CITY OF GRAND PRAIRIE

City Hall
300 W. Main Street
Grand Prairie, Texas

MINUTES

City Council Meeting

Tuesday, June 18, 2024 **4:30 PM** **City Hall - Briefing Room**

CALL TO ORDER

Mayor Jensen called the 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 2 Jacquin Headen
Council Member District 5 Tony Shotwell
Council Member District 6 Kurt Johnson
Council Member At Large Place 7 Bessye Adams

ABSENT
Council Member District 3 Mike Del Bosque
Council Member District 4 John Lopez

STAFF PRESENTATIONS

1. Lake Ridge Community Project Outreach Process

City Manager Bill Hills discussed the Lake Ridge Community Outreach process. Deputy City Manager Megan Mahan introduced Derwin Broughton and Brien Graham, Civic Project Leader, with KAI who are leading engagement efforts. Others involved include Dr. Chris Hunter and Senior Planner Mike Pratl. Mr. Graham discussed programming timeline and engagement opportunities, master planning process taking place from August to October. He discussed information already obtained and their desire to expand on the work already completed to reach target areas, noting proximity of currently facilities to the site. Mr. Graham discussed targeted zip code areas with planned focus group meetings. City Communications and Marketing Director Claudia Garibay discussed priorities, using all marketing tools available and planned marketing tactics. She added there would be Spanish interpreters and translated material. Mr. Broughton discussed proposed survey questions and obtaining demographic information through zip codes. Council Member Johnson requested those not in demographic zone be identified. Council Member Headen commented the use of the phrase "community project" can mean a lot of things. Deputy Mayor Pro Tem Ezeonu asked to include the other location in this survey. There was discussion on people of various zip codes likely not answering the survey and residents who would like the facility at the alternate property in District 4. Mr. Broughton discussed gathering and stratifying the data and breaking down the geographic area through a line of questioning, noting there will be questions to help get to know those responding, and drilling into audience comments during

meetings. There was discussion pertaining to the proposed survey questions regarding current facility uses. There was discussion on adding pickleball, community gardens and library facilities to the survey questions. Mayor Jensen noted this will help council make decisions, may help Parks, Arts and Recreation with their ten year Master Plan review and shows citizens the city wants their input. There was discussion on the order of questions and adding a direct question on whether the survey respondent wants the facility at the proposed location(s). There was discussion on have a shorter list of questions with key questions on proposed locations listed at the beginning. Ms. Garibay said the marketing targeting would be through the entire city, a mailer will be hosted on the KAI website and directed to those south of Interstate 20. Council Member Adams said she wants to make ensure the scope is not too broad and instead to clarify the information by narrowing the list of facility types. Mr. Broughton confirmed it serves the purpose for the project intent and the information will be turned over to the city for additional use. Council Member Headen said there is no community theater, arts facility, nor cultural related item on the list. Council Member Johnson discussed noise concerns and suggested engaging the community for events such as Farmers Market On The Move. Mayor Jensen said he supports what staff has presented without it being too long, and noted what is pertinent for the survey is to find out where they want the facility and the primary focus of this survey being to gather relative information. Mr. Broughton discussed the review of data and drilling down. Council Member Shotwell suggested letting Parks, Arts and Recreation work on the Master Plan separately and use the term "multi-use facility" in the survey, noting for the for the Master Plan it should be a full city wide survey and this particular survey should focus on gather data from those in the area south of Interstate 20. Deputy City Manager Megan Mahan said there will be a year of community engagement for the Parks Master Plan, but the purpose of this survey is to gather some of the information now. There was discussion on keeping the survey focused on those southside zip codes. Mayor Pro Tem Clemson discussed the objective of survey and said she would not like to give her district on the north end of town another opportunity to write negative feedback as they already have concerns with lack of grocery stores and other topics, and added if the survey is more than seven questions with too much information, she may not answer. There was discussion on creating a quick and easy survey with bullet points and describing a multi-use facility, focusing on where it will be located and limiting data. There was discussion on which marketing tools would be used including. Council agreed it should not be placed in The Pipeline newsletter nor on Facebook, but instead in mailers to only the appropriate districts and noted five questions is an appropriate number. Mayor Jensen confirmed the use of a mailer south of Interstate 20, no text messaging, no Pipeline Newsletter and only five questions. There was discussion on the difficulty of keeping people from responding to the survey multiple times but will be requesting the public keep it to one vote per household.

