CITY OF GRAND PRAIRIE

City Hall
300 W. Main Street
Grand Prairie, Texas

MINUTES

City Council Meeting

Tuesday, August 05, 2025 **5:30 PM** **City Hall - Briefing Room**

CALL TO ORDER

Mayor Jensen called the meeting to order at 5:30 p.m.

PRESENT
Mayor Ron Jensen
Mayor Pro Tem Junior Ezeonu
Deputy Mayor Pro Tem Kurt G. Johnson
Council Member District 1 Jorja Clemson
Council Member District 2 Jacquin Headen
Council Member District 3 Mike Del Bosque
Council Member District 4 John Lopez
Council Member District 5 Tony Shotwell
Council Member At Large Place 7 Bessye Adams

AGENDA REVIEW

Mayor Pro Tem Ezeonu asked if there were questions on any agenda items. Council Member Shotwell asked if item four is on auto renewal. Police Department Assistant Director Ryan Simpson said it is not and that the amount reimbursed will be 100% of the city's costs, also noting that there is not a fixed dollar amount tied to agreement. Mayor Pro Tem Ezeonu said he will move to table items thirteen, seventeen and twenty-seven. Council Member Shotwell asked why. Deputy City Attorney Julie Dosher explained the applicant needs to work out some issues for item thirteen. Mayor Jensen advised he is requesting to table item seventeen. City Attorney Maleshia McGinnis said the applicant requested item twenty-seven be tabled.

EXECUTIVE SESSION

There was no closed session.

RECESS MEETING

Mayor Jensen called a recess at 5:33 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 Dr. Roderick Williams of Infinite House of Praise.

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

PRESENTATIONS

1. EMS 25th Anniversary

   Mayor Jensen introduced former Mayor Charles England and former City Manager Tom Hart. Fire Chief Robert Fite presented a historical video celebrating 25 years of Emergency Medical Service (EMS) in Grand Prairie. Chief Fite expressed gratitude to fire personnel and discussed the EMS Advisory Council. Mr. Hart reflected on EMS being a major goal during his tenure, acknowledged contributions of former Fire Chief Clif Nelson and Chief Fite, highlighted having paramedics on every unit for effective life-saving response, shared personal experience using ambulance service. Former Mayor England expressed pride in the EMS service and their contributions. Mayor Jensen commended Mayor England for 21 years of service, celebrated the city's ISO-1 Gold Standard and American Heart Association Gold ratings.

   PRESENTED

CONSENT AGENDA

Mayor Pro Tem Ezeonu moved, seconded by Deputy Mayor Pro Tem Johnson, to approve items two through eleven. The motion carried unanimously.

2. Minutes of the July 14, 2025, City Council meeting

   Approved on Consent Agenda

3. Boards and Commissions - Appointment to fill a vacancy on Animal Shelter Advisory Committee

   Approved on Consent Agenda

4. Interlocal Cooperation Agreement between the City of Grand Prairie and Grand Prairie Independent School District, governing the operation and cost-sharing of the Grand Prairie Police Department's School Resource Unit, for one year, with estimated cost recovery for the City of $2,935,000 per year and automatic one-year renewals unless either party provides written notice to terminate 90 days prior to the end of the current term (Reviewed by the Public Safety, Health, and Environment Committee on 07/14/2025)

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

   Approved on Consent Agenda

5. Annual contract for school crossing guard services from All City Management Services, Inc., in the amount of $1,023,555 for year one, with the option to renew for two additional years ($1,054,440 for year two, and $1,089,240 for year three), totaling $3,167,235 if all renewal options are exercised (Reviewed by the Public Safety, Health, and Environment Committee on 07/14/2025)

   Harold Willis, 538 Lindly, spoke neutrally on this item.

