/15/2026)

Approved on Consent Agenda

30. Construction Services Agreement with Mart, Inc. for the Loyd Park Cabin Improvements Project, including the renovation of eight cabins, in the amount of $407,415.00 (Reviewed by the City Council Development Committee on 10/15/2026)

Approved on Consent Agenda

31. Resolution Adopting the Grand Prairie Bicycle Master Plan

ADOPTED

RES 5569-2026

32. Interlocal agreement with North Texas Tollway Authority (NTTA) for the City of Grand Prairie to provide law enforcement services for NTTA turnpike projects in Grand Prairie, effective September 1, 2026 to September 1, 2028, in exchange for an amount not to exceed $3,746,912.00 (Reviewed by the Public Safety, Health, and Environment Committee on 10/20/2026)

Approved on Consent Agenda

33. Assignment Agreement assigning the lease for location 25S-C from Staggerwing Development #4 to Staggerwing Development #5 (Reviewed by the Public Safety, Health, and Environment Committee on 10/20/2026)

Approved on Consent Agenda

34. Commercial Lease for Office Suite 115 and Hangar 23S-1 with Charles C. Brown dba Air Chas at the Rates Contained in the Applicable Grand Prairie Municipal Airport Fee Schedule, effective December 1, 2026 through November 30, 2027, with the option to renew for two (2) additional three-year periods (Reviewed by the Public Safety, Health and Environmental Committee on 10/20/2026)

    Approved on Consent Agenda

35. Contract for FY 27 Laboratory Services with Trinity River Authority, effective October 1, 2026 through September 30, 2027, in an amount not to exceed $270,000 for analysis of water, wastewater, and stream samples (Reviewed by the Public Safety, Health, and Environment Committee on 10/20/2026)

    Approved on Consent Agenda

36. Interlocal Agreement with Dallas County for FY 2027 Health Services, effective October 1, 2026 through September 30, 2027, in an amount not to exceed $38,854 (Reviewed by the Public Safety, Health, and Environment Committee on 10/20/2026)

    Approved on Consent Agenda

37. Ordinance abandoning a 0.5971 acre portion of a Water Main And Sanitary Sewer Easement, and a 0.0004 acre portion of a Water Easement located on a portion of a 14.1294 acre tract, being Lot 1, Block 3, Jefferson At Loyd Park Addition, plat recorded as instrument No. D224217752 of the real property records of Tarrant County, Texas and authorizing the City Manager or his designee to execute a Quitclaim Deed to Jefferson Loyd Park (Phase 2), LLC and all related documentation necessary to effectuate the abandonment (Reviewed by the City Council Development Committee on 10/15/2026)

    ADOPTED

    ORD 11952-2026

38. Ordinance amending Ordinance No. 11944-2026 for the FY 2025/2026 Operating Fund Budgets and Ordinance No. 11945-2026 for the FY 2025/2026 Capital Improvements Projects Budget to transfer $992,355.63 from the unobligated fund balance in the Water/Wastewater Fund to the "Small Street Improvement WTER" project within the Water CIP Fund and $344,360.89 from the unobligated fund balance in the Water/Wastewater Fund to the "Small Street Improvement WWST" project within the Wastewater CIP Fund; Construction Contract with 2R Construction Services, LLC for Small Street Water and Wastewater Mains Rehabilitation services for Base Bid Sections I and II in the amount of $2,836,789.60, plus a 5% contingency amount of $141,839.48; Professional Engineer Services Contract with Team Consultants, Inc. for materials testing in an amount not to exceed $70,810.50, for a Total Project cost of $3,049,439.58 (Reviewed by the City Council Development Committee on 10/15/2026)

    Public Infrastructure Director Noreen Housewright noted this item should read Fiscal Year 2026-2027. Mayor Pro Tem Johnson moved, seconded by Council Member Shotwell, to approve this item to correct the fiscal year designated in the ordinance from fiscal year 2025-2026 to fiscal year 2026-2027. Council Member Shotwell discussed Small Street drainage

issues, and this item begins a two year process to improve it, noting his support. The motion carried unanimously.