PRESENTED

2. Advertising Opportunity for EpicCentral and Downtown

Mr. Hills provided an overview of the proposal from Texas Monthly. Ms. Garibay discussed elevating the EpicCentral brand and through their vendor Animare they have identified an opportunity. City Tourism Manager Sara Dedeluk discussed the benefits of partnering with Texas Monthly, a national magazine of Texas. She said Texas County Reporter (TCR) is in its 53rd season beginning this August and is the longest produced television show in the nation. Ms. Dedeluk said they have a new host and noted they are in twenty-six Texas markets with a large social following. EpicCentral Creative Manager Zane King said they have the largest

single day festival in Texas – Mini Texas County Reporter Festival, scheduled, and on October 19, 2024. The smaller event will be held with one hundred vendors leading to a permanent event in 2025 and 2026 on Main Street. Mr. King discussed various events including the Taco Festival, a new signature event at Epic Central celebrating tacos and the taqueria; a Barbeque Festival; and Meat Up. Ms. Garibay reviewed media opportunities with airtime, print, digital, social media, and other opportunities through Texas Monthly and the TCR. She discussed the proposed budget impact through fiscal year 2027, which would be paid by Epic and Hotel Occupancy Tax (HOT) funds. Mayor Jensen asked for clarification on the cost breakdown. Deputy City Manager Cheryl De Leon confirmed the ¼ cent tax will fund it at first, for the downtown portion Hotel/Motel Tax funds will be used. Scott Brown, President of Texas Monthly and Texas Reporter said he is thrilled and wants to establish Grand Prairie as a destination filling its calendar with events. He described their brand as a Texas cultural icon with a large combined monthly audience, noting they have won fourteen national magazine awards and operates at a level others do not, and are known national wide. The new host, JB Sauceda was presented via video. He noted the TCR show would not be changing but would have new energy and ideas. Council Member Johnson asked to clarify total cost and recouperation amount. Mr. King reviewed, noting there are some cost savings and discussed sponsorship agreements at fifteen percent per event. Mayor Jensen said it would be tough to quantify at this point unless there is an economic impact study for Return on Investment (ROI) numbers. He said there may be an uptick in business, more stays at hotels and such. Council Member Headen asked to clarify if the TCR Festival would be here annually. Mr. Brown confirmed the agreement would be for four years but said they are looking to partner beyond that into the future. Mayor Jensen confirmed Main Street Fest will continue. Managing Director Walter Shumac said downtown construction is planned to be completed in 2028. There was discussion regarding the larger event in 2025-26 conflicting with the construction timeline, traffic concerns, accessibility and closing of Main Street and impact of other businesses downtown. Mr. Brown confirmed their Lockhart event happened in downtown and there was no driving through during the event. Ms. De Leon confirmed things can be restructured for the festival. Council Member Adams noted the revenue aspect with sponsorship. Council Member Shotwell asked if Texas Monthly aware of construction. Mr. Brown said they were not aware. Mayor Pro Tem Clemson thanked Mr. Brown and asked to clarify the agreement and the "out" clause, noting she is hopeful this can be supported. Deputy Mayor Pro Tem Ezeonu asked for an itemized cost for the fiscal year 2025-26 event. Mr. King reviewed costs for the individual events and discussed saving opportunities. There was discussion on current advertising costs and the mini event. Council Member Johnson asked to clarify costs. Mr. Hills said $1.8 million is the maximum this will cost. Council Member Adams asked the extent of this year's fiscal impact. Ms. Garibay discussed the media buys to generate interest. Mr. Brown said the city would be a main sponsor for the television show which starts in two weeks. Mayor Jensen confirmed it does not affect the General Fund and reviewed funding sources. There was discussion on parking, capacity for more people utilizing shuttles and the capacity being ten thousand at EpicCentral common areas. Mayor Jensen said a reasonable number is six to seven thousand people with shuttle. There was discussion regarding the arts and music festival being two days and advertising for vendors.

