CITY OF GRAND PRAIRIE

City Hall
300 W. Main Street
Grand Prairie, Texas

MINUTES

City Council Meeting

Tuesday, August 15, 2023 **4:30 PM** **City Hall - Briefing Room**

CALL TO ORDER

Mayor Jensen called the meeting to order at 4:31 p.m.

PRESENT
Mayor Ron Jensen
Mayor Pro Tem John Lopez
Deputy Mayor Pro Tem Jorja Clemson
Council Member District 2 Jacquin Headen
Council Member District 3 Mike Del Bosque
Council Member District 5 Cole Humphreys
Council Member District 6 Kurt Johnson
Council Member At Large Place 7 Bessye Adams
Council Member At Large Place 8 Junior Ezeonu

STAFF PRESENTATIONS

1. Vote Centers in Tarrant County

   Tarrant County Elections Administrator Clint Ludwig and Assistant Elections Administrator Troy Havard presented information and maps of early voting and election day locations in and near Grand Prairie, noting number of voters in various areas. There was discussion on including early vote centers that are not in Grand Prairie including Arlington and Mansfield ISD locations. Mayor Jensen said there was an issue during the recent runoff election where there was only one early voting location in Grand Prairie - Asia Times Square. There was discussion on why only early voting centers cover more area with fewer locations. Mr. Havard said voters desire for location consistency, but noted for various reasons sometimes due to construction, they may not available. He also discussed American with Disabilities Act (ADA) compliance requirements and noted the elections administrator does not have right to make owner to come into compliance. There was discussion on adding one or two additional vote centers and the city bearing the cost. Mayor Jensen confirmed approval of adding two locations and paying for it and Council agreed. Mr. Ludwig said the city can pick desired sites and Tarrant County Elections would start the inspecting process. There was discussion on desired locations and Mr. Havard confirmed for early voting they cannot mandate schools to open, but they can for election day.

   PRESENTED

2. Recreational Cricket Pitches

Assistant Director of Parks, Arts and Recreation Chris Michalski discussed the cricket fields existing conditions. He discussed turf maintenance, expansion, runway lights, parking, parking lighting and proposed adding a player bench shade. Mr. Michalski discussed rugby field relocation to either Mountain Creek Soccer Complex or moving to the clear zone south of Main Street. He discussed project timeline of about twenty-four months. Deputy City Manager / City Attorney Megan Mahan noting they would discuss in more detail. There was discussion on restrictions of use of the fields.

PRESENTED

3. Background Checks for Volunteer Board and Commission Members

   Council discussed whether or not to continue background checks for volunteer board and commission members. Council decided to discontinue the process.

   PRESENTED

4. Broadband Funding Update

   NOT PRESENTED

5. Cybersecurity Awareness Mandatory Training

   NOT PRESENTED

AGENDA REVIEW

Mayor Pro Tem Lopez asked Council if they had any questions on any items on the agenda. There were none.

EXECUTIVE SESSION

Mayor Jensen called a closed session at 5:25 p.m. pursuant to Chapter 551, Subchapter D of the Government Code, V.T.C.A., to discuss Section 551.071 "Consultation with Attorney" - Short Term Rentals; Section 551.072 "Deliberation Regarding Real Property"; Section 551.074 "Personnel Matters" - City Manager's Contract; Section 551.076 "Deliberation Regarding Security Services or Security Audits - Deployment of security personnel or devices for the 2023-2024 school year; 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 6:22 p.m.

6:30 PM Council Chambers

RECONVENE MEETING

Invocation led by Pastor Monty Brinkley of The Crossing Church.

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

CONSENT AGENDA

Mayor Pro Tem Lopez moved, seconded by Deputy Mayor Pro Tem Clemson, to approve items six through forty-one. The motion carried unanimously.

