CITY OF GRAND PRAIRIE

City Hall
300 W. Main Street
Grand Prairie, Texas

MINUTES

City Council Meeting

Tuesday, July 21, 2026 **4:30 PM** **City Hall - Council Chambers**

CALL TO ORDER

Mayor Jensen called the meeting to order at 4:32 p.m.

PRESENT
Mayor Ron Jensen
Deputy Mayor Pro Tem Kurt G. Johnson
Council Member District 1 Jorja Clemson
Council Member District 2 Jacquin Headen
Council Member District 4 John Lopez
Council Member District 5 Tony Shotwell
Council Member At Large Place 7 Bessye Adams

ABSENT
Council Member At Large Place 8 Rodney Anderson

STAFF PRESENTATIONS

1. Downtown Construction Update

   Deputy City Manager Megan Mahan provided updates on Phase 3 of the Calvary site preparation project and related downtown improvements. She noted construction of the stage and Liberty Bell is nearing completion, with a ribbon-cutting ceremony scheduled for August 29, 2026, and reviewed the construction schedule, anticipated funding needs, and funding sources, including two reimbursable grants already obtained. A schematic for the proposed roundabout was also reviewed. Ms. Mahan noted three grants have been secured for reimbursement related to the project, the roundabout is expected to proceed to bid opening in fall 2026, with construction anticipated to begin in winter 2026 and major Main Street construction is planned for summer 2027 through 2029. She also provided a general project status update and discussed proposed future presentations regarding downtown improvements.

   PRESENTED

2. 2026 Street Assessment Projects List

   Transportation and Mobility Director Caryl Devries reviewed the street assessment project list, focusing on streets with the greatest maintenance needs. She explained the process used to prioritize street projects, reviewed the current streets maintenance policy and advised that twenty projects are construction-ready and could begin immediately while an additional ten streets were identified with defined work limits. Ms. Devries also reviewed a map showing the locations of the proposed street projects. Council Member Shotwell asked whether the list

included projects funded in 2025. Ms. Devries clarified that the list is limited to projects using 2026 funds. Council Member Clemson noted that El Paso Street is included on the list and is ready to proceed.

PRESENTED

3. Designating Method of Making Written Requests for Public Information

Deputy City Secretary Kristin Downs and City Secretary Mona Lisa Galicia presented information on the proposed resolution setting forth specific procedures for handling public records requests, noting this approach is designed to streamline public records requests, channeling them through a single avenue, saving valuable staff time and reducing concerns about Public Information Request response deadlines. They also discussed the average number of records requests received annually.

PRESENTED

AGENDA REVIEW

Mayor Jensen announced that Agenda Item 19 would be moved to Individual Consideration at Council Member Shotwell's request. Deputy Mayor Pro Tem Johnson invited questions regarding the agenda. For Agenda Item 32, Mayor Jensen requested that Council Member Lopez make a motion to appoint Council Member Johnson as Mayor Pro Tem and Council Member Headen as Deputy Mayor Pro Tem. Mayor Jensen also addressed a vacancy on the Sports Facility Development Corporation and requested a motion to appoint Deputy Mayor Pro Tem Johnson to fill the vacancy while reappointing the remaining members. He announced that a joint meeting of the Sports Facility Development Corporation and City Council would be held on August 10 to discuss the planned transfer of Lone Star Park's ownership to Global Gaming next year. For Agenda Item 34, he requested a motion to designate himself as president of the organization. Regarding Agenda Item 35, Council Member Adams asked for clarification about the role of alternates on the Zoning Board of Adjustments. City Secretary Mona Lisa Galicia, Deputy City Secretary Kristin Downs, and Deputy City Attorney Tiffany Bull explained the board's requirement to maintain a quorum of seven members.

EXECUTIVE SESSION

There was no closed session held.

RECESS MEETING

Mayor Jensen called a recess at 5:10 p.m.

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

Mayor Jensen called the meeting to order at 6:30 p.m.

Invocation led by Pastor Perry Crenshaw of The Church on the Move.
Pledge of Allegiance to the US Flag and Texas Flag led by Deputy Mayor Pro Tem Johnson.

4. Certificate of Election and Oath of Office for Council Member District Three

Municipal Court Judge Bryan Arnold and City Secretary Mona Lisa Galicia presented the Certificate of Election and administered the Oath of Office to Mr. Chappelle. Council Member Chappelle expressed gratitude to God, his parents, campaign manager Gabrielle Harris,

members of the Kappa Alpha Psi Fraternity, and the voters who participated in both elections. He also recognized former Council Member Junior Ezeonu, Mayor Ron Jensen, City Manager Bill Hills, City Secretary Mona Lisa Galicia and other city staff, Pastor Denny Davis, and Honorable Dallas County Judge Liz Frizzell. Mr. Chappelle reflected on his campaign journey, shared that he mentors young boys in Grand Prairie and Arlington and expressed his gratitude for the opportunity to serve.