PRESENTED

AGENDA REVIEW

Mayor Pro Tem Clemson asked if Council had questions on Consent Agenda items three through twenty-seven. Council Member Shotwell said he would like to move items twenty-five through twenty-seven to be considered individually.

EXECUTIVE SESSION

There was no closed session.

RECESS MEETING

Mayor Jensen called a recess at 6:09 p.m.

6:30 PM Council Chambers

RECONVENE MEETING

Council reconvened and Mayor Jensen called the meeting to order at 6:46 p.m.

Invocation led by Pastor Tony McGuire, II of McIntosh Chapel CME Church.

Pledge of Allegiance to the US Flag and Texas Flag led by Mayor Pro Tem Clemson.

CONSENT AGENDA

Mayor Pro Tem Clemson move, seconded by Deputy Mayor Pro Tem Ezeonu, to approve items three through twenty-four. The motion carried unanimously.

3. Minutes of the June 4, 2024, City Council Meeting

   APPROVED

4. Contract with Texas Monthly LLC for Advertising Services for Program Sponsorship, Event Support, and Media Purchase Agreement for EpicCentral in the amount of $129,628 for Year 1, $839,522 for Year 2, $713,053 for year 3, and $117,767 for year 4 for a total amount not to exceed $1,799,970; with the option to terminate the agreement effective September 30, 2025

   Patsy Ray, 2217 El Paso, spoke in support of this item.

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

   APPROVED

5. Reject all Bids from RFB#24107 for Location Intelligence Software Platform

   APPROVED

6. Change Order #3 in the amount of $60,000 to add additional funds for general staffing to the annual contract with Ad A Staff for a total cost of $1,565,000 (Reviewed by the Finance & Government Committee on 06/04/2025)

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

APPROVED

7. Grand Prairie Sports Facilities Development Corporation, Appointment of President of Board of Directors

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

   APPROVED

8. Change Order No. 1 in the amount of $6,900 to add additional contract hours and funding to the Personal Services annual contract with Kathleen Mercer. The original contracted amount totaled $50,000 for Business Operations and Financial Consultant Services for the Epic Central Development. The change order will result in a total project cost of $56,900 (Reviewed by the Finance and Government Committee on 06/04/2024)

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

   APPROVED

9. Purchase of Radio Management Hosted Solutions from Motorola Solutions Inc. in the amount of $110,533.00 (Reviewed by the Public, Safety, Health & Environment Committee on 06/03/2024)

   APPROVED

10. Annual Contract for products, services, and support of the City's telephone system from Lantana Communications in the amount of $58,050.00 annually through a Master Cooperative with Choice Partners. This contract will be for one year with the option to renew for 2 additional one-year periods, allowing an increase not to exceed 5% annually with an estimated total of $183,002.63 if all extensions are exercised (Reviewed by Finance and Government Committee on 06/04/2024)

    APPROVED

11. Annual Contract with Solid Border Inc. for Barracuda Networks Inc. Email Protection Premium Plus software in the estimated amount of $182,319.60 annually through a National Interlocal Agreement with DIR-TSO-4365. 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 $1,113.079.39 if all extensions are exercised (Reviewed by the Finance and Government Committee on 06/04/2024)

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

    APPROVED

12. Annual Contract for Avaya phone system software subscription licensing from Lantana Communications in the amount of $126,916.00 annually through a Master Cooperative Agreement with DIR. This contract will be for one year with the option to renew for 2 additional one-year periods, allowing an increase not to exceed 5% annually with an estimated

total of $400,102.69 if all extensions are exercised (Reviewed by Finance and Government Committee on 06/04/2024)

APPROVED

13. Award a contract for roof replacement at Fire Station #1 from Garland/DBS Inc for $556,430 through a Master Cooperative Agreement with OMNIA Partners (Reviewed by the Finance and Government Committee on 06/04/2024)

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

    APPROVED

14. Award a contract for roof surface reconditioning at The Summit from Garland/DBS Inc for $674,048 through a Master Cooperative Agreement with OMNIA Partners (Reviewed by the Finance and Government Committee on 06/04/2024)

