CITY OF GRAND PRAIRIE

City Hall
300 W. Main Street
Grand Prairie, Texas

MINUTES

City Council Meeting

Tuesday, July 11, 2023 **4:30 PM** **City Hall - Briefing Room**

CALL TO ORDER

Mayor Jensen called the meeting to order at 4:30 p.m. (Council Member Adams on vacation and Mayor Pro Tem Lopez absent for Briefing and Executive Session)

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 8 Junior Ezeonu

ABSENT
Council Member At Large Place 7 Bessye Adams

STAFF PRESENTATIONS

1. Epic Waters Update

   Deputy City Manager Cheryl De Leon introduced Richard Coleman, principal of American Resort Management, who provided an update on operations and introduced their new in-house manager and assist general manager.

   PRESENTED

2. Update on Parks Capital Improvement Community Projects

   Deputy City Manager / City Attorney Megan Mahan discussed Parks Venue fund. Mayor Jensen said he looks forward to reviewing more in depth at the planned budget meetings.

   PRESENTED

3. Epic Central Convention Center Name

   Ms. De Leon reminded council of the proposed convention center naming options: Grand Prairie Convention Center, Grand Prairie Events & Convention Center, Epica Events and Conventions – Grand Prairie, TX; EpicCentral Events and Conventions – Grand Prairie, TX;

Council discussed the options. Ms. De Leon advised council a decision would need to be made soon to begin marketing efforts. Mayor Jensen advised they would vote on it in an August meeting.

PRESENTED

4. Council Travel Policy

City Manager Dye noted Council Member Johnson asked for this to be on the agenda. He reviewed council travel budget, administrative directive regarding budgeted allotment and spreadsheet summary of travel expenses. Mayor Jensen said he wants National League of Cities committee members to attend necessary meetings. He added budget needs to be flexible and staff should review and present to Finance and Government Budget Committee. Council Member Del Bosque said he would like attendees to present or share what they have learned upon return from their trips. Ms. Mahan noted that Council members cannot send a document summarizing their trip to all Council members but can present during an open council briefing. There was discussion on whether alcohol should be included with meal coverage and the use of the GSA rate. Council discussed allowance of twenty percent of the budget per council member, per diem list of allowed trips as noted on the administrative directive. City Manager Dye discussed the process for approving expenses if they go over the twenty percent per council member allotment. There was discussion on listing trips to plan for next budget year, whether to restrict travel when there is a direct nexus to affecting government and requiring council to attend sessions if they travel to conferences. There was also discussion on applying a limit of how much council can spend on trips. Mayor Jensen advised he does not want to box people in, noting staff and the Finance and Government Committee came up with a budget and will present. He added this council does more travel than previous council, this is a diverse council and city, and there is a need to attend some of these opportunities.

PRESENTED

5. Diversity Initiatives

Purchasing Manager Angi Mize presented vendor outreach current initiatives and future events and discussed plans to hire a business diversity coordinator. Ms. Patrina Higgins conducts classes and discussed current initiatives/classes held to help engage diverse business owners in Grand Prairie. She discussed internal training and engagement with the community. Design and Construction Manager Andy Henning discussed event participation at the small business/subcontractor expo, hard hat construction expo and the upcoming Black Chamber of Commerce mixer. He discussed Verfico Software which provides protection against wage fraud and captures construction demographics and provided a summary of design and construction contracts executed the last eighteen months, noting seven of fourteen have gone to Historically Underutilized Businesses. There was discussion capturing subcontractor information, when the software would be utilized and how reports are obtained. There was discussion on keeping relationships with those who attended the small business and subcontractor expo how contractor performance is evaluated. Ms. De Leon said once a diversity coordinator is hired, this will be included in their responsibilities. Economic Development Business Manager Kay

Brown-Patrick discussed how diversity is tied into economic development, reviewed expo attendees' post expo survey, and discussed program sessions. She discussed upcoming business leading roundtable, Amazon business accelerator training, small business cohort and small business expo. Ms. Brown-Patrick noted there will also be a press release regarding the Amazon event.