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

Approved on Consent Agenda

6. Crescent Heights PID Contract with Bright Star Construction Group, LLC for road repairs on Twelve Oaks Boulevard for one year in an amount not to exceed $58,332 in Crescent Heights PID (Council District 2) Approved by the Crescent Heights PID Advisory Board on 7/15/2025

Approved on Consent Agenda

7. Peninsula PID Contract with Premier Oaks Landscape Management, LLC dba Premier Oaks Lighting for holiday decorations in the amount of $105,500 in Peninsula PID (Council Districts 4 and 6) Approved by the Peninsula PID Advisory Board on 7/10/2025

Approved on Consent Agenda

8. Peninsula PID Contract with Bright Star Construction Group, LLC for installation of fence on Day Miar Road for one year in the amount of $289,910.14 in Peninsula PID (Council Districts 4 and 6) Approved by the Peninsula PID Advisory Board on 7/10/2025

Approved on Consent Agenda

9. Peninsula PID Contract with Lake Management Services, LP for Installation of ShoreSOX Erosion Control around Pond 7 for one year in the amount of $163,900 in Peninsula PID (Council Districts 4 and 6) Approved by the Peninsula PID Advisory Board on 7/10/2025

Approved on Consent Agenda

10. Ordinance Amending Ordinance No. 11603-2024 for the FY 2024/2025 Capital Improvement Project (CIP) Budget by Amending the FY 2024/2025 Airport CIP Fund Budget to Transfer and Appropriate $21,850 from the Unobligated Fund Balance in the Airport CIP Fund to the Weather Stripping Replacement Project; Cooperative Contract with Cavalry Construction Company, LLC for Replacement of Weather Stripping of Bi-fold Hangar Doors on Buildings 20S, 21S, 22S and 23S at the Grand Prairie Municipal Airport in an amount not to exceed $159,850 though a national cooperative agreement with BuyBoard (Reviewed by the Public Safety, Health and Environment Committee on 07/14/2025)

ADOPTED

ORD 11730-2025

11. Authorizing the transfer of real property located at 503 W. Church Street, Grand Prairie, Dallas County, Texas from the City of Grand Prairie to the Grand Prairie Local Government Corporation for the City's Calvary Downtown Development Project for the purchase price of $0.00 plus additional appropriate closing or recording fees estimated at $100.00; and Authorizing the City Manager to execute the General Warranty Deed and any and all other documents necessary for and related to said transfer (Reviewed by the Finance & Government Committee on 08/05/2025)

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

ADOPTED

ORD 11731-2025

ITEMS FOR INDIVIDUAL CONSIDERATION

12. Resolution Publicly Reprimanding City Councilmember Miguel "Mike" Del Bosque

Ms. McGinnis presented the resolution.

Dr. Angela Luckey Vaughn, 4473 Harpers Ferry Drive, spoke neutrally on this item and supports a policy on censorship for Grand Prairie. David Collantes, 1904 W. Pflugerville Pkwy, Round Rock, discussed the incident of April 2 and stated he was showing properties when was attacked physically by Council Member Del Bosque. He said his wife frantically called 9-1-1, and she was verbally harassed by Council Member Del Bosque. Mr. Collantes said elected officials must be held to the highest standards and supports Council Member Del Bosque being removed from all boards. Ms. McGinnis read the speaker cards of those in support who did not wish to speak: Jeanine Walker, 1622 Ernie Lane; Deborah Johnston, 1651 Ernie Lane; and Cheryl Lenkowsky, 1741 Vicky.

Council Member Del Bosque said what happened was unfortunate, and he said during a public Council Briefing meeting in April he addressed staff, management and all present taking accountability for his actions. He noted this case is in litigation with a group of people involved, discussed setting up appointments but indicated they went around it so that is why we are here. Council Member Del Bosque asked to wait until the case is done for clarification and said he takes accountability. He then moved, seconded by Deputy Mayor Pro Tem Johnson, to approve this item. The motion carried unanimously.

ADOPTED

RES 5494-2025

13. Public Hearing and Ordinance abandoning a 1.701 acres (74,107 square foot) portion of platted street right-of-way and two supporting easements located on a portion of 4226 E. Main Street (also known or identified as 4138, 4150, 4200 E. Main Street) and authorizing the City Manager or his designee, to execute a Quitclaim Deed transferring said abandoned right-of-way and related easements to IG Grand Prairie, LLC (Reviewed by the City Council Development Committee on 07/09/2025)

Mayor Pro Tem Ezeonu moved, seconded by Council Member Clemson, to table this item to a future council meeting. The motion carried unanimously.