PRESENTED

PRESENTATIONS

5. Economic Development Statewide Recognition

   Economic Development Director Tony Ramirez introduced the City's Economic Development team and reviewed the awards received by the department. The recognitions included the Texas Governor's Cup and the Economic Excellence Recognition Award from the Texas Economic Development Council.

   PRESENTED

Mayor Jensen paused to allow Council Member Chappelle to greet and take photos with various community leaders and members.

6. Proclamation Recognizing St. John Church Unleashed 105th Anniversary

   Mr. Hills read the proclamation, and Mayor Jensen presented it to Pastor Denny.

   PRESENTED

CONSENT AGENDA

Deputy Mayor Pro Tem Johnson moved, seconded by Council Member Headen, to approve items seventeen through thirty-one, except for item nineteen which will be moved to Individual Consideration. The motion carried unanimously, 8-0.

7. Minutes of the June 16, 2026, City Council meeting and the June 23, 2026 Special City Council meeting

   Approved on Consent Agenda

8. Authorize the City Manager or Designee to Execute an Amendment to the Commercial Lease Agreement with Falcon Flight USA Operation, LLC to add five Tie-down Spaces, effective August 1, 2026, at the rates established in the Airport Fee Schedule currently totaling $724.90 per month for all leased premises (Reviewed by the Public Safety, Health & Environment Committee on 06/16/2026)

   Approved on Consent Agenda

9. Annual contract for overhead doors and automatic gates maintenance and repair services with Door Tech of Texas, Inc., on an "as needed basis" at City owned facilities for one year, in amount up to $275,370, with the option to renew for two additional one-year periods totaling

up to $826,110 if all extensions are exercised (Reviewed by the Finance and Government Committee on 07/07/2026)

Approved on Consent Agenda

10. Annual Contracts for elevator maintenance and repair services for City-owned facilities with SW Elevators, LLC and Prestige Elevator Services, LLC. Each contract will be for an initial one-year term in a collective amount not to exceed $60,000.00 with the option to renew for two additional one-year periods totaling $180,000.00 if all extensions are exercised. (Total annual expenditure of up to $60,000.00 may be spent with one single vendor or between the vendors, depending on the needs of the City) (Reviewed by the Finance and Government Committee on 07/07/2026)

    Approved on Consent Agenda

11. Cooperative Contract with Granicus, LLC for IT and Technology Services for the Tourism Department, for a three-year term in an amount not to exceed $195,636.01, through a cooperative agreement with Omnia Partners (Reviewed by the Finance and Government on 07/07/2026)

    Approved on Consent Agenda

12. Annual Contract for Information Technology services for research and advisory from Info-Tech Research Group at an estimated annual cost of $41,115.93 through a Master Cooperative Agreement with the Department of Information Resources (DIR). This contract will be for one year, with the option to renew for two additional one-year periods, allowing an increase not to exceed 5% with an estimated total of $129,617.97 (Reviewed by the Finance & Government Committee on 07/07/2026)

    Approved on Consent Agenda

13. Cooperative Contract with Cubic ITS, Inc. for the purchase of Highway Safety and Traffic Control Products in an amount not to exceed $225,000 annually through a national interlocal agreement with BuyBoard. This contract will be for an initial one-year term with the option to renew for two additional one-year periods, totaling $675,000 if all extensions are exercised (Reviewed by City Council Development Committee on 07/16/2026)

    Approved on Consent Agenda

14. Annual Services Contract with Elite Striping, LLC for Pavement Marking Services for an initial one-year period in an amount not to exceed $600,000, with the option to renew for two (2) additional one-year periods for a total contract amount not to exceed $1,800,000 if all renewal options are exercised (Reviewed by City Council Development Committee on 07/16/2026)

    Approved on Consent Agenda

15. Reject all bids submitted for RFB# 26009 Microtransit Services (Reviewed by the City Council Development Committee on 06/22/2026)

    Approved on Consent Agenda

16. Contract for Microtransit services with River North Transit, LLC, a wholly-owned subsidiary of Via Transportation, Inc., through a master interlocal agreement with 791 Purchasing Cooperative for a five-year term. Year 1 costs are not to exceed $3,222,766.00, Year 2 costs are not to exceed $3,319,622.00, Year 3 costs are not to exceed $3,629,027.00, Year 4 costs are not to exceed $3,521,491.00, and Year 5 costs are not to exceed $3,837,014.00, totaling $17,529,920.00 (Reviewed by City Council Development Committee on 06/22/2026)