PRESENTED

AGENDA REVIEW

Deputy Mayor Pro Tem asked if there were any questions regarding the agenda. Council Member Del Bosque asked for clarification on item thirty-one. Mayor Jensen advised it would be pulled. Council Member Johnson asked for clarification of item twenty-two. Engineering Services Director Noreen Housewright advised the antenna on the water tower, which is regulated by federal agencies is projected away from the water tower itself and has a concrete and steel barrier. City Manager Steve Dye indicated there is not enough definitive information. There was discussion about public health and safety of this device being placed on or near a water tower. Mayor Jensen advised it would be tabled and taken to Public Safety, Health and Environment Committee for review. Deputy City Manager / City Attorney Megan Mahan provided an update on Consent Agenda item ten which will be considered as presented and number thirty-two would be moved to Individual Consideration. Mayor Jensen noted item thirty-four would be asking Council to consider and approve two new Sports Facility Development Corporation members to fill vacancies - Council Member Junior Ezeonu and past Park Board Member John Stewart. Mayor Jensen also noted on item six, Mr. Avila would not be attending but expressed his appreciation for the recognition.

EXECUTIVE SESSION

Mayor Jensen called a closed session at 5:38 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 meeting, opened the regular meeting and called a recess at 6:35 p.m.

6:30 PM Council Chambers

RECONVENE MEETING

Mayor Jensen called the regular meeting to order at 6:45 p.m. and discussed the Major League Cricket ribbon cutting held earlier today. He noted Council Member Adams is absent from the meeting due to planned vacation.

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

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

PRESENTATIONS

6. Certificate of Recognition for Steve Avila

   NOT PRESENTED

CONSENT AGENDA

Mayor Pro Tem Lopez said council reviewed the agenda during Briefing. He then moved, seconded by Council Member Headen, to approve items seven through twenty-one, table item twenty-two, approve items twenty-three through thirty, table item thirty-one and pull item thirty-two for Individual Consideration. The motion carried unanimously (8-0).

7. Minutes of the June 20, 2023, City Council Meeting

   Approved on Consent Agenda

8. Commercial Hangar Lease with Aviator Air Flight School, LLC, for Hangar 8 North J for a term of ten years to begin June 1, 2023 and ending May 31, 2033, with an annual rent of $2,868.00

   Approved on Consent Agenda

9. Construction Manager at Risk (CMAR) Contract with Key Construction for initial pre-construction services regarding Fire Station 6 renovations and a new Emergency Operations Center in the amount of $5,000 along with approval of a construction management services fee of 3.00% (Reviewed by the Finance and Government Committee on 07/11/2023)

   Approved on Consent Agenda

10. Contract Amendment 02 with 720 Design, Inc for Phase 2 of interior design for entry lobby renovations of the Memorial Library in the amount of $39,750 and an additional $22,500 for exterior design and reimbursable expenses for a funding request of $62,250 (Reviewed by the Finance and Government Committee on 07/11/2023)

    Approved on Consent Agenda

11. Annual Contract for Vehicle and Equipment Telematics from Samsara (up to $188,000.00 annually) through a Master Cooperative Agreement with Sourcewell. This contract will be for one year, with the option to renew for two additional one-year periods totaling $564,000.00 if all extensions are exercised (Reviewed by the Finance & Government Committee on 07/11/2023)

    Approved on Consent Agenda

12. Assignment of Contract(s) for motor fuels from U.S. Oil, a division of U.S. Venture Inc. to U.S. Energy in the amount of $3,000,000.00 (Reviewed by the Finance & Government Committee on 07/11/2023)

    Approved on Consent Agenda

13. Annual Contract for Power Generation Service and Repairs from Holt Cat (up to $330,000.00 annually) through a Master Cooperative Agreement with Sourcewell. This contract will be for

one year with the option to renew for two additional one-year periods totaling $990,000.00 if all extensions are exercised (Reviewed by the Finance and Government Committee on 07/11/2023)

Harold Willis, 538 Lindly recorded his support and asked how many generators would be providing service. Fire Chief Robert Fite indicated there would be thirty-six.