ADOPTED

ORD 11953-2026

39. An Ordinance of the City of Grand Prairie Amending the Civil Service Fire Step Plan Pay Scale for Ranks of Firefighter through Fire Assistant Chief Effective October 31, 2026 (Reviewed by the Finance and Government Committee on 10/06/2026)

    ADOPTED

    ORD 11954-2026

40. An Ordinance of the City of Grand Prairie Amending the Civil Service Police Step Plan Pay Scale for Ranks of Police Officer through Police Assistant Chief Effective October 31, 2026 (Reviewed by the Finance and Government Committee on 10/06/2026)

    ADOPTED

    ORD 11955-2026

41. Ordinance Amending Chapter 25 "Traffic", Article V "Towing", Section 25-60, "Authority to Remove; Procedure; Fees," Subsection (c)(9), of the Code of Ordinances of the City of Grand Prairie, Texas to Increase the Towing Fees for Tows Conducted Under Section 25-60; Containing Savings and Severability Clauses; Repealing All Ordinances in Conflict Herewith; and Providing an Effective Date (Reviewed by the Public Safety, Health, and Environment Committee on 09/15/2026)

    ADOPTED

    ORD 11956-2026

CITIZEN COMMENTS

Hollie Smith, 3431 April Breeze Trl., thanked Mayor Jensen and City Council members who attended National Night Out in her neighborhood and expressed support for adding recreational amenities to the south side of the city.

Deloris Philips, P.O. Box 530236, Grand Prairie, addressed handouts provided to the City Council, including various Police Department reports.

Harriet Nicholson, 2951 Santa Sabina Dr., discussed the loss of her personal possessions, the removal of her belongings by Code Compliance, and an eviction case filed in county court. She requested an independent investigation into the matter.

Leslie May, 1116 Badbury Lane, requested clarification regarding the proper storage location for garbage cans upon receipt and inquired about the apple snail infestation in Grand Prairie.

Harold R. Willis, 538 Lindly, discussed his membership at The EPIC, his meetings with candidates for the Fire Chief position, and his support for candidate Lopez.

ITEMS FOR INDIVIDUAL CONSIDERATION

Items 21, 24 and 38 were moved to Individual Consideration.

PLANNING AND ZONING FOR INDIVIDUAL CONSIDERATION

42. STP-26-07-0016 - Site Plan - 360 Logistics Crossing (City Council District 2). Site Plan to construct a 90,777 sq. ft. distribution warehouse on 5.97 acres. Tracts 3B & 3C, Ezekiel Roland Survey, Abstract No. 1313, City of Grand Prairie, Tarrant County, Texas, zoned PD-224, within the SH 360 Corridor Overlay District, and addressed as 3611 S Hwy 360 (On September 22, 2026, the Planning and Zoning Commission recommended approval with conditions by a vote of 8-0)

    Assistant Planning Director Savannah Ware presented the site plan, aerial view, building elevations, map, and requested masonry screening wall variance. She confirmed compliance with density and dimensional requirements and reported that the Planning and Zoning Commission recommended approval with conditions. In response to questions from Council Members Shotwell and Headen and Mayor Jensen, Applicant David Morales, 5310 Harvest Hill Rd., Dallas, reviewed property boundaries, the retaining wall adjoining the TRA easement, fence safety, nearby homes, and the existing apartment complex to the south. Council discussed the existing fence and proposed wrought iron fence. Mr. Morales stated that drainage and noise studies were in progress. Deputy Mayor Pro Tem Headen moved, seconded by Council Member Chappelle, to approve the item subject to all recommendations, including the commitment to a wrought iron fence and completion of noise and drainage studies. The motion carried unanimously.

    APPROVED

PUBLIC HEARING ZONING APPLICATIONS

43. SUP-26-08-0019 - Specific Use Permit - Texstar Auto at 3317 E Jefferson (City Council District 5). Specific Use Permit for Auto Dealer (Non-Franchise Used) Use at an existing used auto sales lot on 0.72 acres. Tracts 16 & 17, William C. May Survey, Abstract No. 891, City of Grand Prairie, Dallas County, Texas, zoned Heavy Industrial (HI), and addressed as 3317 E Jefferson St and 315 West Ave (On September 8, 2026, the Planning and Zoning Commission recommended approval with conditions by a vote of 7-0)

    Ms. Ware presented a request to add a second dealer at the location, reviewed the site plan, photos, and staff analysis, and reported that P&Z recommended approval with conditions. In response to Council Member Shotwell's inquiry on number of dealers allowed, Ms. Ware clarified that the request was for a second dealer and explained the requirements for adding additional dealers. There was also discussion on parking. Council Member Shotwell moved, seconded by Council Member Lopez, to close the public hearing and approve this item. The motion carried unanimously.