6. Minutes of the August 1, 2023, City Council Meeting

   Approved on Consent Agenda

7. Board Appointment – Nomination of Barry Sandacz to Zoning Board of Adjustment and Appeals Board

   Approved on Consent Agenda

8. Commercial Hangar Lease with OptiSky, LLC., for Hangar 6 South D for a term of one year to begin August 1, 2023, and ending July 31, 2024, with an annual rent of $2,784.00 and authorize City Manager to execute renewal options under the same term

   Approved on Consent Agenda

9. Change Order #1, for towing service price increase with Dave's Hi-Way Wrecker Service in the estimated amount of $100,000 for the fourth annual renewal, and $100,000 annually thereafter, for five additional one-year terms, totaling $600,000 (Reviewed by the Finance & Government Committee on 08/01/2023)

   Approved on Consent Agenda

10. Award construction contract to Capko Concrete Structures, LLC for the Lake Ridge Parkway Guardrail Replacement Project in the amount not to exceed $618,669.00 (Reviewed by the Finance and Government Committee on 08/01/2023)

    Approved on Consent Agenda

11. Annual Contract for Temporary Fencing Rental and Installation from United Site Services of Texas, Inc., (up to $45,000.00 annually). This contract will be for one year with the option to renew for four additional one-year periods totaling $225,000.00 if all extensions are exercised (Reviewed by the Finance and Government Committee on 08/01/2023)

    Approved on Consent Agenda

12. Annual Contract for Water Meters from Zenner (up to $622,575.00 annually). This contract will be for one year with the option to renew for four additional one-year periods totaling $3,112,875.00 if all extensions are exercised (Reviewed by the Finance and Government Committee on 08/01/2023)

    Approved on Consent Agenda

13. Annual Contract for Water Analysis Chemicals and Supplies with Core and Main, LP., (up to $188,668.58 annually). This contract will be for one year with the option to renew for four additional one-year periods totaling $943,342.90 if all extensions are exercised. Award secondary to HD Supply Facilities Maintenance dba USA Bluebook (up to $197,912.45

annually and $989,562.25 if all extensions are exercised) and a tertiary to Hach ($189,988.99 annually and $949,944.95 if all extensions are exercised). Secondary and tertiary contracts are to be used only if the primary is unable to fulfill the needs of the department (Reviewed by the Finance and Government Committee on 08/01/2023)

Approved on Consent Agenda

14. Annual contract for Maintenance, Repair, Operating Supplies, Industrial Supplies and Related Products and Services from HD Supply (up to $750,000.00 annually) through a Master Cooperative Agreement with Omnia Partners. The initial term for this contract will be four months ($250,000.00) with three additional one-year periods totaling $2,500,000.00 if all extensions are exercised (Reviewed by the Finance & Government Committee on 08/01/2023)

    Approved on Consent Agenda

15. Annual Contract for Swimming Pool Chemicals, Supplies, and Equipment from Petra Chemical Acquisition Co., LLC dba DCC, Inc. in the amount of $250,000 annually through a Master Interlocal Agreement with Buyboard. This contract will be for one year with the option to renew for two additional one-year periods totaling $750,000 if all extensions are exercised (Reviewed by the Finance and Government Committee on 08/01/2023)

    Approved on Consent Agenda

16. Contract with TV Set Designs to design and build a new set for the GPTV Studio in the amount of $53,731, plus a contingency amount of $2,687 for a total project cost of $56,418 (Reviewed by the Finance and Governance Committee on 08/01/2023)

    Approved on Consent Agenda

17. Annual contract for Fluke Software from SHI-GS in an initial amount of $67,990.00 through a Local Government Cooperative Agreement with Buyboard Contract #661-22. This contract will be one year with the option to renew for two additional one-year periods totaling $118,014.10 which allows for a 5% annual increase if all extensions are exercised (Reviewed by the Finance & Government Committee on 08/01/2023)

    Approved on Consent Agenda

18. Annual Contract for Service and Repair of Chevrolet Vehicles from Freedom Chevrolet by Ed Morse Automotive LLC (up to $200,000.00 annually). This contract will be for one year, with the option to renew for four additional one-year periods totaling $1,000,000.00 if all extensions are exercised (Reviewed by the Finance & Government Committee on 08/01/2023)

    Harold Willis, 538 Lindly, recorded his opposition and asked if this was for the city's Tahoe fleet. General Services Director Jayson Ramirez confirmed.