Approved on Consent Agenda

14. Annual Contract for Fuel Card Services and Related Products from FleetCor Technologies dba Fuelman in the amount of $180,000 annually through a Master Cooperative Agreement with Omnia Partners. This contract will be for one year with the option to renew for two additional one-year periods totaling $540,000 if all extensions are exercised (Reviewed by the Finance and Government Committee on 07/11/2023)

    Approved on Consent Agenda

15. Annual Contract with Infinity Sound, LTD for Stage and Theater Curtains, Lighting, Sound Systems, and Supplies. This contract will be for one year in the amount of $100,000 with the option to renew for four additional one-year periods totaling $500,000 if all extensions are exercised (Reviewed by the Finance and Government Committee on 07/11/2023)

    Approved on Consent Agenda

16. Annual contract for landscape maintenance materials from Lowery Sand and Gravel ($139,462.50) and Green Dream International ($509,247.50). These contracts will be for one year with the option to renew for four additional one-year periods totaling $3,243,550.00 if all extensions are exercised (Reviewed by the Finance and Government Committee on 07/11/2023)

    Approved on Consent Agenda

17. Construction contract with McMahon Contracting LP for the FY 2023 Miscellaneous Drainage Projects in the contract amount of $498,281.00 for the base bid, a 5% construction contract contingency in the amount of $24,914.05, materials testing with Team Consultants for $7,761.90, and in-house engineering in the amount of $24,914.05 for a total construction project cost of $555,871.00 (Reviewed by the Finance and Government Committee on 07/11/2023)

    Approved on Consent Agenda

18. Pipeline License Agreement with DFW Midstream Services, LLC allowing a gas pipeline to cross City Right-of-Way at 2501 Hardrock Road near SH 161, Dallas County for a lump sum payment of $7,425.00 (Reviewed by the Finance and Government Committee on 07/11/2023)

    Approved on Consent Agenda

19. Change Order 02 with McMahon Contracting, LP in the amount of $8,576.43 for pavement markings and signage revisions, additional sod, and conduit for the Stadium Drive Paving, Drainage, and Water Improvement Project (Reviewed by the Finance and Government Committee on 07/11/2023)

Approved on Consent Agenda

20. Professional Engineering Services contract with Freese and Nichols to update and complete design drawing and specifications, provide bid services, as well as construction phase services for the Day Miar Road from Ragland Road to Prairie Waters Drive project in the amount of $95,010 (Reviewed by the Finance and Government Committee on 07/11/2023)

Approved on Consent Agenda

21. Professional Engineering Services contract with Garver, LLC for the preliminary survey and alignment study for Shady Grove Road Reconstruction from Belt Line Road to Roy Orr Boulevard in the amount of $872,762.00 (Reviewed by the Finance and Government Committee on 07/11/2023)

Approved on Consent Agenda

22. Approve Water Tower Site Lease with T-Mobile West LLC for Installation of Antennas and Equipment for Cellular Communications at 2201 109th Street, Grand Prairie, Texas

Harold Willis, 538 Lindly, recorded his opposition.

TABLED

23. Contingency Transfer for Radio Interoperability Assistance Program Allowable Expenses for the amount of $70,064.00 (Reviewed by the Finance and Government Committee on 07/11/2023)

Approved on Consent Agenda

24. Data conversion and clean-up of Water Utility Customer Service data through Shibumi Consulting Services, LLC. totaling an amount not to exceed $120,000.00 (Reviewed by the Finance and Government Committee on 07/11/2023)

Approved on Consent Agenda

25. Annual Contract for SpryPoint Software from Precision Task Group, Inc. (PTG) in an initial annual amount of $240,775.00 through a Master Interlocal Agreement with Omnia Partners, with an implementation cost of $732,800.00. This contract will be for one year with the option to renew for four additional one-year periods totaling $2,063,233.87, which includes a 5% annual increase if all extensions are exercised (Reviewed by the Finance and Government on 07/11/2023)

Approved on Consent Agenda

26. Change Order # 1 in the amount of $2,829,945.94 to extend for five years the Motorola Managed Services and add a Radio Management Hosted Solution to the Annual contract with Motorola Solutions for a total cost of $6,137,591.22 (Reviewed by the Finance & Government Committee on 07/11/2023)

Approved on Consent Agenda

27. An Ordinance Repealing Section 3 of Ordinance No. 9571-2013 to Reestablish Chapter 6, Article V of the City of Grand Prairie Code of Ordinances related to the Mid-Cities Joint Airport Zoning Board and Amending Section 6-51 of the City of Grand Prairie Code of Ordinances to Clarify the Board's Composition

ADOPTED

ORD 11390-2023

28. Appoint two (2) members, Howard W. Gray and John Williams, and one (1) alternate member, Homer Webb, to the Mid-Cities Joint Airport Zoning Board