    ADOPTED

ORD 11957-2026

44. VCC-26-08-0001 - Alcohol Variance - Prose and Pours Bookstore (City Council District 5). Variance to Section 4.8.6 of the Unified Development Code (UDC) to allow the sale and on-premise consumption of alcoholic beverages within 300 feet of a church and school on 0.22 acres. Lot 1, Block 21, Original Town of Grand Prairie Addition, City of Grand Prairie, Dallas County, Texas, zoned Central Area (CA) District, and addressed as 112 N. Center Street

Ms. Ware presented Items 44 and 45 together, reviewing the requested variance, aerial and street views, and a Specific Use Permit for a bookstore and café with on-premise alcohol sales and consumption. She discussed proposed operations, hours, and staff analysis and reported that P&Z recommended approval with conditions. One letter in opposition and one in support were received, with the neighboring church supporting the request. Applicant Eric Smith, 1405 E. Tarrant, described the City's encouragement and the intended space. Mayor Jensen called for speakers; none came forward. Council Member Shotwell expressed support, noting the neighboring church's support, and moved, seconded by Council Member Clemson, to close the public hearing and approve Item 44. He subsequently withdrew his motion. Mayor Pro Tem Johnson noted concern that the proposal did not align with Council's previously stated desire for family-friendly development throughout various city locations. He then moved, seconded by Council Member Anderson, to close the public hearing and find that enforcement of the regulation in Section 4.8.06 of the Unified Code was not necessary or in the community's best interest, granting the alcohol variance for Case VCC-26-8-001 subject to the four conditions recommended by City staff. The motion carried unanimously.

ADOPTED

ORD 11958-2026

45. SUP-26-08-0020 - Specific Use Permit - Prose and Pours Bookstore (City Council District 5). Specific Use Permit to allow the on-premise sale and consumption of alcoholic beverages as an accessory use for a bookstore on 0.22 acres. Lot 1, Block 21, Original Town of Grand Prairie Addition, City of Grand Prairie, Dallas County, Texas, zoned Central Area (CA) District, and addressed as 112 N. Center Street (On September 22, 2026, the Planning and Zoning Commission recommended approval with conditions by a vote of 8-0)

Council Member Shotwell asked if they anticipate smoking would be allowed at the bookstore and Applicant Eric Smith said no. He then moved, seconded by Council Member Clemson to close the public hearing and approve this item. The motion carried unanimously

ADOPTED

ORD 11959-2026

46. SUP-26-07-0018 - Specific Use Permit - Registered Group Home at 4544 Friars Lane (City Council District 2). Specific Use Permit for a Registered Group Home on 0.19 acres. Lot 7, Block 11, Castleridge at Westchester Phase 3, City of Grand Prairie, Dallas County, Texas, zoned Planned Development-136 (PD-136) District, and addressed as 4544 Friars Ln (On

September 8, 2026, the Planning and Zoning Commission recommended denial by a vote of 7-0)

Recorded opposition: Kari and Paul Cavins, 625 New Castle Lane; Gloria Carrillo, 4536 Friars Lane, Christian and Steve Pryor, 4540 Friars Lane; Matthew Radican, 4539 Friars Lane; Tisha C., 546 Broadsword Lane; 613 Queens Way; Pamela Skaar, 613 Queens Way; Theresa Lamb, 603 Gwyndellons Lane; Brian and Angela Smyers, 652 Broadsword Lane; Judy Zahrndt, 636 Broadsword Lane; Gary McGhaey, 4552 Rugby Lane; Patricia Langham, 538 Queens Way; Joyce Hassler, 4544 Jousting Lane; Harold Willis, 538 Lindly.

Jessica Roachford, 2818 Hammond Dr., recorded support but did not wish to speak.

Mayor Jensen noted in the past Council has tabled such items when requested. He then moved, seconded by Mayor Pro Tem Johnson, to table Item 46 to the December 15, 2026, City Council meeting. Council Member Shotwell noted he agrees on allowing for someone to ask to table an item but cautioned that tabling to December may keep attendees from coming due to holidays. Mayor Jensen amended his motion, and Deputy Mayor Pro Tem Johnson agreed to the amendment, to table Item 46 to the November 3, 2026, City Council meeting. Voting Yea: Mayor Jensen, Mayor Pro Tem Johnson, Deputy Mayor Pro Tem Headen, Council Member District 1 Clemson, Council Member District 3 Chappelle, Council Member District 4 Lopez, Council Member District 5 Shotwell, Council Member At Large Place 7 Adams. Voting Nay: Council Member At Large Place 8 Anderson. Motion carried, 8-1.