    Approved on Consent Agenda

19. Annual Contract for Service and Repair of Dodge/Ram Vehicles from Freedom Chrysler Dodge Jeep Ram by Ed Morse Automotive LLC (up to $200,000.00 annually). This contract will be for one year, with the option to renew for four additional one-year periods totaling

$1,000,000.00 if all extensions are exercised (Reviewed by the Finance & Government Committee on 08/01/2023)

Harold Willis, 538 Lindly, recorded his opposition, and asked why the city is sending this to an outside dealership. General Services Director Jayson Ramirez said this is for special repairs, for engine repair. He noted other repairs are conducted inhouse.

Approved on Consent Agenda

20. Annual Contract for fire truck, ambulance and other first responder vehicle parts, equipment, and services from Industrial Power Truck and Equipment (up to $125,000.00 annually) through a Master Cooperative Agreement with TIPS. This contract will be for one year with the option to renew for two additional one-year periods totaling $375,000 if all extensions are exercised (Reviewed by the Finance and Government Committee on 08/01/2023)

    Approved on Consent Agenda

21. Annual contract for Glass, Services, Break Repair, Replacement, and Miscellaneous Glass from Binswanger Enterprises, LLC dba Binswanger Glass (up to $60,000.00 annually) through an Interlocal Purchasing System (TIPS). The term for this contract will be for one year ($60,000.00) with two additional one-year periods totaling $180,000.00 if the renewal option is exercised (Reviewed by the Finance & Government Committee on 08/01/2023)

    Approved on Consent Agenda

22. Annual Contract for Energy Saving Lighting Products from Elliott Electric Supply ($145,000.00 annually) through a Master Interlocal Agreement with BuyBoard. The initial term will be for eight (8) months with the option to renew for two additional one-year periods totaling $386,666.66 if all extensions are exercised (Reviewed by the Finance and Government Committee on 08/01/23)

    Approved on Consent Agenda

23. Annual Contract for Fire Station Mowing and Grounds Maintenance from TM&F Services, LLC up to $80,148.40 annually. This contract will be for one year with the option to renew for four additional one-year periods totaling $400,742.00 amount if all extensions are exercised (Reviewed by the Finance and Government Committee on 08/01/2023)

    Approved on Consent Agenda

24. Annual Contract for Network Cabling Installation Services from Cyson Technology Group in the estimated amount of $250,000.00 annually through a Master Interlocal Agreement with DIR. This contract will be for one year with the option to renew for two additional one-year periods totaling $750,000.00 if all extensions are exercised (Reviewed by the Finance & Government Committee on 08/01/2023)

    Approved on Consent Agenda

25. Annual Maintenance Contract for Central Square Technologies for Naviline annual cost of $125,00.00 with an option to renew for four additional one-year periods totaling $625,000.00 if all extensions are exercised (Reviewed by the Finance and Government on 08/01/2023)

Approved on Consent Agenda

26. Contract for USDD FSA Upgrades to Fire Station 3 and Fire Station 9 from Mobile Communications America (MCA) in the amount of $89,110.50 (Reviewed by the Public Safety, Health, and Environment on 08/07/2023)

Approved on Consent Agenda

27. Purchase of 32 Motorola APX6000 P25 Portable radios and 10 Motorola APX8000XE P25 Portable radios for Police and Fire departments from Motorola Solutions in the amount of $231,858.98 (Reviewed by the Public Safety, Health, and Environment on 08/07/2023)

Approved on Consent Agenda

28. Change Order #1 in the amount of $58,984.60 to add construction scope services with RLM EarthCo. The increase in scope includes the rerouting of water and sewer lines due to design change, trail lighting addition, restroom moisture conditioning, concrete mow strip, dedication plaque installment, and trellis modifications at Turner Park (Reviewed by the Finance & Government Committee on 08/01/2023)

Approved on Consent Agenda

29. Construction contract with Nomadic Capital LLC dba Mean Green Lawn and Landscape for the Ruthe Jackson Center Garden Landscape and Irrigation Replacement in the amount of $83,870.00 plus a 5% contingency in the amount of $4,193.50 for a total construction cost of $88,063.50 (Reviewed by the Finance & Government Committee on 08/01/2023)

Mr. Willis recorded his opposition and asked to clarify this cost and who works on irrigation, noting there are issues with sprinkler head leaking. Mr. Michalski said the contract is for replacement of irrigation and vegetation noting eighty to one hundred weddings a year are held at this facility. He said four to five staff members work on the irrigation and do everything as prescribed.