TABLED

14. Final Reading of Ordinance Adopting the Annexation of Certain Territory Located in the Extraterritorial Jurisdiction of the City of Grand Prairie, Texas, to Wit: Being Five Tracts Totaling Approximately 718.154 Acres of Land in Ellis County, Texas and Being More Particularly Described and Graphically Depicted in Exhibit "A", Generally Located North of U.S. Highway 287 Including a 558.2 Acre Tract of Land Situated in the R.R. Melton Survey, Abstract No. 1276, C.L. Dodson Survey, Abstract No. 292, R. Zeibig Survey, Abstract No.

1272, J.M Pearson Survey, Abstract No. 1268, W.W. Pearson Survey, Abstract No. 1267, S.A. & M.G. RR Co Survey, Abstract No. 1056, G.G. Alford Survey, Abstract No. 23, W.M. Pearson Survey, Abstract No. 880, a 56.26 Acre Tract of Land Situated in the J. Thompson Survey, Abstract No. 1086, and the J. Jones Survey, Abstract No. 583, a 59.21 Acre Tract out of the S.A. & M.G.R.R. Co Survey, Abstract No. 1056, a 23.74 Acre Tract situated in the D. Morgan Survey, Abstract No. 1224 and the J. Jones Survey, Abstract No. 583, a 22.16 Acre Tract Situated in the J. Jones Survey, Abstract No. 583, 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 the final reading. Council Member Shotwell asked if the developer agreement counts for this property. Ms. Bull clarified the development agreement was amended to incorporate other property and included a provision waving certain rights, and it is included. Harold Willis, 538 Lindly, support this item and asked if the property is all located in Ellis County and Ms. Bull confirmed. Deputy Mayor Pro Tem Johnson moved, seconded by Council Member Lopez, to approve this item. The motion carried unanimously.

ADOPTED

ORD 11732-2025

15. First Reading of an Ordinance Adopting the Annexation of Certain Territory in the Extra-Territorial Jurisdiction of the City of Grand Prairie, Texas, To Wit: Approximately 48.06 acres of land in Johnson County, Texas and Being More Particularly Described and Graphically Depicted as Tracts 1, 2, and 3 in Exhibit "A", Generally Located West of the Johnson County and Ellis County Border, South of Mansfield, and Including Portions of the Allen Larrison Survey, Abstract No. 497 and Part of the Tract of Land which was Described in Special Warranty Deed to PRA Prairie Ridge, LP Recorded in Book 3500, Page 964 of the Official Records of Johnson County, Texas, 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

    Ms. Bull presented the first reading of the ordinance. Mr. Willis, 538 Lindly, support this item. Mayor Pro Tem Ezeonu moved, seconded by Deputy Mayor Pro Tem Johnson, to set the public hearing and final reading of the ordinance for August 19, 2025. The motion carried unanimously.

16. Public Hearing Concerning a Proposed Strategic Partnership Agreement between the City of Grand Prairie and the Ellis County Fresh Water Supply District No. 1

Ms. Bull presented this item noting it allows for future annexation, noted the boundaries changed in May 2025 and discussed consideration of a strategic partnership agreement with different boundaries. Mayor Jensen called for speakers, and there were none. Mr. Willis, 538 Lindly, supports the item but chose not to speak. Mayor Pro Tem Ezeonu moved, seconded by Deputy Mayor Pro Tem Johnson, to close the public hearing and set a second public hearing for August 19, 2025. The motion carried unanimously.