TABLED to the November 3, 2026 City Council meeting.

47. SUP-26-06-0015 - Specific Use Permit/Site Plan - Large Retail w/ Gas Sales (City Council District 4). Specific Use Permit and Site Plan for a Large Retail with Gas Sales featuring a Drive-Through Pharmacy and a Convenience Store on 8.87 acres. A portion of Tract 1B13, out of James W. Brannon Survey, Abstract No. 156, and a portion of Lot 1R-1, Block 1, Lake Parks Retail Addition, City of Grand Prairie, Tarrant County, Texas, zoned PD-267A, within the Lake Ridge Corridor Overlay District, and addressed as 5201 & 5325 Lake Ridge Pkwy (On August 25, 2026, the Planning and Zoning Commission recommended denial by a vote of 7-0)

Ms. Ware reviewed the proposed site plan, map, landscape plan, building elevations, variance requests, staff analysis, and recommended conditions. She reported receiving 44 letters in support and 531 in opposition and noted that P&Z recommended denial. Council Member Lopez discussed development rights. Ms. Ware clarified that gas sales and the drive-through pharmacy triggered the Specific Use Permit requirement. Council discussed easements and planting restrictions. In response to Council Member Lopez and Mayor Jensen's inquiries, Ms. Ware confirmed that SB 840 could allow approximately 300–330 apartment units on the site. Mayor Jensen expressed concern about similar properties being developed as apartments under SB 840.

Applicant Charlie Anderson, 4801 W. Lovers Lane, Dallas, spoke in support. Jessica Roachford, 2818 Hammond Dr., recorded support but did not wish to speak. VanDella Menifee, 5431 Childress Dr., took no position but recorded her neutrality. Those speaking in opposition: Rebekah Currier, 5532 Lavaca Rd.; Harold R. Willis, 538 Lindly; Sean

Sparkman, 7219 Neblina Dr. Those who recorded opposition but did not wish to speak: Rochelle Williams, 2731 Ferdinand.

Applicant representative John Zikos, 1404 Oak Knoll Drive, presented the proposed Neighborhood Market with a pharmacy, delivery and pickup area, and electric vehicle charging stations. Council Member Lopez inquired if a plan excluding gas sales had been submitted. The applicant proposed opening the store without gas sales and seeking a separate SUP later for that component. Planning Director Rashad Jackson confirmed that approval could exclude gas sales. In response to Council Member Adams, applicant confirmed that a pharmacy would be included. In response to Council questions, the applicant reviewed building materials, design, entry features, security efforts, employee benefits, and community commitments, including local hiring, school and college partnerships, nonprofit support, local sourcing, and a community relations advisory board. Council Member Anderson noted existing Grand Prairie located Walmart support for Grand Prairie United Charities and asked about property maintenance and outreach to opponents. Mr. Zikos described daily parking lot cleaning and committed to contacting each person who submitted opposition. Council Member Lopez requested continued community outreach, a walking trail, additional lighting if gas sales were excluded, no overnight parking, closing by 10–11 p.m., and no idling behind the store after closing. The applicant confirmed open operating hours of 6 a.m.–11 p.m., with some overnight stocking and deliveries. Council Member Lopez moved, seconded by Mayor Jensen, to close the public hearing and approve the item excluding gas sales, retaining the drive-through pharmacy, and subject to staff recommendations and Walmart's commitments outlined during the meeting. Voting Yea: Mayor Jensen, Mayor Pro Tem Johnson, Council Member District 1 Clemson, Council Member District 4 Lopez, Council Member District 5 Shotwell, Council Member At Large Place 8 Anderson. Voting Nay: Deputy Mayor Pro Tem Headen, Council Member District 3 Chappelle, Council Member At Large Place 7 Adams The motion carried 6–3.

ADOPTED

ORD 11960-2026

ADJOURNMENT

Mayor Jensen adjourned the meeting at 8:36 p.m.

The foregoing minutes were approved at the November 3, 2026, City Council meeting.

Mona Lisa Galicia, City Secretary