Approved on Consent Agenda

30. Authorize a sublease agreement in the amount of $1,500 annually for a term of five years between the City of Grand Prairie and Golden Triangle Radio Control Club, Inc for approximately 15 acres at Low Branch Park which is leased from the US Army Corp of Engineers (Reviewed by the Finance and Government Committee on 08/01/2023)

Approved on Consent Agenda

31. Purchase of Audio-Visual Renovations for Tony Shotwell Life Center from Infinity Sound Ltd. in the amount of $57,397 with a 5% contingency of $2,870 for a total cost of 60,267 through a national cooperative agreement with Buyboard (Reviewed by the Finance and Government Committee on 8/01/2023)

Approved on Consent Agenda

32. Annual Contract for Large Water Meter Testing and Repairs from Vanguard Utility Service, Inc. dba VUS Inc. (Up to $75,000.00 annually). This contract will be for one year with the

option to renew for four additional one-year periods totaling $375,000.00 if all extensions are exercised (Reviewed by the Finance and Government Committee on 08/01/2023)

Approved on Consent Agenda

33. Annual Contract for education and promotional products with You Name It Specialties through a national cooperative agreement with BuyBoard at an estimated annual cost of $60,000 for one year with the option to renew for one additional one-year period totaling $120,000 if all extensions are exercised (Reviewed by the Public Safety, Health & Environment Committee on 08/07/23)

    Approved on Consent Agenda

34. Annual Contract for Hazardous Materials Emergency Response Services from The Cleaning Guys, LLC (up to $75,000.00 annually). Award a secondary to Ambipar Response AIE, LLC (up to $75,000.00 annually) to be used only if the primary is unable to fulfill the needs of the department. These contracts will be for one year with the option to renew for four additional one-year periods totaling $375,000.00 each if all extensions are exercised (Reviewed by the Public Safety, Health & Environment Committee on 08/07/2023)

    Approved on Consent Agenda

35. Lease with Grand Prairie United Charities for 1417 Densman St for $1 Annually for 5 years with Automatic Annual Renewal Options unless Terminated (Reviewed by the Public Safety, Health and Environment Committee on 08/07/2023)

    Approved on Consent Agenda

36. Purchase of Quality Assurance (QA) Software from FirstWatch Solutions, Inc. with the initial implementation cost of $76,093.98 and an annual maintenance fee of $10,233.03 beginning year two and an expected 3% increase each subsequent year through year five for the total amount of $118,905.16 (Reviewed by the Public Safety, Health, and Environment Committee 08/07/2023)

    Approved on Consent Agenda

37. Purchase of fire hose and nozzles from Metro Fire, Mansfield, TX, for the price of $57,015 through the cooperative contract Buy Board #698-23 (Reviewed by the Public Safety, Health, and Environment Committee 08/07/2023)

    Approved on Consent Agenda

38. Purchase of a mobile fire ventilation unit from Safeware, in the amount of $91,100.00 through a national cooperative agreement with Omnia Partners (Reviewed by Public Safety, Health, and Environment Committee 08/07/2023)

    Approved on Consent Agenda

39. Resolution authorizing the City Manager to enter into an agreement with Texas A&M Transportation Institute (TTI) for evaluation of the LED-Outlined Backplate Experimental Implementation project at the intersections of SH 161 at Main Street (SH 180) and SH 161 at

Jefferson Street at a total cost of $196,870.00 (Reviewed by the Public Safety, Health & Environment Committee on 08/07/2023)

Mr. Willis recorded his support of this item and asked to clarify use and funding. Transportation Services Director Walter Shumac explained the use of backplates on the traffic signals and safety features. Mr. Shumac noted this is not funded through a grant, city funds are used.