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

    TABLED to a future City Council meeting

PLANNING AND ZONING ITEMS TO BE TABLED

18. CPA-25-05-0010 – Comprehensive Plan Amendment – Echelon Grand Prairie (City Council District 2). Comprehensive Plan Amendment to change the Future Land Use Map (FLUM) designation from Open Space/Drainage to High Density Residential on approximately 8.34 acres. A portion of Tract 1.3 of Abstract No. 126 and Abstract No. 1699 and a portion of Tract 1, W. H. Beeman Survey, Abstract No. 126, City of Grand Prairie, Dallas County, Texas, zoned PD-288 and PD-29, within the SH 161 and IH 20 Corridor Overlay Districts, and addressed as 13 Sara Jane Pkwy and 2000 IH 20 (On June 9, 2025, the Planning and Zoning Commission recommended approval by a vote of 8-0)

    Mayor Pro Tem Ezeonu moved, seconded by Deputy Mayor Pro Tem Johnson, to table items eighteen and nineteen to the August 19, 2025 City Council meeting. The motion carried unanimously.

    TABLED to the August 19, 2025, City Council meeting

19. ZON-25-04-0018 - Zoning Change/Concept Plan - Echelon Grand Prairie (City Council District 2). Zoning Change from PD-288 for Multi-Family and PD-29 for Special Complex including apartments to a Planned Development District for Multi-Family Use and a Concept Plan for a multi-family development on 31.065 acres. Tract 2.4 of C D Ball Survey, Abstract No. 1699, a portion of Tract 1.3 of Abstract No. 126 and Abstract No. 1699, and a portion of Tract 1, W H Beeman Survey, Abstract No. 126, City of Grand Prairie, Dallas County, Texas, zoned PD-288 and PD-29, within the SH 161 and IH 20 Corridor Overlay Districts, and addressed as 13 Sara Jane Pkwy, 24 Crossland Pkwy, and 2000 IH 20 (On June 9, 2025, the Planning and Zoning Commission recommended approval with conditions by a vote of 8-0)

    TABLED to the August 19, 2025, City Council meeting

PLANNING AND ZONING FOR INDIVIDUAL CONSIDERATION

20. STP-24-08-0036 - Site Plan Amendment - 161 Townhomes (City Council District 1). Site Plan Amendment to revise building elevations for 40 townhomes on 4.392 acres. Lots 1-30 and Lots 1X-5X, Block A, 161 Townhomes Addition, City of Grand Prairie, Dallas County, Texas zoned PD-398, within the SH 161 Corridor Overlay District, and addressed as 1400 & 1420 Robinson

Rd, 1401-1420 Sultan Dr, and 1400-1424 Monarch Dr (On July 14, 2025, the Planning and Zoning Commission recommended approval by a vote of 8-0)

Assistant Planning Director Savannah Ware presented this Site Plan Amendment to revise building elevations for 40 townhomes. Mayor Pro Tem Ezeonu asked to review what was approved before and review current proposed changes in elevation and Ms. Ware confirmed it generally complies with regulations. Mayor Jensen discussed current relative state law. Planning Director Rashad Jackson said they are amending prior site plans. Council Member Clemson asked for the sales price. Mohammad Hussain, 3112 Rolling Hills, Wylie, said they are targeting $400,000 for a three bedroom, three bath and reviewed other options and hoping to break ground late September. Architect Penny Diaz, 2009 Spotted Ct, Plano, presented brick samples, advised this has more masonry than the original plan, and they have gone from 1300 square foot units to now 2000 square foot units. Council Member Shotwell asked to confirm they are painting hardy plank, and Ms. Diaz confirmed. Mr. Hussain confirmed there will be a homeowner association (HOA) to control the uniformity of hardy planks. Council Member Clemson moved, seconded by Council Member Del Bosque, to approve this item. The motion carried unanimously.

APPROVED

21. STP-25-05-0016 - Site Plan - Duncan Perry Industrial (City Council 1 and 5). Site Plan for one industrial warehouse on 13.88 acres. Tract 1 out of the P. H. Ford Survey, Abstract No. 544, and Tract 1 out of the P. H. Ford Survey, Abstract No. 1713, City of Grand Prairie, Dallas and Tarrant Counties, Texas, zoned PD-461, partially within the SH 161 Corridor Overlay District, and addressed as 1200 Duncan Perry Rd and 2401 W Tarrant Rd (On July 14, 2025, the Planning and Zoning Commission recommended approval with conditions by a vote of 8-0)

Ms. Ware presented reviewed site plan, noting it meets density & dimensional requirements. She reviewed requested variances and building elevations and advised the Planning and Zoning Commission (P&Z) recommended approval with a condition: a wrought iron fence shall not be used in place of the retaining wall on the south side. Staff recommended the following: a masonry screening wall shall be provided in compliance with Article 8 and Appendix X of the UDC, abutting residential uses along the southern and eastern property lines; a wrought iron fence with live screening shall be installed where the required masonry walls are prohibited due to floodplain, as approved by the Engineering Department and Planning Department.