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

    APPROVED

15. Annual contract for fire alarm monitoring and repair services from Pye Barker through a Cooperative Agreement with The Interlocal Purchasing System (TIPS). This contract will be for one year (up to $230,000 annually) with the option to renew for four additional one-year periods, totaling $1,150,000 if all extensions are exercised (Reviewed by the Finance and Government Committee on 06/04/2024)

    APPROVED

16. Purchase of a generator for the Emergency Operations Center (EOC) from Holt Cat through a Master Cooperative Agreement with Sourcewell. This is a one-time purchase in the amount of $478,628.26 with a contingency of $47,862.83 totaling $526,491.09 (Reviewed by the Finance & Government Committee on 06/04/2024)

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

    APPROVED

17. Annual contract with Sole Source vendor OTL, Inc. for preventative and recurring maintenance of ($92,472), feature stock inventory replacement ($32,274), and expandable programming ($90,000) for the Illuvia Water Fountain and show at Epic Central. This contract will be for one year, totaling $214,746, with the option to renew for four additional one-year periods, for a total cost of $1,102,302 (Reviewed by the Finance & Government Committee on 06/04/2024)

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

    APPROVED

18. Construction contract with Cole Construction, Inc. for National Fitness Campaign (NFC) Courts construction in the amount of $586,855.38 plus a 10% contingency in the amount of

$58,685.00 for a total project cost of $645,540.38 (Reviewed by Finance and Government Committee on 06/04/2024)

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

APPROVED

19. Consent to sublease agreement between Lynn Creek SMI, Inc, LLC/Lynn Creek SMI Series LLC and BJG Lynn Creek LLC, Inc for construction of improvements and operation of the golf range at Lynn Creek Marina, subject to approval by the United States Army Corp of Engineers (Reviewed by the Finance and Government Committee on 06/04/2024)

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

    APPROVED

20. Resolution Authorizing Entering into a Payment Agreement with Grand Prairie Housing Finance Corporation (HFC). HFC will contribute annual payments in an amount equal to thirty-five percent (35%) of the annual Ground Lease payments to compensate the City for on-going City services provided to the NeuRock of Westchester Apartments and to be constructed on the property described on Exhibit A attached hereto (the "Property") specifically located at 605 W. Westchester Parkway, Grand Prairie, Texas 75052. The property will be exempt from local and ad-valorem taxation pursuant to Chapter 394 of the Texas Local Government Code

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

    ADOPTED

    RES 5413-2024

21. Resolution Authorizing Entering into a Payment Agreement with Grand Prairie Housing Finance Corporation (HFC). HFC will contribute annual payments in an amount equal to thirty-five percent (35%) of the annual Ground Lease payments to compensate the City for on-going City services provided to the Hill Street Apartments located at 1610 Hill Street, Grand Prairie, Texas 75050. The property will be exempt from local and ad-valorem taxation pursuant to Chapter 394 of the Texas Local Government Code

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

    ADOPTED

    RES 5414-2024

22. Resolution to Authorize improvements to the Grand Prairie Municipal Airport by the Texas Department of Transportation for the construction of the south service road reconstruction and widening project and authorize the City Manager to execute appropriate grants for construction (Reviewed by the Public Safety, Health, and Environmental Committee on 06/03/2024)

    ADOPTED

RES 5415-2024

23. Ordinance amending the FY 2023/2024 Operating Budget for the Tree Preservation Fund permitting the Cemetery to utilize $6,300 for the purchase of protected canopy trees to be installed at the Grand Prairie Memorial Gardens Cemetery (Reviewed by Finance and Government Committee on 06/04/2024)

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

ADOPTED

ORD 11557-2024

24. Ordinance amending the FY 2023/2024 Operating Budget for the Golf Fund for the purchase of (2) Toro Workman HDX Utility Vehicles ($34,515.50 each) for the Prairie Lakes Golf Course and Tangle Ridge Golf Course, totaling $69,031 (Reviewed by the Finance & Government Committee on 06/04/2024)

