CITY OF GRAND PRAIRIE

City Hall
300 W. Main Street
Grand Prairie, Texas

MINUTES

City Council Meeting

Tuesday, April 04, 2023 **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 Cole Humphreys
Deputy Mayor Pro Tem John Lopez
Council Member District 1 Jorja Clemson
Council Member District 2 Jacquin Headen
Council Member District 3 Mike Del Bosque
Council Member District 6 Kurt Johnson
Council Member At Large Place 7 Jeff Copeland
Council Member At Large Place 8 Junior Ezeonu

STAFF PRESENTATIONS

1. Infrastructure Master Plan

City Manager Steve Dye provided an overview of the plan to be presented. Noreen Housewright, Director of Engineering Services discussed engineering projects including storm water, streets, wastewater, and water utilities. She provided information on several projects including Davis Road, Shady Grove Road (Beltline to Roy Orr), Tarrant Road at Arbor Creek, Duncan Perry Bridge at Johnson Creek, Carrier Parkway Phase 2 and Phase 3 Roadway Improvements. Transportation and Mobility Department Director Walter Shumac discussed Street inventory, the Wildlife Parkway project, the turnback project, Lake Ridge Parkway bridges and over noted there are over one hundred fifty Capital Improvement Projects planned over the next five years. He said they collaborate with Dallas and Tarrant Counties on grant opportunities. Audit and Budget Director Thao Vo discussed infrastructure grants, noting they submitted applications to Congresswoman Crockett and Congressman Veasey's offices for Community project grants. He reviewed other applications that are under department review. Council and staff discussed meetings held with members of congress during the recent National League of Cities conference, right of cyclists on bridges and future street naming of Wildlife Parkway. Council Member Ezeonu discussed the process of going to the appropriations committee and Mr. Dye indicated they were communicating with Representative Kay Granger's Office. Deputy Mayor Pro Tem Lopez asked staff to keep broadband for under privileged communities in mind with future projects. Deputy City Manager Cheryl De Leon said she is working on study utilizing a Federal Communications Commission map consultant to identify holes and to determine where service is provided, affordability and how to work with cable

companies. She reminded council access is available through the libraries. Mr. Dye reminded council there are portable hot spots available. Mr. Dye confirmed Fleet Services Director Jayson Ramirez is working on a feasibility study for electric vehicles and maybe reviewing at electric vehicle (EV) stations. Council Member Ezeonu discussed a bipartisan infrastructure bill. Council Member Del Bosque requested a special meeting to dig deep into the master plan. Mayor Jensen requested staff to set up a meeting date and Mr. Dye asked Council to provide details of what they want presented. Council and staff discussed grant writing and requirements of such a position. Mr. Dye noted the recent requests for applications rendered no proper applicants and reminded council city staff are experts in their fields.

PRESENTED

2. Texas Trust CU Theater & Anschutz Entertainment

Assistant City Manager Megan Mahan and Mr. Dye introduced Jeff Kehr, General Manager of Texas Trust Theater, Robin Phillips, Vice President of Southwest Region AEG Presents, Matt Anctil and Vice President of the Anschutz Corp. Mr. Anctil advised Anschutz Corporation is based out of Denver and indicated their boss, Phillip Anschutz, also founded Random Acts of Kindness. He discussed the family of companies in entertainment, hospitality, energy and media. Mr. Kehr advised AEG is largest sports entertainment company in the world. He discussed their ownership of various sports franchises and festivals. Mr. Kehr also discussed divisions of their organization and communities served. He described their over three hundred facilities and their top ten arenas in world. He indicated Texas Trust Theater is number nine in small arenas. Ms. Phillips discussed AEG presents, noting they are the second largest live music promoter and discussed their festival network and discussed their club and theaters network with about six hundred shows per year. Council Members Clemson and Copeland thanked them for being great partners with Grand Prairie over the years and for having a high-quality venue. Mr. Anctil discussed various performances over the years and the importance of their relationship with Grand Prairie. Council Member Del Bosque asked their projection is beyond year nine. Mr. Anctil said their intention is to keep it going and to stay competitive and win, noting their relationship with Grand Prairie is unique because it has always been a true partnership of bringing people together. Mayor Jense described the history of the venue, when the builder filed for bankruptcy, noting this is a specific use facility, and indicated the judge gave the city the rights to it because of its bond rights. He noted AEG agreed to step in and operate it. Mr. Anctil discussed sustainability and showed a video of the AEG team.