Approved on Consent Agenda

29. Ordinance Amending the FY2022-2023 Solid Waste Operating Budget for a decrease of $264,782 and amending the Solid Waste Capital Projects fund for an increase of $264,782; award a construction contract for 2023 Landfill Gas Control and Collection System Updates to TriCon Works LLC in the amount of $1,304,899 and a Construction Quality Assurance contract to Weaver Consultants Group in the amount of $146,417; 5% contracts contingency in the amount of $72,565.80 for a total of $1,523,881.80 (Reviewed by the Finance & Government on 07/11/2023)

ADOPTED

ORD 11391-2023

30. Ordinance amending the FY2022/2023 Pooled Investment Fund and Capital Lending Fund budgets (Reviewed by the Finance & Government Committee on 07/11/2023)

ADOPTED

ORD 11392-2023

31. Ordinance amending the FY2023 unobligated Street CIP Fund to allocate $1,228,479 to Street Assessment Fund and unobligated Street Tax Maintenance Fund to allocate $194,402 to Street Maintenance Tax Fund for the renovation of the streets around the Grand Prairie Hospital District (Reviewed by the Finance and Government Committee on 07/11/2023)

Harold Willis, 538 Lindly, recorded his opposition.

TABLED

32. Appointments to the Capital Improvement Advisory Committee

Ms. Housewright presented noting they would be appointing Buddy White to this committee which includes Planning and Zoning members, noting one must be a realtor. Deputy Mayor Pro Tem Clemson moved, seconded by Council Member Ezeonu, to approve. The motion carried unanimously.

APPROVED

ITEMS FOR INDIVIDUAL CONSIDERATION

33. Action Items Resulting from Staff Presentations:
Epic Central Convention Center Name
Council Travel Policy

No Action

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

Motion to approve made by Deputy Mayor Pro Tem Clemson, Seconded by Council Member At Large Place 8 Ezeonu, to approve the appointments of Council Member Junior Ezeonu and former Park Board Member John Stewart to the board.

Voting Yea: Mayor Jensen, Deputy Mayor Pro Tem Clemson, Council Member District 2 Headen, Council Member District 5 Humphreys, Council Member At Large Place 8 Ezeonu

Voting Nay: Mayor Pro Tem Lopez, Council Member District 3 Del Bosque, Council Member District 6 Johnson

Motion carried.

APPROVED

PLANNING AND ZONING ITEMS TO BE TABLED

Mayor Pro Tem Lopez moved, seconded by Council Member Headen, to table items thirty-five and thirty-six. The motion carried unanimously.

35. 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)

TABLED

36. 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)

TABLED

PLANNING AND ZONING FOR INDIVIDUAL CONSIDERATION

37. STP-23-02-0005 - Site Plan - BigShots Golf Entertainment (City Council District 2). Site Plan for an Amusement Services (Indoor) and Amusement Services (Outdoor) facility on 11.19 acres. A portion of Tract 2.2, William Reed Survey, Abstract No. 1193, City of Grand Prairie, Dallas County, Texas, zoned PD-436, within the SH 161 Corridor Overlay District, and addressed as 1015 Ikea Place (On April 24, 2023, the Planning and Zoning Commission recommended approval with a condition by a vote of 6-0)

    Chief City Planner Savannah Ware reviewed site plan with golf driving range and restaurant, indicated it is required because the property is zoned PD-436 and within the SH 161 Corridor Overlay District. She reviewed renderings, building elevations, and noted it meets Appendix F requirements. Ms. Ware noted variance requested to exceed the maximum allowable parking spaces by four spaces. She said the Planning and Zoning Commission (P&Z) and Development Review Committee (DRC) recommended approval with condition that the applicant shall provide required detention to make sure the development does not exceed the flow rate to the receiving creek (South Kirby Creek) under pre-development conditions. The detention may be located on-site or off-site. Additionally, the applicant shall provide a timing study to prove no negative impacts to downstream neighbors, facilities, or receiving creeks, as required by the Unified Development Code (UDC) the City's Drainage Design Manual.