ADOPTED

ORD 11558-2024

25. Ordinance Adopting the Annexation of Certain Territory Located in the Extraterritorial Jurisidction of the City of Grand Prairie, Texas, to Wit: Being approximately 1432.123 Acre Tract of Land in Ellis County, Texas and Being More Particularly Described and Graphically Depicted in Exhibit "A", Such Tract is Generally Located South of 287 Including Land Situated in the J. Stewart Survey, Abstract No. 961, Cuadrilla Irrigation Co. Survey, Abstract No 262, R. Wyatt Survey, Abstract No. 1280, B. Canfield Survey, Abstract No. 197, L. Kelsey Survey Abstract No. 593, and All Adjacent Rights-of-way into the City of Grand Prairie, Texas; Providing for Incorporation of Premises, Amending of the Official City Map, and Acknowledging a Service Plan; Requiring the Filing of this Ordinance with the County Clerk; Prescribing for Effect on Territory, Granting as Appropriate to All the Inhabitants of Said Property All the Rights and Privileges of Other Citizens and Binding Said Inhabitants by All of the Acts, Ordinances, Resolutions, and Regulations of the City of Grand Prairie, Texas; Providing Cumulative Repealer, Severability, and Savings Clauses; Providing for Engrossment and Enrollment; and Providing an Effective Date

Deputy City Attorney Tiffany Bull presented items twenty-five through twenty-seven together. She noted this is one big piece of land bifurcated by water district land and reviewed the existing boundary. She said the annexation is a consent annexation at the request of the property owners who asked the city to annex the land into the city.

Harold Willis, 538 Lindly, spoke in support of this item, asked the total amount of acreage and whether there was input from Ellis County. Ms. Bull said there are 1700 acres in Ellis County, confirmed notices were sent and advised the city is working with Ellis County. She also noted this is in the Midlothian Independent School District.

Motion made by Council Member District 6 Johnson, Seconded by Council Member At Large Place 7 Adams to approved items twenty-five through twenty-seven. Council Member Shotwell said he is not against annexation but cannot be in favor because he has not yet learned enough about it nor its water service, noting the developer agreement was done before he came on

board with council. Mayor Jensen confirmed Grand Prairie will not be providing water service there, as Midlothian has the rights and responsibilities. Voting Yea: Mayor Jensen, Mayor Pro Tem Clemson, Deputy Mayor Pro Tem Ezeonu, Council Member District 2 Headen, Council Member District 6 Johnson, Council Member At Large Place 7 Adams; Voting Nay: Council Member District 5 Shotwell; Motion carried 6-1.

ADOPTED

ORD 11559-2024

26. Ordinance Adopting the Annexation of Certain Territory Located in the Extraterritorial Jurisidction of the City of Grand Prairie, Texas, to Wit: Being approximately 5.730 Acre Tract of Land in Ellis County, Texas and Being More Particularly Described and Graphically Depicted in Exhibit "A", Such Tract is Generally Described as 262 Cuad Irr. Co; 1280 R M Wyatt and Identified by Ellis County Appraisal District Property ID 261510 and All Adjacent Rights-of-way into the City of Grand Prairie, Texas; Providing for Incorporation of Premises, Amending of the Official City Map, and Acknowledging a Service Plan; Requiring the Filing of this Ordinance with the County Clerk; Prescribing for Effect on Territory, Granting as Appropriate to All the Inhabitants of Said Property All the Rights and Privileges of Other Citizens and Binding Said Inhabitants by All of the Acts, Ordinances, Resolutions, and Regulations of the City of Grand Prairie, Texas; Providing Cumulative Repealer, Severability, and Savings Clauses; Providing for Engrossment and Enrollment; and Providing an Effective Date

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

    ADOPTED

    ORD 11560-2024

27. Ordinance Adopting the Annexation of Certain Territory Located in the Extraterritorial Jurisidction of the City of Grand Prairie, Texas, to Wit: Being approximately 140.030 Acre Tract of Land in Ellis County, Texas and Being More Particularly Described and Graphically Depicted in Exhibit "A", Such Tract is Generally Located South of 287 and East of Ellis County Parcel ID 261510 Including Land Situated in the Cuadrilla Irrigation Co. Survey, Abstract No 262, the R. Wyatt Survey, Abstract No. 1280, and All Adjacent Rights-of-way into the City of Grand Prairie, Texas; Providing for Incorporation of Premises, Amending of the Official City Map, and Acknowledging a Service Plan; Requiring the Filing of this Ordinance with the County Clerk; Prescribing for Effect on Territory, Granting as Appropriate to All the Inhabitants of Said Property All the Rights and Privileges of Other Citizens and Binding Said Inhabitants by All of the Acts, Ordinances, Resolutions, and Regulations of the City of Grand Prairie, Texas; Providing Cumulative Repealer, Severability, and Savings Clauses; Providing for Engrossment and Enrollment; and Providing an Effective Date