PRESENTED

AGENDA REVIEW

Mayor Pro Tem Humphreys asked if Council had any questions on the agenda and noted Council Member Del Bosque wishes to table item twelve. There were no questions.

EXECUTIVE SESSION

Mayor Jensen called a closed session at 5:31 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 regular meeting and called a recess at 6:03 p.m.

6:30 PM Council Chambers

RECONVENE MEETING

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

Invocation led by Rev. Tina Wallace of The Greater Allen Temple AME Church

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

CONSENT AGENDA

Mayor Pro Tem Humphreys moved, seconded by Deputy Mayor Pro Tem Lopez, to approve items three through seven. The motion carried unanimously.

3. Minutes of the March 21, 2023, City Council Meeting

   Approved on Consent Agenda

4. Peninsula PID Change Order/Amendment No. 1 for LandCare for Pond 1 Phase 3 Sod/Slope Repair and Bay Shore/Seaport Entrance Landscaping in the total amount of $164,757.76 in Peninsula PID (Council Districts 4 and 6) (Reviewed by the Peninsula PID Board on 03/21/2023)

   Approved on Consent Agenda

5. Commercial Lease with Aviator Air Flight School, LLC dated October 1, 2018 et. al. shall terminate and be replaced with a single new consolidated lease with the start date of April 1, 2023 and ending March 31, 2033 in accordance with memorandum of understanding between Grand Prairie Municipal Airport and Aviator Air Flight School, LLC dated April 1, 2023. The annual rent amount will be $58,039.20. Lessee shall have the right to renew this agreement for two (2) additional five-year terms, and authorize City Manager to execute renewal options under the same term

   Approved on Consent Agenda

6. Professional Engineering Services Contract with Halff Associates, Inc for the Beltline Floodplain Reclamation Master Plan Update project in the amount of $329,508.00 (Reviewed by the Finance and Government Committee on 04/04/2023)

   Approved on Consent Agenda

7. Ordinance authorizing City Manager to execute Quitclaim deed for the partial abandonment of a platted Drainage and Utility Easement of .026 acres (1,200 sq. ft.) for $250.00, located at 1120 Prosperity Court, Dallas County, to Donald Allen Ullrich

ADOPTED

ORD 11362-2023

ITEMS FOR INDIVIDUAL CONSIDERATION

8. Approve Current and Future Opioid Settlements Which are to be Distributed in Accordance with the Texas Term Sheet Adopted by Resolution 5244-2021, Including Agreements with Walmart, Walgreens, CVS, and Allergan, and Authorize the Execution of Documents Relative to the Acceptance of Said Settlements

Police Chief Scesney presented information on the lawsuit and how the opioid epidemic has impacted the country. He discussed how funds received over eighteen years would be used to fund a mental health/opioid counselor to help fight addiction. Chief Scesney noted officers are exposed to fentanyl and this would allow the purchase of Narcan for each officer to carry which could be a life saving measure them and citizens. He also described the expenses for destroying the illicit drugs. Harold Willis, 538 Lindly, recorded his support and asked what the yearly receipts would be. Chief Scesney described each entity that would be giving to the city noting the amount of money would vary. Council Member Ezeonu advised the Public Safety, Health and Environment Committee reviewed this item, noting different providers would issue different amounts over several years. Council Member Clemson moved, seconded by Council Member Ezeonu, to approve this item. The motion carried unanimously.