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

    Approved on Consent Agenda

17. Construction Contract with DDM Construction Corporation for the Jefferson Street Reconstruction Project in the amount of $3,959,453.50, and a 3% construction contract contingency in the amount of $118,783.61, and Professional Engineer Services Contract with Alliance Geotechnical Group, Inc. for materials testing in an amount not to exceed $67,285.00, for a total Project cost of $4,145,522.11 (Reviewed by the City Council Development Committee on 07/16/2026)

    Approved on Consent Agenda

18. Authorize and confirm the dedication of a permanent water, wastewater, and drainage easement from SGP Land Corporation, LLC to the City, located at 1700 E. IH 20, Grand Prairie, Dallas County, Texas, for anticipated recording costs in the amount of $100; Authorize the City Manager to execute any and all legal instruments necessary for the same (Reviewed by the City Council Development Committee on 06/22/2026)

    Approved on Consent Agenda

19. License Agreement with Fitos Investments Group, LLC to allow one row of parallel parking on a portion of Richardson Drive adjacent to Lots 29, 30, 31, 32 and 33, Block 1, Idlewild Heights Addition, Grand Prairie, Dallas County, Texas; Authorizing the City Manager or his designee, to execute the same (Reviewed by the City Council Development Committee on 06/22/2026)

    Moved to Individual Consideration. Council Member Shotwell filed the proper paperwork with the City Secretary and recused himself from hearing this item. Director of Public Infrastructure Noreen Housewright presented information on this license agreement and reviewed the property map. Mayor Jensen noted the City Council Development Committee reviewed this item. Council Member Lopez moved, seconded by Council Member Chappelle, to approve this item. The motion carried unanimously, 7-0. Council Member Shotwell returned to dais.

    APPROVED

20. Change Order No. 2 to Construction Contract with McMahon Contracting and Construction, LLC dba McMahon Contracting, L.P. for the West Tarrant Road at Arbor Creek Project in the amount of $225,604.16 for additional work related to the Project, bringing the total project cost to $9,479,639.52 (Reviewed by the City Council Development Committee on 07/16/2026)

    Approved on Consent Agenda

21. Encroachment Agreement with Wal-Mart Real Estate Business Trust for the use and occupation of portions of a 15-foot utility easement located at 2650 S. Highway 161, Lots 1-11, Block A, Bush & Pioneer Centre Addition, being a replat of Lots 4-10, Block A, Park Place Addition, recorded as Instrument 201600194923 of the Real Property Records of Dallas County, Texas and authorizing the City Manager or his designee, to execute the same (Reviewed by the City Council Development Committee on 07/16/2026)

    Approved on Consent Agenda

22. Authorize the City Manager or designee to negotiate and execute a Second Amendment to the Interlocal Cooperative Agreement with the City of Irving relating to water and wastewater services for areas west of North Belt Line Road, south of Rock Island Road and north of Entertainment Way; Authorize the expenditure of an amount up to $150,000 to fund the replacement and repair of Irving's large Water and Wastewater commercial meters servicing customers in Grand Prairie (Reviewed by the City Council Development Committee on 07/16/2026)

    Approved on Consent Agenda

23. Construction Contract with Landscape Forms, Inc. for solar light manufacturing and installation at Fish Creek Linear Park through a master cooperative agreement with Omnia in the amount of $2,167,767.30; Construction Contract with Whirlix Design Inc. for playground equipment at two locations along Fish Creek Linear Park through a master cooperative agreement with BuyBoard in the amount of $380,602.02; Construction Contract with Kraftsman, LLC dba Kraftsman Commercial Playgrounds and Water Parks for playground equipment at one location along Fish Creek Linear Park through a master cooperative agreement with BuyBoard in the amount of $251,630.68, for a Project total of $2,800,000.00 (Reviewed by the City Council Development Committee on 07/16/2026)

    Approved on Consent Agenda

24. Ratify expenditure of $112,970.98 to EnviroServe, Inc. for the emergency containment and remediation of the December 2025 oil spill at Prairie Lakes Golf Course (Reviewed by Public Safety, Health & Environment Committee on 6/16/26)

    Approved on Consent Agenda

25. Resolution Authorizing the City Manager to Execute Multiple Use Agreements, with the Texas Department of Transportation (TXDOT), for the Installation and Operation of a License Plate Recognition Camera within TXDOT Rights-of-Way (Reviewed by the Public Safety, Health, and Environment Committee on 06/16/2026)

    ADOPTED

    RES 5552-2026

26. Resolution Supporting an Alignment of the North Texas Tollway Authority's Proposed 360 Tollway Extension Project from US 287 to County Road 506 (Reviewed by the City Council Development Committee on 06/22/2026)