    Jason Claunch, 3838 Oaklawn, reviewed project and discussed delay as they were working with Ikea on drainage issues. Mayor Jensen said he was excited for them to come. Mayor Pro Tem Lopez asked when the project would be completed and what the operating hours would be. Mr. Claunch said they had a few months of engineering to work thru and would close in August or September and noted hours would be eleven to midnight. Tyler Brown, Vice President of Construction, 227 Wildflower, Sunnyvale, Texas, recorded his support and was available for questions. Council Member Headen asked the status of the drainage study. Michael Clark, 6750 Hillcrest Plaza, #215, Dallas, Texas, said the study was prepared and is under review. Harold Willis, 538 Lindly, recorded his in opposition, asked what relationship the operator has with the PGA and what type of abatement they received. Mr. Brown said they have no affiliation to the PGA. Mr. Willis asked what type of tax abatement was received. Ms. Mahan noted there was none. Council Member Headen moved, seconded by Mayor Pro Tem Lopez, to approve this item. The motion carried unanimously.

    APPROVED

38. STP-23-02-0004 - Site Plan - Belt Line Industrial (City Council District 1). Site Plan for a 166,920 sq. ft. office/warehouse building on 35.07 acres. A 35.07-acre tract out of Levi Franklin Survey, Abstract No. 470, City of Grand Prairie & City of Irving, Dallas County, Texas, zoned PD-39 and Heavy Industrial (HI), within the Belt Line Corridor Overlay District, with an approximate addressed of 2451 S. Beltline Road (On June 26, 2023, the Planning and Zoning Commission recommended approval by a vote of 5-0)

Ms. Ware reviewed the site plan request and UDC requirements, noted it meets dimensional, density and landscaping requirements. She reviewed building elevations and advised no variances were requested. She said the P&Z and DRC recommended approval. John Ainsworth, 801 Cherry, Fort Worth, Texas, and Herbert Gears, 555 Promenade Pkwy, Irving, Texas, recorded their support and were available to answer questions. Mayor Jensen introduced former Mayor Almaguirre of Irving, Texas, who said this project is great and complemented staff.

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

APPROVED

PUBLIC HEARING ZONING APPLICATIONS

39. SUP-23-04-0014 - Specific Use Permit/Site Plan - Great Southwest Parkway Commons (City Council District 4). Specific Use Permit for a Restaurant with a Drive Through and a Site Plan for two 8,685 sq. ft. buildings on 2.55 acres. Tract 1U, Memucan Hunt Survey, Abstract No. 757, City of Grand Prairie, Tarrant County, Texas, zoned Planned Development-30, within the IH 20 Corridor Overlay District, and generally located on the southeast corner of S Great Southwest Pkwy and W Bardin Rd and tentatively addressed as 4115 S Great Southwest Pkwy (On June 12, 2023, the Planning and Zoning Commission recommended approval by a vote of 6-1)

Ms. Ware presented reviewed the Specific Use Permit (SUP) and Site Plan request for two retail buildings for a restaurant with a drive thru, noting it meets density and dimensional requirements, but the landscape buffer does not meet requirements. She reviewed building elevations, and the requested variance to glazing of windows and landscaping buffer. Ms. Ware said P&Z recommended approval with condition of installation of eight-foot masonry wall. Mayor Pro Tem Lopez asked if the wall the same height as the nearby Public Improvement District. Ms. Ware said they would have to tie in at the wall. Mayor Pro Tem Lopez recommended they fit and match.

T. Craig Carney, 5465 Legacy Drive, Plano, Texas, recorded his support and said they hired an acoustical engineer to review the wall. Alex Hornicker, INCE Board Certified, with Salas Obrien, 7518 Southwick Drive, Garland, Texas, recorded his support and reviewed the analysis and study. Mayor Pro Tem Lopez discussed drive thru and noise from vehicles. Mr. Hornicker said operating hours would be 9:00 a.m. to 9:00 p.m. and discussed a gas station nearby. Mayor Pro Tem noted there are different businesses in that area, and which can be heard through the neighborhood. Mr. Hornicker noted they would be well below the noise ordinance. Planning Director Rashad Jackson said the SUP is tied to restaurant owner. Daniel Ebarb, 3309 FLM, #102-241, Dallas, Texas, recorded his support and was available for questions. Mayor Pro Tem Lopez moved, seconded by Council Member Johnson, to close the public hearing and approve this item as presented by staff with condition that the masonry wall match the height of PID wall, and that the drive thru operator must be a restaurant. The motion carried unanimously.