APPROVED

PLANNING AND ZONING FOR INDIVIDUAL CONSIDERATION

9. PLT-23-01-0009 - Final Plat Variance Request - GSW Logistics Addition, Lots 1 and 2, Block 1 (City Council District 1). Request for a variance to the street front requirement for the purpose of creating two non-residential lots on 23.4271 acres. Tract 2B, 2B3, and 2B02, William Thompson Survey, Abstract No. 1558, City of Grand Prairie, Tarrant County, Texas, zoned Light Industrial, and addressed as 2650 S Great Southwest Pkwy and 2400 Arkansas Ln (On March 13, 2023, the Planning and Zoning Commission conditionally approved the Final Plat by a vote of 8-0)

Chief City Planner presented the variance request for a final plat, noting all lots require street frontage and Lot 2 does not have street frontage. She advised the Planning and Zoning Commission (P&Z) approved the Final Plat with the condition that City Council approve the necessary variance. Ms. Ware said the Development Review Committee (DRC) recommends approval with the condition that the applicant must obtain a variance from City Council to the requirement of Section 12.17.3 of the Unified Development Code that the lot face the street prior to submitting the plat for city signatures and filing it with the county. Aaron Shulor, 6916 Marina Shores Ct., did not wish to speak but noted his support. Council Member Clemson

moved, seconded by Council Member Ezeonu, to approve as presented. The motion carried unanimously.

APPROVED

10. STP-22-12-0062 – Site Plan – Lapiz Flats at 1410 Duncan Perry (City Council District 1). Site Plan for 69 age restricted multi-family units on 2.391 acres. Lots 1-3, Block A, Wash N Shop Addition, City of Grand Prairie, Tarrant County, Texas, zoned PD-427, within the IH 30 Corridor Overlay District, and addressed as 1410 Duncan Perry Road (On February 27, 2023, the Planning and Zoning Commission recommended approval by a vote of 7-0)

    Ms. Ware reviewed this item, noting it meets density and dimensional requirements and no variances are requested. She said the P&Z and DRC recommended approval. Harold Willis recorded his support and asked the applicant to define age restriction and asked for clarification on what the facility plans are for aging-in-place caregiving. Abby Penner, 2300 Hancock Drive, Austin, applicant indicated the age would be sixty-two and older, noting this would be affordable housing for age restriction community, discussed cost and said they are not promoting assisting living. Ms. Penner said this is their third property in area. Council Member Ezeonu asked if a son, daughter or grandchild of the resident can move in with grandparent. Ms. Penner confirmed but noted someone complying with the age restriction would have to be on the lease. Council Member Headen asked to clarify amenities. Applicant: discussed various amenities, noting all units would be built alike. Council Member Clemson asked to review other property. Ms. Penner said they have two, in Fort Worth and in Irving, built about 2 years ago noting their company has been doing this for fifteen years. She said if approved the building permit would be requested May and fifteen months after start, the property would be completed. Council Member Clemson moved, seconded by Council Member Headen, to approve as presented. The motion carried unanimously.

    APPROVED

PUBLIC HEARING ZONING APPLICATIONS

11. SUP-23-02-0004 - Specific Use Permit - AJ's Sports (City Council District 1). Specific Use Permit for Amusement Services (Indoor) to allow an indoor cornhole facility. Lots 4-7, Block 103, Dalworth Park Addition, City of Grand Prairie, Dallas County, Texas, zoned Commercial, and addressed as 1825 Galveston St (On March 13, 2023, the Planning and Zoning Commission recommended approval with conditions by a vote of 7-1)

    Mayor Jensen filed the proper conflict affidavit with the City Secretary and recused himself of hearing this item. He left the meeting at 6:53 p.m., and Mayor Pro Tem Humphreys asked for this item to presented.

    Ms. Ware presented this request for an indoor cornhole facility with nineteen courts and ability to bring-your-own-bottle (BYOB), noting the applicant has a parking agreement with the property to the north and discussed proposed hours of operation. She indicated there was one written opposition received. She said the P&Z approved and DRC approved with condition eight-liner gaming machines would be prohibited and the applicant shall maintain the existing