Griffin Neal, with Trumont Group, 6433 Woodland Dr., Dallas, said they are privately held and generally believes is long term hold. He reviewed the project location, advised no new uses being introduced, discussed the variance request regarding screening including an existing wrought iron fence and electrical easement. Mr. Neal discussed the sightline study, requesting 105 parking spaces, and noted similar users in Grand Prairie. Council Member Lopez asked to review location of bays and whether they had a confirmed tenant. Mr. Neal reviewed the site plan and rendering and noted they do not yet have a tenant. Council Member Lopez said a masonry wall helps neighbors with truck and other equipment noise. Mr. Neal said all the work has to be done inside the company and dock doors face north, so he does not think sound would be a factor. Council Member Shotwell asked to confirm location of paved parking and to

review any any photos facing south. Mr. Jackson reviewed and noted it slopes away from the apartment. Mr. Neal confirmed they are developing only half the lot due to developable area. Council Member Del Bosque said there is a potential of risk of having trucks and forklift noise. Council Member Shotwell inquired about the landscaping, and Mr. Neal said their landscape plan was approved. Mr. Jackson reminded council this is a conceptual plan. There was discussion on screening. Council Member Clemson asked if wrought iron is required and Mr. Neal confirmed due to safety. Ms. McGinnis advised the following recorded support but did not wish to speak: Julius Michall, 6433 Woodland Drive, Dallas; Lorenzo Racca, 1607 Lyte St, Dallas. Council Member Clemson moved, seconded by Council Adams, to approve this item. The motion carried unanimously.

APPROVED

PUBLIC HEARING ZONING APPLICATIONS

22. CPA-25-06-0013 – Comprehensive Plan Amendment – Lakesong Medium Residential (City Council District 6). Comprehensive Plan Amendment to change the Future Land Use Map (FLUM) designation from Low Density Residential and Open Space/Drainage to Medium Density Residential on 719 acres. Multiple tracts of land out of the D. Morgan Survey, Abstract No. 1224, J. Jones Survey, Abstract No. 583, S.A. & M.G.R.R. Co. Survey, Abstract No. 1056, J. Thompson Survey, Abstract No. 1086, R.R. Melton Survey, Abstract No. 1276, C.L. Dodson Survey, Abstract No. 292, R. Zeibig Survey, Abstract No. 1272, J.M. Pearson Survey, Abstract No. 1268, W.W. Pearson Survey, Abstract No. 1267, G.G. Alford Survey, Abstract No. 23, W.M. Pearson Survey, Abstract No. 880, City of Grand Prairie and City of Grand Prairie Extraterritorial Jurisdiction, Ellis County, Texas, Parcel Numbers 234939, 204765, 191456, 308076, and 192962 (On June 23, 2025, the Planning and Zoning Commission recommended approval by a vote of 7-0)

    Ms. Ware presented items twenty-two and twenty-three together. She advised the purpose of the request is to change the Future Land use Map to reflect the land uses shown on the amended Developer Agreement for the Lakesong Development. Huffines Communities is expanding the Lakesong Development by adding 719 acres. It is a master-planned development in the City's south sector that includes mixed use, urban residential, medium residential, estate residential, and open space uses. Ms. Ware reviewed proposed medium residential requirements, photos of example elevations and types noting P&Z recommended approval. Mayor Pro Tem Ezeonu said there are residential concerns with infrastructure not keeping up with development, especially at Highway 287 and FM 661 and asked if there are any plans for TxDOT to make changes. Managing Director Walter Shumac advised TxDOT has plans in 2028. Mayor Jensen noted there will be a fly over and Mayor Pro Tem Ezeonu asked if the developer will be doing work in stages and Mr. Shumac confirmed it is a phased approach. Transportation Director Caryl Devries advised they have agreed to do Phase I which is set to be completed by 2028. Casey Stevenson, 8200 Douglas Avenue, Ste 300, Dallas, in support was available for questions. David Husbands, 4710 Gifco, Midlothian, thanked Council and the city for supporting his business in Grand Prairie and expressed concern with housing and business development down south on Highway 287 at Highway 360 to Highway 67. He is also concerned with the Mansfield Professional Soccer Stadium with the number of projects