ADOPTED

RES 5359-2023

40. Resolution to accept eligibility and participation in the National Fitness Campaign Grant Committee's 2023 Blue Cross Blue Shield of Texas State Campaign (Reviewed by the Finance & Government Committee on 08/01/2023)

ADOPTED

RES 5360-2023

41. Ordinance authorizing the City Manager to execute certain interlocal agreements by amending Chapter 2 to add Section 2-55, "Authority to Execute Certain Interlocal Agreements" (Reviewed by the Public Safety, Health, and Environment Committee on 08/07/2023)

ADOPTED

ORD 11404-2023

ITEMS FOR INDIVIDUAL CONSIDERATION

42. Public Hearing and Ordinance authorizing approximately 565 feet of street right-of-way abandonment at Palace Parkway at IH 30

Mayor Jensen discussed the item, asked for speakers, and noted there were none. Deputy Mayor Pro Tem Clemson moved, seconded by Mayor Pro Tem Lopez, to close the public hearing and approve the item. The motion carried unanimously.

ADOPTED

ORD 11405-2023

43. Public Hearing and Resolution authorizing the City Manager to submit Fiscal Year (FY) 2024 grant application with the Federal Transit Administration (FTA). Total operating budget for the Grand Connection for FY 2024 is $2,264,198. The city's share of this total is $389,002

Mr. Shumac provided a history of the Grand Connection, reviewed number of trips, number of clients and miles driven. He discussed capital expenditures. Mayor Jensen asked if there were any speakers, then noted there were none. Mayor Pro Tem Lopez moved, seconded by Council Member Headen, to close the public hearing and approve this item. The motion carried unanimously.

ADOPTED

RES 5361-2023

44. Public Hearing and Resolution approving the proposed budget for FY 2023-2024 of the Grand Prairie Crime Control and Prevention District (Reviewed by the Crime Control and Prevention District Board on 08/15/2023)

Assistant Director of Police Ryan Simpson presented the proposed budget. Mayor Jensen discussed funding from the quarter cent sales tax approved by voters to be used exclusively used by the Police Department for public safety. Mr. Willis recorded his support and asked to clarify the total increase amount. Deputy City Manager Cheryl De Leon noted it was approximately twelve percent with a 6.5 percent increase. Mayor Jensen asked for speakers and there were none. Deputy Mayor Pro Tem Clemson moved, seconded by Council Member Adams, to close the public hearing and approve this item. The motion carried unanimously.

ADOPTED

RES 5362-2023

45. Resolution adopting a maximum proposed property (ad valorem) tax of $0.660000 per $100 taxable value that the City Council will consider for Fiscal Year 2023-2024

Audit Director Thao Vo presented this administrative item regarding the maximum tax rate, capping the amount. He noted council will review and vote to set the rate on September 19. Mayor Jensen took a roll call vote.

Motion to close the public hearing and approve made by Council Member District 5 Humphreys, Seconded by Mayor Pro Tem Lopez.

Voting Yea: Mayor Jensen, Mayor Pro Tem Lopez, Deputy Mayor Pro Tem Clemson, Council Member District 2 Headen, Council Member District 3 Del Bosque, Council Member District 5 Humphreys, Council Member District 6 Johnson, Council Member At Large Place 7 Adams, Council Member At Large Place 8 Ezeonu

ADOPTED

RES 5363-2023

46. Place a proposal on the September 19, 2023, City Council meeting agenda to adopt a 2023 proposed tax rate of $0.660000/$100 valuation, and call a public hearing on a tax rate that may exceed the 'no new revenue' tax rate and a public hearing on the proposed budget

Mr. Vo indicated this would set the public hearing date with no new tax rate. Council Member Humphreys said the Finance and Government Committee reviewed, and he discussed the increase in homestead exemption for April of 2024 which was previously approved. Council Member Humphreys then moved, seconded by Council Member Johnson, to approve the item. The motion carried unanimously.

APPROVED

47. City Manager's Contract

Mayor Jensen discussed Steve Dye's request for resignation and appointment of Bill Hills to the position of City Manager. Mr. Dye expressed his appreciation and discussed his deep loyalty to the city noting staff is second to none. He discussed his decision to go back to policing and thanked staff. Mayor Jensen moved, seconded by Deputy Mayor Pro Tem Clemson, to approve this item. The motion caried unanimously.