ADOPTED

RES 5553-2026

27. An amended Resolution authorizing the City Manager to enter into an Advance Funding Agreement (AFA) with the State of Texas through the Texas Department of Transportation (TxDOT) for the Highway Safety Improvement Program (HSIP) to rebuild the traffic signal and make other improvements at the intersection of Great Southwest Parkway and Arkansas Lane. The estimated total construction cost of the project is $774,936, which will be 100% federally funded. The City is responsible for funding an estimated $63,435 in direct state costs, as well as engineering design costs and 100% of any project cost overruns (Reviewed by the City Council Development Committee on 7/16/2026)

ADOPTED

RES 5554-2026

28. An amended Resolution authorizing the City Manager to enter into an Advance Funding Agreement (AFA) with the State of Texas through the Texas Department of Transportation (TxDOT) for the Highway Safety Improvement Program (HSIP) to rebuild the traffic signal and make other improvements at the intersection of Great Southwest Parkway and Marshall Drive. The estimated total construction cost of the project is $751,406, which will be 100% federally funded. The City is responsible for funding an estimated $61,703 in direct state costs, as well as engineering design costs and 100% of any project cost overruns (Reviewed by the City Council Development Committee on 7/16/2026)

ADOPTED

RES 5555-2026

29. Ordinance amending the FY2025/FY2026 Prairie Lights Operating Fund for the purpose of allowing an increase in expenditures in the amount of $108,286; Cooperative Contract with Multiquip Inc for the purchase of a generator and related accessories for Prairie Lights for a total amount of $108,286, through a master cooperative agreement with Sourcewell (Reviewed by the Finance and Government on 07/07/2026)

ADOPTED

ORD 11898-2026

30. An Ordinance of the City of Grand Prairie Amending the Civil Service Police Step Plan Pay Scale for the Ranks of Police Sergeant through Assistant Chief Effective July 11, 2026 (Reviewed by the Finance and Government Committee on 07/07/2026)

ADOPTED

ORD 11899-2026

31. Ordinance amending Ordinance No. 11762-2025 for the FY 2025/2026 Operating Fund Budgets and Ordinance No. 11764-2025 for the FY 2025/2026 Capital Improvements Projects Budget to transfer $1,500,000.00 from the unobligated fund balance in the Park Venue Fund to

the new project Turner Park Improvements TPWD within the Parks CIP Fund (Reviewed by the City Council Development Committee on 07/16/2026)

ADOPTED

ORD 11900-2026

CITIZEN COMMENTS

Deloris Philips, 2319 Dalworth, Apt. 19, spoke about her court cases, a former Grand Prairie residence, and an injury she sustained.

Bob Parker, 1801 Wellington Drive, discussed Texas Transportation Code §547.604, loud vehicle exhaust systems, and educating residents about the law.

Trina Hall, 2225 Avenue B, thanked the Police Department for its July 4 service, discussed her brother's fall and injury, and requested an update to the city's fireworks ordinance.

Dr. Angela Luckey, 4473 Harpers Ferry Drive, president of the Grand Prairie NAACP, discussed attending a funeral in Ocean Springs, Mississippi, and supported requiring adult supervision for young people boating on Joe Pool Lake.

Debbie Self, 2935 Almanza, expressed support for a dog park in South Grand Prairie.

Harold Willis, 538 Lindly, spoke of a New York Times article concerning Grand Prairie and Governor Abbott, and discussed a traffic signal on Sgt. Greg Hunter Lane.

Therese Cook Bright, 1630 Ash Street, discussed a neighbor's proposed fence, a narrow driveway, and noise issues involving neighboring renters.

ITEMS FOR INDIVIDUAL CONSIDERATION

32. Appointments of Mayor Pro Tem and Deputy Mayor Pro Tem

    Council Member Lopez moved, seconded by Council Member Adams, to designate Council Member Johnson as Mayor Pro Tem and Council Member Headen as Deputy Mayor Pro Tem. The motion carried unanimously.

    APPROVED

33. Grand Prairie Sports Facilities Development Corporation Board of Directors Appointments

    Council Member Lopez moved, seconded by Council Member Adams, to nominate Mayor Pro Tem Johnson to fill the unexpired term and to renominate Board Members Mike Skinner and RJ Garcia. The motion carried unanimously.

    APPROVED

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

Mayor Pro Tem Johnson moved, seconded by Council Member Clemson, to appoint Mayor Jensen as President of the board. The motion carried unanimously.

APPROVED

35. Boards and Commissions appointments for vacancies and terms expiring on July 31, 2026

    Deputy City Secretary Kristin Downs and City Secretary Mona Lisa Galicia presented the list of nominees. Council Member Adams moved to approve the list of nominees except for ZBA nominations which she wished to table to gather additional information on how alternates are nominated. Motion failed for lack of second. Motion to approve the list of nominees as presented made by Mayor Pro Tem Johnson, Seconded by Council Member District 1 Clemson. Voting Yea: Mayor Jensen, Mayor Pro Tem Johnson, Council Member District 1 Clemson, Deputy Mayor Pro Tem Headen, City Council Member District 4 Lopez, City Council Member District 5 Shotwell, Council Member At Large Place 7 Adams; Voting Nay: Council Member Chappelle. Motion carries, 7-1.