happening at once creating a negative impact with trucks especially at CR 661. Scott Farrar, 4931 Gifco Rd., Midlothian, did not wish to speak but recorded opposition. Deputy Mayor Pro Tem Johnson said progress has been made, Phase 1 should be complete in 2028 with a fly over. He then moved, seconded by Council Member Lopez to close the public hearing and approve items twenty-two and twenty-three as presented. The motion carried unanimously.

ADOPTED

ORD 11733-2025

23. ZON-25-05-0019 - Zoning Change/Concept Plan - Lakesong (City Council District 6). Zoning Change from Agriculture (A) and PD-460 to a Planned Development District for Medium Residential including Single Family-Townhome (SF-T), Single Family Zero Lot Line (SF-Z), and Single Family-Six (SF-6), Mixed Use, Urban Residential, Estate Residential, and Open Space on 1,920.04 acres. Multiple tracts of land out of the J. Jones Survey, Abstract No. 292, C.L. Dodson Survey, Abstract No. 1056, S.A. & M.G. RR Co Survey, Abstract No. 341, Jos Stewart Survey, Abstract No. 961, D. Morgan Survey, Abstract No. 1224, J. Jones Survey, Abstract No. 583, J. Thompson Survey, Abstract No. 1086, R. R. Melton Survey, Abstract No. 1276, C.L. Dodson Survey, Abstract No. 292, R. Zeibig Survey, Abstract No. 1272, J.M. Pearson Survey, Abstract No. 1268, W.W. Pearson Survey, Abstract No. 1267, S.A. & M.G. RR Co Survey, Abstract 1056, G.G. Alford Survey, Abstract No. 23, W.M. Pearson Survey, Abstract No. 880, J H Ellis Survey, Abstract No. 341, MEP & P RR Co Survey, Abstract No. 761, City of Grand Prairie and Grand Prairie Extraterritorial Jurisdiction, Ellis County, Texas, Parcel IDs 303397, 297164, 294715, 234939, 204765, 308076, 192962, 191456, 294665, 302452, 303384, and portions of Parcel IDs 294666, 188238, and 204235 generally located north of HWY 287 and east of FM 661 (On June 23, 2025, the Planning and Zoning Commission recommended approval by a vote of 7-0)

ADOPTED

ORD 11734-2025

24. CPA-25-06-0012 - Comprehensive Plan Update – 310 SW 3rd St (City Council District 5). Amendment to change the Future Land Use Map designation from Medium Density Residential to Commercial/Retail/Office on 2.37 acres. Tract 60, McKinney & Williams Survey, Abstract No. 1003, and Tracts 14, 15, and 16, James G. Stevens Survey, Abstract No. 1674, City of Grand Prairie, Dallas County, Texas, zoned MF-1, and addressed as 310 SW 3rd Street (On July 14, 2025, the Planning and Zoning Commission recommended approval by a vote of 8-0)

Ms. Ware presented together items twenty-four and twenty-five together. She reviewed the existing Future Land Use Map (FLUM) and proposed request to change the FLUM for development of this church to a funeral home. Ms. Ware reviewed the aerial view of property, proposed land uses and noted one letter of opposition was received earlier and two more today, and no letters of support received. She said P&Z recommended approval. Council Member Shotwell said he does not have a problem with a funeral home but thinks maybe if it can be tabled and filed for change use. Mr. Jackson said it would have to go back to P&Z, and Council Member Shotwell asked if the fee can be waived. Mayor Jensen said council can

approve waiving the fee. Council Member Shotwell then moved, seconded by Council Member Clemson, to table items twenty-four and twenty-five to make planned development and waive the fee when it comes up. Mr. Jackson discussed the specific use. The motion carried unanimously.