APPROVED

PLANNING AND ZONING FOR INDIVIDUAL CONSIDERATION

48. STP-23-06-0012 - Site Plan - Pivotal Grand Prairie (City Council District 2). Site Plan for a multi-family development with 305 units on 37.42 acres. Tracts 2 and 36, Stephen B McCommas Survey, Abstract No. 888, City of Grand Prairie, Dallas County, Texas, zoned Planned Development for Multi-Family, within the SH 161 and I-20 Corridor Overlay Districts, and addressed as 1900 IH 20 and 3900 Robinson Rd (On July 24, 2023, the Planning and Zoning Commission recommended approval by a vote of 6-0)

Chief City Planner Savannah Ware reviewed the site plan for multifamily residential to include seven buildings and access from Robinson Rd. She said it meets density, dimensional, parking, landscaping, and screening requirements. Ms. Ware reviewed amenities package, proposed building elevations, and showed rendering. She noted it does not meet Appendix W. Ms. Ware reviewed requested variances, setback for garages and car ports, fence along SH 161 and fence along north property line. She noted the Planning and Zoning Commission (P&Z) recommended approval and Development Review Committee (DRC) recommended approval with condition applicant construct wood fence with masonry columns. There was discussion on fencing options and landscaping issues after several years. Council Members Ezeonu, Johnson, Headen and Mayor Pro Tem Lopez expressed concerns with a deteriorating wood fence. Bernie Hietbrink, 8700 Freeport Parkway, Suite 710, Irving, recorded his support, clarified stance of the developer and discussed service road access/visibility. He said he is not able to justify a masonry fence since view in this location would not be beneficial and it is not a requirement. Council Member Johnson asked if variances were requested to build there. Mr. Hietbrink said he asked for a change in zoning. Planning Director Rashad Jackson confirmed it is not a requirement. Mr. Willis recorded his opposition, discussed bonds and completion of project. Council Member Headen noted there have been meetings to discuss the project and said she hears the sentiments expressed. She then moved, seconded by Mayor Pro Tem Lopez, to approve this item with requirement per code of a rod iron fence with masonry columns. The motion carried unanimously.

APPROVED

PUBLIC HEARING ZONING APPLICATIONS

49. CPA-23-05-0007 - Comprehensive Plan Amendment - 1926 Mayfield Road (City Council District 2). Amendment to the FLUM to change the designation from Low Density Residential

to Commercial/Retail/Office on 0.8458 acres. An 0.8458-acre tract out of J.C. Turner Survey Abstract No. 1739 and I. & G. N. RR Survey Abstract No. 1625, City of Grand Prairie, Dallas County, Texas, zoned SF-2, within the SH 161 Corridor Overlay District, and addressed as 1926 Mayfield Road (On June 12, 2023, the Planning and Zoning Commission recommended denial by a vote of 4-3)

Ms. Ware presented the comprehensive plan amendment request and zoning change/concept plan. She reviewed the Future Land Use Map (FLUM), noting this proposal to amend the FLUM to commercial/retail/office to align with proposed zoning. Ms. Ware advised P&Z denied, 4-3 and staff cannot recommend approval due to it is inconsistent with the FLUM. She reviewed the street view of property, and aerial view, noting the property is surrounded by single family and are required to add a masonry wall. She discussed the requested variance for reduction of lot size and said it is inconsistent with surrounding land uses and FLUM. Ms. Ware said public was notice sent, noting there were no letters of support and two letters of opposition received. If approved, staff recommends conditions that the applicant shall plat the property prior to obtaining a building permit and that the applicant shall be required to do a Site Plan and comply with both Unified Development Code (UDC) and Appendix F standards including building elevations and landscape requirements.

Felix Wong, 2604 Alberdeen Drive, Arlington, recorded his support and discussed revisions made after the P&Z hearing. He reviewed existing residential uses and discussed designing building to be like surrounding homes. Council Member Headen asked why he picked this property and discussed concerns with the height of the building for surrounding homeowners. Mr. Wong said he felt they could make it harmonious with current residential and noted there are no tenants yet. Planning Director Rashad Jackson said it is similar to two story homes, but there is a difference in the use, it can only be for office use. Council Member Headen moved, seconded by Council Member Johnson, to close the public hearing and deny items forty-nine and fifty. The motion carried unanimously.