    APPROVED

36. Resolution Removing and Appointing Grand Prairie Crime Control and Prevention District Board of Directors

    ADOPTED

    RES 5556-2026

37. Ordinance establishing three Ad Hoc Advisory Committees to provide input and evaluate park and recreational facilities for Proposition C of the 2026 General Obligation Bond Program; Appointing Committee Members; and Providing the Committees' charge, purpose, term, and meeting requirements

    Management Services Director Thao Vo presented the ordinance and Mayor Jensen asked to confirm the timeline to complete all meetings. Mr. Vo confirmed timeline slated to be complete in October. Council Member Shotwell noted it is to be completed by October 31st. Mayor Pro Tem Johnson moved, seconded by Deputy Mayor Pro Tem Headen, to approve this item. The motion carried unanimously.

    ADOPTED

    ORD 11901-2026

38. Public Hearing and Consider an Ordinance abandoning a 0.1924 acres (8,379 square feet) portion of right-of-way (Brent Court) located on the southeast corner of Lot 1, Block 1 of the WHHOW Addition, Instrument No. 201900166685 of the Real Property Records of Dallas County, Texas and commonly known as 127 Matamoros Street, Grand Prairie, Dallas County, Texas; Authorizing the City Manager or his designee to execute a Quitclaim Deed transferring said abandoned right-of-way to Wilbur Dean Lewis (Reviewed by the City Council Development Committee on 06/22/2026)

    ADOPTED

Director of Public Infrastructure Noreen Housewright presented the ordinance and Mayor Jensen called for speakers. There were none. Deputy Mayor Pro Tem Headen moved, seconded by Council Member Shotwell, to close the public hearing and approve this item. The motion carried unanimously.

ORD 11902-2026

39. Resolution authorizing the submission of an application to the Texas Parks and Wildlife Department ("TPWD") for directed grant funding through the Local Park Grant Non-Urban Outdoor Program for the Turner Park Improvements Project; Designating the City's Director of Public Infrastructure as being responsible for, acting for, and on behalf of the City of Grand Prairie ("City") to work with the TPWD for the purpose of participating in the Local Park Grant Program; Certifying that the City is eligible to receive program assistance; and Dedicating the proposed Project site for permanent public park and recreational uses (Reviewed by the City Council Development Committee on 07/16/2026)

    Director of Public Infrastructure Noreen Housewright presented the resolution and Mayor Jensen called for speakers. There were none. Council Member Shotwell moved, seconded by Council Member Clemson, to close the public hearing and approve this item. The motion carried unanimously.

    ADOPTED

    RES 5557-2026

40. Public Hearing and Consider a Resolution authorizing the submission of an application to the Texas Division of Emergency Management (TDEM) for grant funding through the FEMA Building Resilient Infrastructure and Communities (BRIC) Grant Program for the Grand Prairie Flood Warning System Modernization & Expansion Project; Authorizing the City Manager or designee to act on behalf of the City in relation to the BRIC Grant Program; Authorizing City Matching Funds for 25% of the Anticipated Total Project Costs in an amount up to $125,000; and Authorizing the City Manager or designee to accept BRIC Grant funding, if awarded, and execute any documents necessary for said acceptance

    Director of Public Infrastructure Noreen Housewright presented the resolution and Mayor Jensen called for speakers. There were none. Mayor Pro Tem Johnson moved, seconded by Deputy Mayor Pro Tem Headen, to close the public hearing and approve this item. The motion carried unanimously.

    ADOPTED

    RES 5558-2026

41. Public Hearing considering the Grand Connection as a program for which Federal Operating and Capital assistance under Section 5307 and 5310 of the Transportation Efficiency Act of 1998 for rural and Small Urban Transit Agencies will be sought; Resolution authorizing the City Manager to Submit Grant Applications to the Federal Transit Administration (FTA) for assistance with the fiscal year 2027 capital and operational costs related to the Grand Connection Program in an estimated amount of $862,950, including Transportation Development Credits; Authorizing the submission of documents providing assurance of

compliance with Title VI of the Civil Rights Act of 1964; Authorizing the City Manager to execute all contract documents necessary to accept and receive funding from the FTA in the estimated amount of $830,000; Accepting funding in the amount of $170,584 from the Texas Department of Transportation (TXDOT) and $20,000 from Dallas County for Fiscal Year 2027 operational costs related to the Grand Connection Program; Providing for Matching funds from the City's fiscal year 2027 budget in the amount of $265,521 making the total Fiscal Year 2027 Grand Connection budget $1,319,055 (Reviewed by the City Council Development Committee on 07/16/2026)