TABLED

25. ZON-25-06-0021 - Zoning Change – 310 SW 3rd St. (City Council District 5). Zoning Change from Multi-Family One (MF-1) to General Retail (GR) on 2.37 acres. Tract 60, McKinney & Williams Survey, Abstract No. 1003, and Tracts 14, 15, and 16, James G. Stevens Survey, Abstract No. 1674, City of Grand Prairie, Dallas County, Texas, zoned MF-1, and addressed as 310 SW 3rd Street (On July 14, 2025, the Planning and Zoning Commission recommended approval by a vote of 8-0)

TABLED

26. SUP-25-05-0018 - Specific Use Permit – 3322 S Gilbert Rd (City Council District 1). Specific Use Permit for Heavy Truck Repair and Outside Storage at 3322 S Gilbert Rd, Tract 7, John C. Read Survey, Abstract No. 1183, City of Grand Prairie, Dallas County, Texas, zoned Light Industrial (LI), and addressed as 3322 S Gilbert Rd (On July 14, 2025, the Planning and Zoning Commission recommended approval with conditions by a vote of 8-0)

Ms. Ware reviewed the aerial, street view and operational plan noting the applicant intends to construct replacement fencing and parking lot improvements. No letters were received and P&Z approved with conditions. Mayor Jensen called for speakers and there were none. Council Member Clemson moved, seconded by Council Member Adams, to close the public hearing approve with conditions. The motion carried unanimously.

ADOPTED

ORD 11735-2025

27. SUP-25-03-0015 - Specific Use Permit/Site Plan - Midtown Pickleball and Retail (City Council District 2). Specific Use Permit and Site Plan for Amusement Services (Indoor), a restaurant with a drive-through, and a multi-tenant building within Midtown Development on 8.083 acres. Lot 7, Block 1, Slink Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-397, within the SH 161 Corridor Overlay District and tentatively addressed as 3505 S Hwy 161 (On July 14, 2025, the Planning and Zoning Commission recommended approval with conditions by a vote of 8-0)

Council Member Shotwell filed the proper paperwork with the City Secretary and recused himself from hearing this item. Mayor Pro Tem Ezeonu moved, seconded by Council Member Adams, to table this item to a future council meeting. The motion carried unanimously, 8-0.

TABLED

CITIZEN COMMENTS

Dr. Angela Lucky Vaughn, 4473 Harpers Ferry, was not present to speak when called upon.

Harold Willis, 538 Lindly, discussed the history of EMS service in Grand Prairie.

Romin Khavari, 2476 Dockside Drive, thanked Council Member Shotwell for nominating him to serve on the Animal Shelter Advisory Committee and discussed his request submitted to the city for replacing the panels of his driveway.

Lawrence Collins, P.O. Box 200713, Arlington, commended Grand Prairie Police Department (GPPD) who have been present during issues at the local UAW, discussed General Motors (GM) jobs at risk and risk of the plant closing.

Sheila Collins, P.O. Box 200713, Arlington, said she has worked at the GM plant 13 years with many who live in Grand Prairie, discussed the product being made there (Escalade) and commended GPPD for their professional interaction at the UAW.

Ruben Bronson, 1710 Austrian, thanked council and the mayor, noting he was a long time employee of the city Landfill and as a school crossing guard, then commended the Housing Department who aided him in placing a walk in shower at his home.

Sayeda Syed, 6705 Sapphire Circle North, Colleyville, discussed Tarrant County Appraisal District's July 15th Housing Finance Corporation panel and hearing, commended Deputy City Attorney Tiffany Bull who was present for the meeting and discussed number of TAD board votes the city has (27).

ADJOURNMENT

Mayor Jensen adjourned the meeting at 8:27 p.m.

The foregoing minutes were approved at the August 19, 2025, City Council meeting.

Mona Lisa Galicia, City Secretary