DENIED

50. ZON-23-05-0017 - Zoning Change/Concept Plan - 1926 Mayfield Road (City Council District 2). Zone Change from Single Family-Two Residential District to a Planned Development District for Office Use and a Concept Plan on 0.846 acres. A 0.846-acre tract out of J.C. Turner Survey Abstract No. 1739 and I.&G.N. RR Survey Abstract No. 1625, City of Grand Prairie, Dallas County, Texas, zoned SF-2, within the SH 161 Corridor Overlay District, and addressed as 1926 Mayfield Road (On June 12, 2023, the Planning and Zoning Commission recommended denial by a vote of 4-3)

    DENIED

51. SUP-23-06-0024 - Specific Use Permit - Outside Storage at 2615 Gifford (City Council District 5). Specific Use Permit for Outside Storage (Accessory) for an existing office/warehouse on 19.77 acres. Lot 2, Block 1, MacArthur Crossing Addition, City of Grand Prairie, Dallas County, Texas, zoned Planned Development-41 (PD-41), and addressed as 2615 Gifford Street (On July 24, 2023, the Planning and Zoning Commission recommended approval by a vote of 6-0)

Ms. Ware presented this request for outside storage of telecommunications materials with eight foot wooden fence. She discussed requested variances which include fence type and maximum area. Ms. Ware noted P&Z recommended approval and DRC recommended approval with condition that the outside storage of materials shall not exceed the height of the screening fences. Robb Baldwin, 3904 Elm Street, #13, Dallas, recorded his support and said he represents NetSeed who plans to take this space as their manufacturing site. He said they would store fiber optic cable reels, conduits, vaults and pedestals and confirmed storage materials would not be visible. Council Member Johnson, Mayor Pro Tem Lopez and Council Member Headen expressed their concerns with visibility of the stored material being stacked as high as indicated in the photo. Mr. Baldwin said his clients believe they have enough room to store material properly. Council Member Humphreys moved, seconded by Council Member Ezeonu, to close the public hearing and deny this item. The motion carried unanimously.

DENIED

52. SUP-23-05-0017 - Specific Use Permit - Special Event Center at 2985 S Hwy 360 (City Council District 2). Specific Use Permit request for a Special Event Center in an existing commercial lease space. Lot 1R, Emerald Square Addition, City of Grand Prairie, Tarrant County, Texas, addressed as 2985 S Hwy 360, Suite 120, and zoned PD-137 (On July 24, 2023, the Planning and Zoning Commission recommended approval by a vote of 6-0)

Ms. Ware reviewed the location and proposed event types, noting there are fifty-six parking spaces, up to two hundred attendees, will open daily from 8:00 a.m. to 12:00 a.m. She discussed operations and showed images of the space. Ms. Ware said there were no requested variances. She said P&Z recommended approval with the following conditions: applicant shall have the building sprinkled according to fire codes; Operations shall comply with Section 4.14 of the Unified Development Code; applicant shall post signage that informs guests that by entering the facility they are agreeing to being audio and video recorded. Ms. Ware said the Development Review Committee (DRC) recommends approval with the following conditions: applicant shall have the building sprinkled according to fire codes; operations shall comply with Section 4.14 of the Unified Development Code; and applicant shall post signage that informs guests that by entering the facility they are agreeing to being audio and video recorded. There was discussion on cost of sprinkler system and whether audio/video recording is a privacy concern. Ms. Ware said it would only be used if police need to review. Chief Scesney said that requirement is set currently for convenience stores but is not required for special event centers and he would be okay with not requiring it here. There was discussion on other surrounding businesses. Damilola Adesan, 2668 Basswood Drive, recorded her support. Mayor Pro Tem Lopez asked for assurance that when an event end that is there a plan for people to vacate immediately. Ms. Adesan said security would be there until 1:00 a.m. and confirmed the event center would allow patrons to bring their own drinks (BYOB). Council Member Headen moved, seconded by Council Member Johnson, to close the public hearing and approve with staff conditions one and two, but not including condition three (audio/video recording), with review of the SUP in one year. The motion carried unanimously.