Ms. Devries and Transportation Manager Monica Law presented an update on the Grand Connection transportation program, including total trips, clients served, passenger counts, and the proposed 2027 budget. During discussion, Mayor Pro Tem Johnson asked whether the item required approval that evening. Ms. Devries explained that the federal grants operate on a different schedule. Harold Willis, 538 Lindly, spoke in support of this item. Mayor Jensen invited public speakers. Dr. Angela Luckey, shared personal information noting she is 60 years old and EMS had responded when she experienced a mild stroke recently at the Library. She expressed support for transportation related programs, noting that she has a disability that is not visible. Mayor Pro Tem Johnson moved, seconded by Council Member Adams, to approve this item as presented by staff. The motion carried unanimously.

ADOPTED

RES 5559-2026

PLANNING AND ZONING FOR INDIVIDUAL CONSIDERATION

42. STP-26-04-0007 - Site Plan - United Glass and Mirror (City Council District 1). Site Plan for a 22,500 sq. ft. manufacturing facility on 2.971 acres of land in the J. R. Parker Survey, Abstract No. 1227, City of Grand Prairie, Tarrant County, Texas, zoned LI, and addressed as 1141 Avenue J East (On June 9, 2026, the Planning and Zoning Commission recommended approval by a vote of 6-0)

Assistant Director of Planning and Development Savannah Ware presented a site plan for a proposed one-story warehouse noting site plan approval is required because the property is zoned Light Industrial, the project involves an industrial use, and the site is located within 200 feet of a designated 100-year floodplain. Ms. Ware reviewed the aerial map, site plan, landscape plan, and building elevations. She advised the Planning and Zoning Commission recommended approval, and the Development Review Committee recommended approval with the condition that trees receiving mitigation credit in Phase 1 may not also be counted toward the landscaping or mitigation requirements for Phase 2. Council Member Clemson noted that no variances were requested. Applicant Representative Walter Nelson, 3012 Hobble Ct, was available to answer questions. Motion to approve made by Council Member District 1 Clemson, Seconded by Mayor Pro Tem Johnson to approve the item with staff recommendations. Voting Yea: Mayor Jensen, Mayor Pro Tem Johnson, Council Member District 1 Clemson, Deputy Mayor Pro Tem Headen, City Council Member District 4 Lopez, Council Member At Large Place 7 Adams, City Council Member District 3 Chappelle; Voting Nay: Council Member District 5 Shotwell. Motion carried, 7-1.

APPROVED

PUBLIC HEARING ZONING APPLICATIONS

43. ZON-26-04-0011 - Zoning Change/Concept Plan - IKEA Phase 3 (City Council District 2). Zoning Change to amend Planned Development District 456 to a new Planned Development District, modifying the total number of multi-family units allowed from 225 to 252 on 10.088 acres. Lot 5, Block 1, Mayfield Road Retail Addition 1, City of Grand Prairie, Dallas County, Texas, zoned PD-456 within the SH 161 Corridor Overlay District, and addressed as 1151 Ikea Way (On June 9, 2026, the Planning and Zoning Commission recommended approval with a condition by a vote of 6-0)

Assistant Director of Planning and Development Savannah Ware presented this request to amend the Planned Development and increase the permitted number of multifamily units from 225 to 252, an increase of 27 units. She reviewed the concept plan, access from Ikea Way, and proposed building elevations. The Planning and Zoning Commission and Development Review Committee recommended approval, subject to a landscaping condition: solid, continuous landscape screening must be provided and maintained along the detention pond adjacent to the parking spaces. Plant material used for the screening must be at least six feet tall at the time of planting and must create an opaque visual barrier for the parking areas. Discussion included the absence of a market analysis, applicable development standards, workforce housing, traffic, noise, landscaping, the secondary entrance along Robinson Road, and the overall appearance of the project. Planning and Development staff advised that the department does not conduct market studies on unit counts and noted that the previous concept plan did not include a detention plan. Applicant Kim McCaslin, 100 N. Mitchell Rd, Mansfield, stated that the current development team was not the original developer and is seeking to deliver a high-quality project with enhanced architecture, amenities, greenspace, and pedestrian connectivity. Proposed amenities included a market, private fitness facility, dog park, pickleball court, putting green, outdoor movie lawn, private pedestrian walkways, smart-home technology, video doorbells, and dedicated electric-vehicle charging stations. She described anticipated rents of approximately $1,400–$2,000 per month for one-bedroom units up to $3,000–$3,300 per month for three-bedroom units. She also stated that adjacent properties were more than 95% leased. Resident Michele Franklin, 3317 Cathedral, raised concerns regarding traffic, noise, vehicle idling, the secondary entrance, and the masonry wall. Council discussion also addressed landscaping around the detention pond and secondary entrance, the proposed amenities, apartment design, and the project's proximity to Topgolf. Deputy Mayor Pro Tem Headen moved, seconded by Council Member Shotwell, to close the public hearing and approve the amendment allowing the additional 27 units, subject to the staff recommendations, required landscaping, proposed amenities as noted above, and the commitment that the property would be developed consistent with the presented renderings. Council Member Adams expressed appreciation for Deputy Mayor Pro Tem Headen's work with the developer and thanked Mayor Jensen. The motion carried unanimously.