parking agreement. There was discussion on current zoning and how after-hours security would be handled, Council Members Johnson and Headen: asked to clarify the parking agreement details and how staff would know if there were a problem. Ms. Ware confirmed staff monitors specific use permits and described parking and the operations during the day and evening. Tony Shotwell, 309 NE 31st Street, and Raymond Vasquez (owner/operator), 813 Egyptian Way, spoke in support. Mr. Shotwell discussed the facility's history noting Mr. Vasquez said this would be the second-best facility in the country. He discussed the parking agreement with the adjacent manufacturing facility and its parking situation during the day and during the night. He said the operator will monitor the lit parking lot and all employees will be TABC certified noting they have a method for monitoring BYOB. Mr. Shotwell compared it to a bowling alley and discussed people coming from out of state bringing tax dollars to the city. There was discussion on operating hours and confirmation no alcohol sales. They discussed who owns the parking lot and whether there have been any complaints since the facility opened one month ago. Mr. Vasquez confirmed no complaints. There was clarification of business hours to be open 12PM to 12AM on Saturday and proper handling of the management of BYOB, noting the SUP can be pulled if not operated properly. Council Members Clemson and Headen were concerned with noise, loud music and BYOB. Mr. Vasquez said there would be no music playing as players are focused on their games. There was discussion on concerns for monitoring parking lot and BYOB. Mr. Vasquez confirmed there would be between four and eight TABC certified employees monitoring. Eric Jensen, 2218 McLean Avenue, Trophy Club, landlord of property discussed stipulation of SUP, noting Mr. Vasquez has been a tenant for over 2 years and he supports this item. Harold Willis spoke in opposition asking why the Mayor left before this item was considered. Ms. Mahan noted he filed the appropriate disclosure paperwork and left. Council Member Del Bosque said he knows the applicant and noted he is a good business member through his body shop business. Council Member Copeland said he likes the concept but has concerns with BYOB and coolers next to the court but supports if coolers are monitored by the TABC certified employees. Council Member Johnson said there is no justification to put limits on this establishment only regarding BYOB. Council Member Clemson moved, seconded by Council Member Copeland, to close the public hearing and approve this item with no music or load speakers, must clear the parking lot thirty minutes after closing, confirmed 12:00 p.m. to 12:00 a.m. operations, required wrist bands for legal aged drinkers and a designated employee monitored cooler storage area, and return in one year for review. The motion carried unanimously.

Mayor Jense returned to the meeting at 7:55 p.m.

ADOPTED

ORD 11363-2023

12. SUP-23-02-0003 - Specific Use Permit/Site Plan - Restaurant/Retail at Belt Line and Marshall (City Council District 3). Specific Use Permit for a Restaurant with a Drive Through and a Site Plan for a 10,003 sq. ft. building on 2.867 acres. Lot 14 and a portion of Lot 12, Block A, Lakeland Heights, City of Grand Prairie, Dallas County, Texas, zoned PD-358, generally located on the southeast corner of S Belt Line Rd and E Marshall Dr, and addressed as 1850 S

Belt Line Rd (On March 13, 2023, the Planning and Zoning Commission recommended approval by a vote of 7-1)

Council Member Del Bosque moved, seconded by Council Member Copeland, to table this item until the April 4, 2023, Council meeting so that he can meet with applicant/owner for additional information. Copeland 2nd. The motion carried unanimously. Speakers in support: Jacob Sumpter, 519 E. Border, Arlington. Speakers in opposition: Tommy and Louise Wilhoite, 1929 Sheriff Drive; Vy Phan, Van Tran, Khanh Nguyen and Mai Tran, 1821 Sheriff Drive; Geovanna and Wellington Pachecho, 1830 Sheriff Drive.

TABLED

13. TAM-23-02-0002 - Text Amendment - Battery Energy Storage System. An Ordinance of the City of Grand Prairie, Texas, amending Article 4: Permissible Uses and Article 30: Definitions of the Unified Development Code to add and define Battery Energy Storage Systems as an allowed accessory use and establish development standards; Repealing all Ordinances or parts of Ordinances in conflict herewith; Containing a savings clause and a severability clause; and to become effective upon its passage and approval (On March 13, 2023, the Planning and Zoning Commission recommended approval with a condition by a vote of 8-0)

Ms. Ware advised this item defines battery energy storage systems and adds an allowed accessory use in light and heavy industrial. She said the P&Z recommended approval with condition of energy stored shall be used on-site and not sold back to the grid. She said the DRC recommended approval. Esteban Ice, with Ravenbolt, 702 Poage Drive, spoke in support but noted the condition is not a part of their proposition. Council Member Copeland moved, seconded by Council Member Del Bosque, to close the public hearing and approve this item with staff recommendations because city not able to monitor. The motion carried unanimously.