ADOPTED

ORD 11406-2023

53. CPA-23-06-0010 – Master Transportation Plan Amendment – Southgate Boulevard. An Ordinance of the City of Grand Prairie, Texas, amending Article 23: "Master Transportation Plan" of the Unified Development Code established by Ordinance Number 4779 and passed on November 20, 1990; to modify the alignment of an existing principal arterial, 6-lane divided roadway which begins at the US Highway 287 and State Highway 360 Interchange and terminates at the intersection of US Highway 67 and V V Jones Road to reflect current design plans for future Southgate Boulevard (On July 24, 2023, the Planning and Zoning Commission recommended approval by a vote of 6-0)

Transportation Planner Brett Huntsman discussed the Southgate Comp Plan Amendment for realignment, reflecting current engineered designs. He said the proposed roadway will provide a north/south connection for new subdivision development. Mr. Huntsman reviewed a map of each section of the roadway, noting nearby property owners were notified and discussed one letter of opposition received. He said P&Z and DRC recommended approval. Council Member Johnson asked for the purpose of the realignment. Mr. Huntsman said the roadway is under design and discussed realignment with current design plans and the right-of-way (ROW). Mr. Shumac said in working with developers, this makes the most sense.

Mayor Pro Tem Lopez asked for speakers. Mike Jacobs, 11701 County Road 506, Venus, recorded his opposition and provided a summary of his history as a resident in the community and said a proper impact study was not completed. He suggests a proper impact and acquisition study be conducted. Mr. Jackson clarified item fifty three is separate from item fifty-four. Mr. Shumac said for item fifty-four is the state would want the city to concur. Mr. Jackson indicated the Southgate plan has this alignment in their plan, the City is not requiring it. He noted provident can build it as they own the property, and the extension of Highway 360 is touching his property. Mayor Jensen said they would likely table the item and call a meeting for citizen input. Mr. Huntsman said this would be in concurrence with what other entities are doing. Mayor Pro Tem Lopez moved, seconded by Council Member Del Bosque, to table both items fifty-three and fifty-four to the September 19th City Council meeting. The motion carried unanimously.

TABLED to September 19, 2023, Council Meeting

54. CPA-23-06-0009 – Master Transportation Plan Amendment - SH 360. An Ordinance of the City of Grand Prairie, Texas, amending Article 23: "Master Transportation Plan" of the Unified Development Code established by Ordinance Number 4779 and passed on November 20, 1990; to add future State Highway 360 Extension from the US Highway 287 and State Highway 360 Interchange to US Highway 67 at a point approximately one-half mile west of Farm-to-Market 157 (On July 24, 2023, the Planning and Zoning Commission recommended approval by a vote of 6-0)

TABLED to September 19, 2023, Council Meeting

CITIZEN COMMENTS

Darwin Day, 2009 Wildwood Drive, said he represents the Grand Prairie pickleball family. He said they are running out of space to play and described how to grow pickleball in Grand Prairie. He asked council to help support pickleball in budget cycle.

Laura Seiter, 629 Woodacre, Connie Hamilton, 1710 Westcrest Ct, recorded their support for more pickleball courts.

Debbie Johnston, 1651 Ernie Lane, recorded her support for pickleball courts and discussed various parks / courts currently used, and requested added lighting at Friendship Park.

Eileen Littel, 3613 Racquet Club Drive, thanked Council and noted her support of pickleball in the city. She discussed use of pickleball malls, which are former shopping malls.

Various others recorded their support of pickleball: Diann Edmonson, Thomas Edmonson, Jeannine Walker, Jasper Walker.

Ariq Maguna, 538 Austin Street, discussed receiving citations for occupational permits for his business and discussed denial of a requested permit.

Harold Willis, 538 Lindly, discussed landscaping rocks located at Texas Roadhouse and Warmack Library which reflect hot temperatures.

ADJOURNMENT

Mayor Jensen adjourned the meeting at 8:42 p.m.

The foregoing minutes were approved at the September 5, 2023, City Council meeting.

Mona Lisa Galicia, City Secretary