ADOPTED

ORD 11903-2026

Mayor Jensen called a recess at 8:58 p.m. Mayor reconvened the meeting at 9:04 p.m.

44. SUP-26-05-0010 - Specific Use Permit/Site Plan - Concrete Pumping at 1509 W Shady Grove Rd (City Council District 1). Specific Use Permit and Site Plan for a contractor shop with outside storage and heavy equipment on 1.838 Acres. 1.838 acres of land in the John C Read Survey, Abstract No. 1183, City of Grand Prairie, Dallas County, Texas, zoned LI, within the SH-161 Corridor Overlay District, and addressed as 1509 W Shady Grove Rd (On June 23, 2026, the Planning and Zoning Commission recommended approval with conditions by a vote of 5-0)

Ms. Ware reviewed the purpose of the request is to obtain approval of a Specific Use Permit for a contractor shop with outside storage and heavy equipment. She advised it meets density dimensional and landscaping requirements. the applicant proposes the complete demolition of all existing onsite structures to facilitate the redevelopment and intensification of the property and keep existing fencing. She reviewed proposed building elevations with stone, stucco and metal panels and reviewed variances: pavement material, screening (east), screening (south) and principal masonry. She reviewed staff recommendations: The outside storage and truck parking area shall be limited to the areas marked for truck parking and storage on the attached site plan; a tree survey and tree mitigation plan shall be submitted for review prior to or at the time of civil plan review. No permits will be released before approval of the tree mitigation plan; the existing wood fence on the west property line must be replaced or repaired where it exhibits disrepair (advanced weathering, structural failure, or rot) prior to the issuance of a Certificate of Occupancy (COO); if detention is required, it shall meet all engineering standards required by the Public Infrastructure Department; prior to the issuance of a Certificate of Occupancy (CO), the applicant shall install additional canopy trees along the southern property boundary to provide a continuous, screened buffer where existing vegetation is deficient. Prior to the issuance of a Certificate of Occupancy (CO), the applicant shall install a uniform, six-foot (6') wood fence along the western, southern, and eastern property lines, to be maintained in good condition by the property owner. Mayor Jensen noted this is an SUP which can be denied with no recourse vs. a site plan request.

Edgar Molina, 3624 London Lane was available for questions. Council Member Clemson said she drove by the property. Mr. Jackson confirmed the property would be demolished and a two story structure built in its place. There was discussion on location relative to residential, P&Z's recommendation of a single wooden fence and staff's recommendation of concreate paving. Mr. Molina noted there is natural screening and repair of current fencing. Mayor Jensen asked to clarify that they are operating around the clock and Mr. Molina confirmed. Mr. Molina noted his client has a similar business two lots over and this would expand that operation. Council Member Shotwell inquired about the 108ft vacant area and Ms. Ware confirmed that would be detention if needed and there is a condition that parking and storage can only be where designated. Council Member Clemson asked to confirm whether there have been any complaints from property owners and Ms. Ware said there were none. Mayor Jensen called for additional speakers, and there were none. Council Member Clemson moved, seconded by Council Member Adams, to close the public hearing and approve this item with

staff recommended conditions and P&Z recommendations and with requirement that the fence be replaced. The motion carried unanimously.

ADOPTED

ORD 11904-2026

45. ZON-26-04-0010 - Zoning Change - 534 Worthway Dr (City Council District 1). Zoning Change from Single Family-Four (SF-4) District to Single Family-Attached (SF-A) District on 0.16 acres. Lot 7, Block A, Jefferson Heights Addition, City of Grand Prairie, Tarrant County, Texas, zoned Single Family-4 (SF-4) District, and addressed as 534 Worthway Drive (On June 23, 2026, the Planning and Zoning Commission recommended denial by a vote of 5-0)

    Ms. Ware presented the request for rezoning for a duplex development. She reviewed neighborhood characteristics and discussed two letters in opposition received. Ms. Ware advised P&Z recommended denial and staff cannot support because it is incompatible with the established character of neighborhood. Mayor Pro Tem Johnson noted P&Z voted 5-0. Mayor Jensen called for speakers and there were none. Council Member asked to clarify why staff does staff not support and Ms. Ware advised the applicant is proposing to put a duplex in this established single family neighborhood. Council Member Clemson moved, seconded by Mayor Pro Tem Johnson, to close the public hearing and deny this item. The motion carried unanimously.