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

    ADOPTED

    ORD 11561-2024

ITEMS FOR INDIVIDUAL CONSIDERATION

28. Public Hearing and Ordinance approving the Program Year 2024 Community Development Block Grant (CDBG) and HOME Budgets (Reviewed by the Finance and Government Committee on 06/04/2024)

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

Housing and Neighborhood Services Director Esther Coleman and Assistant Director Patrick Cornelius presented this item. Ms. Coleman reviewed CDBG and Home Budgets, discussed the 20% cap on the CDBG program and reviewed administration funds. She reviewed CDBG Rehab and Housing related Funds, discussed program costs in rehab and housing related funds and reviewed public service activities. Ms. Coleman noted the public service cap at fifteen percent, reviewed what was approved/recommended by the Finance and Government Committee (F&G). She provided an overview of Public Facility Improvements and Projects, reviewed funds approved/recommended by the F&G. Ms. Coleman discussed the HOME Program (Community Housing Development Organization) noting the set aside percentage of fifteen percent and reviewed the F&G approved programs. Council Member Johnson asked where the Luckett Garden is located. Ms. Coleman noted it is in the Dalworth community.

Mr. Willis asked from where the funds come. Ms. Coleman confirmed they are federal funds based on the census track determined by Washington. City Manager Bill Hills noted they are based upon a federal budget containing a budget for the CDBG program. Ms. Coleman noted last year 50 families were assisted in the HOME program. Mayor Jense noted the funds roll over and do not get lost. He then called for any other speakers. There were none.

Mayor Pro Tem Clemson moved, seconded by Deputy Mayor Pro Tem Ezeonu, to approve this item. The motion carried unanimously.

ADOPTED

ORD 11562-2024

PUBLIC HEARING ZONING APPLICATIONS

29. ZON-24-03-0008 - Zoning Change/Concept Plan. Zoning Change creating a Planned Development District for Light Industrial including Data Center uses. 1,430.794 acres generally located west of HWY 287, south of Prairie Ridge Blvd, Parcel IDs 190600, 181262, 261509, 261512, 193077, 179637, 291089, 277740, 179561, 179552, 186391, 242136, City of Grand Prairie Extraterritorial Jurisdiction, Ellis County, Texas (On April 22, 2024, the Planning and Zoning Commission recommended approval by a vote of 7-0)

Chief City Planner Savannah Ware presented information regarding Zone Change creating a Planned Development district establishing Light Industrial as base zoning for Data Center uses. She reviewed elevations and noted both the Planning and Zoning Commission (P&Z) and the Development Review Committee (DRC) recommend approval. Council Member Shotwell asked if warehouses are allowed. Ms. Ware confirmed they are allowed by right.

Harold Willis, 538 Lindly, recorded his support and asked for clarification of a data use center. Planning Director Rashad Jackson discussed the possible attraction of a Google data center. Bitcoin mining could be a possibility but said he is not aware that this would be Bitcoin. Mayor Jensen said they cannot guarantee what goes there. Rylan Yowell, 10210 N. Central Expwy,

Dallas, developer of the project said there would not be a strain on the grid as they are having discussions with Oncor Electric to build facilities onsite and advised there is no one currently under contract.

Council Member Shotwell asked if LI (Light Industrial) meets current rules. Mr. Jackson reviewed the conceptual elevations and noted it does not meet current standards but is aesthetically pleasing and because of use, berm and landscaping will satisfy. He noted there are some variations for their use. There was discussion on open space requirements and this being part of an overall trail system accessible for that entire community. Council Member Shotwell said he supports a data center there. Mr. Yowell discussed several acres of the property being in the flood plain, leaving about seven hundred acres developable. He discussed Midlothian's current business park, and advised allowing data use is a mitigator to that land becoming more industrial warehouses. Council Member Shotwell discussed bit mining in Denton.