ADOPTED

ORD 11364-2023

14. VCC-23-01-0001 - Unified Signage Plan - Victron at Lynn Creek Pkwy and SH 360 (City Council District 4). Unified Signage Plan for Victron. Tracts 5B2 and 6C2, Jerome C Lynn Survey, Abstract No. 972, City of Grand Prairie, Tarrant County, Texas, zoned PD-255A, within the SH 360 Corridor Overlay District, and generally located on the northeast corner of Lynn Creek/Mildred Walker Pkwy and SH 360 (On March 13, 2023, the Planning and Zoning Commission recommended approval by a vote of 7-1)

Ms. Ware presented the unified signage plan with request for variance for two multi-tenant monument signs. She reviewed variances requested and opposition received. Ms. Ware said P&Z and DRC recommended approval. Ms. Ware noted further north there is a Target shopping center with a similar sign. Mohammed Ali Sharaf, 105 YMCA Drive, discussed tenants including Duncan Donuts and Jimmy Johns with a car wash and convenience store. He also noted height of surrounding structures. Deputy Mayor Pro Tem Lopez advised council studied signage and with technology in vehicles now to tell you what the surrounding businesses that type sign is not warranted. Council Member Johnson noted he does not see a

need for a fifty-five-foot sign. Deputy Mayor Pro Tem Lopez moved, seconded by Council Member Johnson, to close the public hearing and deny this item. The motion carried unanimously.

DENIED

15. ZON-23-01-0005 - Zoning Change – Bravo Residential (City Council District 6). Zoning Change from Agricultural District to Single Family-Five Residential District on 0.42 acres. Tract 76, Matthew Rd MH EST, Thomas J Tone Survey, Abstract 1460, Page 225, City of Grand Prairie, Dallas County, Texas, zoned Agriculture District and addressed as 1306 Ranch Road (On March 13, 2023, the Planning and Zoning Commission recommended approval by a vote of 8-0)

    Ms. Ware presented this item to rezone from agricultural to single family five to build homes noting the applicant will need to provide a septic system. She said staff cannot fully support and P&Z recommended approval. Ms. Ware said the DRC recommends the applicant obtain approval of plat and file it with county before city issues building permits. Council Member Johnson moved, seconded by Council Member Copeland, to close the public hearing and approve with staff recommendations. The motion carried unanimously.

    ADOPTED

    ORD 11365-2023

16. TAM-23-02-0003 - Text Amendment – EV Charging Stations: An Ordinance of the City of Grand Prairie, Texas, amending Article 4: Permissible Uses and Article 30: Definitions of the Unified Development Code to add and define EV Charging Station as an allowed use and establish development standards; Repealing all Ordinances or parts of Ordinances in conflict herewith; Containing a savings clause and a severability clause; and to become effective upon its passage and approval (On March 13, 2023, the Planning and Zoning Commission recommended approval by a vote of 8-0)

    Ms. Ware noted this item adds an allowed accessory use in a non-residential area. She said the P&Z, CCDC and DRC reviewed and recommended approval. Mayor Pro Tem Humphreys moved, seconded by Deputy Mayor Pro Tem Lopez, to close the public hearing and approve as presented. The motion carried unanimously.

    ADOPTED

    ORD 11366-2023

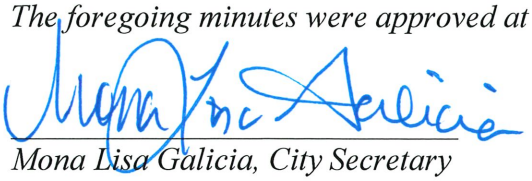
CITIZEN COMMENTS

Harold Willis, 538 Lindly, discussed his support for metal license plates.

ADJOURNMENT

Mayor Jensen adjourned the meeting at 8:17 p.m.

The foregoing minutes were approved at the April 18, 2023, City Council meeting.



Mona Lisa Galicia, City Secretary