    DENIED

46. SUP-25-07-0024 - Specific Use Permit – Truck Parking & Outside Storage (City Council District 1). Specific Use Permit for Heavy Truck or Equipment Parking and Outside Storage on 4.88 acres. Tract 22, John Farrans Survey, Abstract No. 468, City of Grand Prairie, Dallas County, Texas, zoned Light Industrial, within the SH 161 Corridor Overlay District, and addressed as 490 and 500 W Oakdale Rd (On June 23, 2026, the Planning and Zoning Commission recommended approval with conditions by a vote of 5-0)

    Ms. Ware presented this request proposing to operate a Heavy Truck or Equipment Parking and Outside Storage facility at this location. The proposed use includes the parking and storage of commercial vehicles, including tractor-trailers, semi-trailers, and similar heavy-duty vehicles. The applicant also proposes the outdoor storage of heavy equipment, such as forklifts, excavators, skid steers, and other construction-related machinery, as well as miscellaneous materials and equipment associated with the operation. Ms. Ware noted this would bring this into compliance. She reviewed the site plan, street view map, requested variances: screening fence, concrete paving, drive approach and driveway standards, gated entry. Ms. Ware advised P&Z and staff recommended approval with conditions: Development of the property shall comply with the proposed Site Plan; the applicant shall provide a dumpster enclosure that meets the UDC requirements; drive approach and driveways shall be reconstructed to the Industrial dimensions in the UDC; the applicant shall leave the gate open during daytime hours when trucks/vehicles are queuing in the public street. In the alternative, the applicant shall move the gate back 100 ft. from the public right-of-way to comply with Section 8.14.3 of the UDC; the applicant shall maintain compliance with all federal, state, and local

environmental regulations; the applicant shall maintain compliance with Chapter 13, Article XX, Automotive-Related Business Regulations, of the City's Code of Ordinances.; the applicant shall practice Best Management Practices listed in its Storm Water Pollution Prevention Plan; successful completion of a flood study review and issuance of a Floodplain Development Permit in accordance with Article 15 – Floodplain Management of the UDC is required; a physical barrier delineating the designated floodplain area shown on the proposed Site Plan shall be provided prior to the issuance of a Certificate of Occupancy to prevent heavy trucks and equipment from being parked in areas not intended for parking; the property shall be platted in accordance with Article 12 – Subdivision and Utilities of the UDC prior to the issuance of building permits or Certificates of Occupancy; street right-of-way and pavement widths shall be provided as shown on the adopted Master Transportation Plan (Article 23 of the UDC) and Thoroughfare Map for each classification of roadway; compliance with applicable Building and Fire codes, as determined by the Chief Building Official, at the time of Building Permit or Certificate of Occupancy applications, is required; and City Council shall conduct a public hearing in one year after City Council approval of the SUP to confirm compliance with all applicable codes and regulatory requirements. Council Member Shotwell inquired whether or not there are plans for an Oakdale Street expansion, and Transportation confirmed there are no current plans.

Applicant Representative Steven Darling, 490 and 500 W. Oakdale Rd, reviewed history of how the case has gotten to this point, flood plain issues and their efforts to bring this up to code. He noted if in one year this does not work, council can revoke it. Mr. Darling also noted it is surrounded by industrial, no letters of opposition were received, and this would provide space to park equipment. Eli Amzallag, 490 and 500 W. Oakdale Rd, said he has had the property for five years and thought they were in compliance. He noted half the property is lost to flood plain. Council Member Shotwell asked to confirm what will be parked there and the applicant noted there would be trucks, trailers, heaving equipment and use for outdoor storage which will be rented out. There was discussion on hard surface paving to the street and staff recommendations. Motion to close the public hearing and approve made by Council Member District 1 Clemson, Seconded by Mayor Jensen. Voting Yea: Mayor Jensen, Deputy Mayor Pro Tem Johnson, Council Member District 1 Clemson, Deputy Mayor Pro Tem Headen, City Council Member District 4 Lopez, Council Member At Large Place 7 Adams, Council Member District 3 Chappelle. Voting Nay: City Council Member District 5 Shotwell. Motion carried, 7-1.

ADOPTED

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ADJOURNMENT
Mayor Jensen adjourned the meeting at 9:45 p.m.

The foregoing minutes were approved at the August 4, 2026, City Council meeting.

Mona Lisa Galicia, City Secretary