Sara Dray Hilble, 7308 Bramblewood Road, Fort Worth, (no speaker card) speaking on behalf of Doyle and Caroly Inlow, owners of 210 Miller Road, effected by this development. They want to know how this is going to affect their property value. Mayor Jensen said it is hard to say, sometimes it increases property value and other times it may not. She said they are actively trying to market and sell the property and are trying to determine if they should petition to leave the ETJ. Mayor said it is a question he cannot answer and asked her to speak with staff. Ms. Hilble confirmed there is no home on the property, just a shop currently exists on the property. Mr. Yowell confirmed Miller Road is being improved with their development and could increase value with the planned development. He advised their three acres is not part of the development.

Council Member Johnson moved, seconded by Council Member Adams, to close the public hearing and approve this item. The motion carried unanimously.

ADOPTED

ORD 11563-2024

30. ZON-24-03-0007 - Zoning Change/Concept Plan – Goodland Mixed Use. Zone Change creating a Planned Development District for Residential, Mixed-Use, Open Space, and Data Center uses. 309.794 acres located west of HWY 287, north and south of Prairie Ridge Blvd, partially zoned Agriculture, Parcel IDs 284558, 190585, 245944, 290818, 190600, 190602, 190596, City of Grand Prairie and City of Grand Prairie Extraterritorial Jurisdiction, Ellis County, Texas (On April 22, 2024, The Planning and Zoning Commission recommended approval by a vote of 7-0)

Harold Willis, 538 Lindly, spoke in support of this item.
Rylan Yowell, 10210 N. Central Expy, Dallas, recorded his support of this item.

Ms. Ware presented information on the Planned Development for Residential, Mixed-Use to include 309 acres. She discussed creation of a cohesive planned development with the mixed-use and residential use areas to allow a variety of housing types. Ms. Ware noted the residential area will include a maximum density of 12 units/acre and maximum of 1332 units. She reviewed the concept plan and residential building types. Ms. Ware noted P&Z and DRC recommended approval.

Council Member Shotwell asked to clarify how many multifamily units would be included and expressed concerns with the number of multi-family units and having the proper water/WW supply and other city services. Ms. Ware advised the number of proposed units of 737 could increase up to 884 units. Mr. Yowell said they are currently being planned, the LI and data plans are projected to go in first with its tax base first. He said there is a lot of infrastructure there with water districts discussed density per gross acreage. Council Member Shotwell asked if he would be willing to accept building a data center and multifamily simultaneously. Mr. Yowell said no, and added they are actively in discussion with users.

Motion made by Council Member District 6 Johnson to close the public hearing and approve this item, Seconded by Council Member District 2 Headen. Voting Yea: Mayor Jensen, Mayor Pro Tem Clemson, Deputy Mayor Pro Tem Ezeonu, Council Member District 2 Headen, Council Member District 6 Johnson, Council Member At Large Place 7 Adams; Voting Nay: Council Member District 5 Shotwell; Motion carried, 6-1.

Mr. Yowell thanked the city for the public private partnership noting the development agreement was special and enjoyed working with city staff. He recognized Deputy City Attorney Tiffany Bull for the two to three years of work she put in and her great attitude. Mayor Jensen said this will be a city in a city.

ADOPTED

ORD 11564-2024

CITIZEN COMMENTS

Harold Willis, 538 Lindly, discussed shooting incident at Walmart twenty years ago involving fallen Officer Greg Hunter and Officer Bruce Seix, and discussed emergency medical care provided that day.

Clemastine Smith, 2215 Culcutt Canyon (4703 High Hawk Blvd written on her speaker card), said she represents the High Hawk community and asked the city council to help them obtain the land where the community playground is located, expressed concerns with trashing and other incidents with drug paraphernalia at the playground, and ask the city to turn the grounds deemed parkland over to the Homeowners Association to maintain.

ADJOURNMENT

Mayor Jensen adjourned meeting at 8:13 p.m.

The foregoing minutes were approved at the July 16, 2024, City Council meeting.

Mona Lisa Galicia, City Secretary