ADOPTED

ORD 11393-2023

40. SUP-23-03-0008 - Specific Use Permit - Spectrum of Love Day Care (City Council District 1). Specific Use Permit for a Child Day Care. GSID Community #5, Block 2, Lot 6, Site 7, City of Grand Prairie, Tarrant County, Texas, zoned LI, within the SH 360 Corridor Overlay District, and addressed as 840 Greenview Dr (On June 12, 2023, the Planning and Zoning Commission recommended conditional approval by a vote of 7-0)

Ms. Ware reviewed the request for a child day care in an existing building, noting proposed operations hours are 7:00 a.m. to 6:30 p.m., Monday through Friday, and applicant would provide a fenced in play area. She said P&Z recommended approval, and DRC recommends approval with condition the applicant install a sprinkler system or install fire rated separations to reduce the area contained within either exterior walls or fire separation to 12,000 sq. ft. or less. Deputy Mayor Pro Tem Clemson asked how many care givers per client. Ms. Ware confirmed one for every five to eight clients. Applicant Deja Ard, 840 Greenview Drive, was available to answer questions. She indicated clients would be two to eleven years old and discussed her previous operations in Duncanville and Fort Worth. Mayor Pro Tem Clemson moved, seconded by Council Member Ezeonu, to close the public hearing and approve this item with recommended conditions. The motion carried unanimously.

ADOPTED

ORD 11394-2023

41. SUP-23-05-0015 – Specific Use Permit Review – Zaza Hookah Lounge (City Council 2). Review SUP No. 1125A, a Specific Use Permit for Amusement Services authorizing a Hookah Lounge, for compliance with SUP conditions, and modify, renew, or revoke if deemed appropriate based upon the review. Lot 2, Block 1, Gibsons Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-394, and addressed as 906 W Pioneer Pkwy Suite 250 (On June 12, 2023, the Planning and Zoning Commission recommended approval by a vote of 7-0)

Ms. Ware presented the SUP permit review, noting the operation is in compliance and there were no violations to report. She said P&Z recommend approval and DRC recommends renewal of the SUP for one year.

Mayor Pro Tem Lopez asked how long have they been operating. Ms. Ware said a little over one year. Council Member Headen asked to confirm if any complaints were received. Ms. Ware said there was conversation about a sign but nothing further. There was discussion on time required to renew. Ms. Ware indicated staff recommends one year. Council Member Headen moved, seconded by Council Member Humphreys, to close the public hearing and approve with request to review in one year. The motion carried unanimously.

ADOPTED

ORD 11395-2023

42. ZON-23-05-0018 - Zoning Change - 1905 Galveston Street (City Council District 1). Zoning Change from Planned Development-146 to Single Family-Six Residential District on 0.176 acres. Lot 2, Block 102, Dalworth Park Addition, City of Grand Prairie, Dallas County, zoned PD-146, within the SH 161 Corridor Overlay District, and addressed as 1905 Galveston Street (On June 12, 2023, the Planning and Zoning Commission recommended approval by a vote of 7-0)

Ms. Ware reviewed the requested zoning change to construct a new single-family home, noting the Future Land Use Map (FLUM) is low density residential. She reviewed the site plan and elevation, and noted no variances were requested. Ms. Ware said P&Z & DRC recommended approval. Deputy Mayor Pro Tem Clemson moved, seconded by Council Member Humphreys, to close the public hearing and approve as presented. The motion carried unanimously.

ADOPTED

ORD 11396-2023

43. ZON-23-05-0019 – PD Amendment/Concept Plan – Hamilton-Matthew Business Center Phase 2 (City Council District 4). Application for Amendment to PD-30 to adopt a Concept Plan for an office/warehouse development on 6.431 acres. A portion of Tract 2.2, out of the Memucan Hunt Survey, Abstract No. 1723, City of Grand Prairie, Dallas County, zoned PD-30, within I-20 Corridor Overlay, and addressed as 4200 Matthew Rd (On June 26, 2023, the Planning and Zoning Commission recommended approval by a vote of 5-0)

Planning Director Rashad Jackson reviewed the application for PD Amendment and Concept Plan, noting existing industrial zoning and discussed use allowed by right, meets requirements, no variances requested. He reviewed the concept plan and elevations noting they would have box trucks and two ramps. Mr. Jackson said P&Z and staff recommended approval, noting the process is administrative. Ms. Mahan discussed applicant's rights. Mayor Pro Tem Lopez asked to clarify if a masonry wall would be included. Mr. Jackson reviewed the vegetation and natural screening. There was discussion on adding a masonry wall be required. Jonathan Tooley, 401 E Palace Parkway, recorded support and noted this would be the headquarters for both companies. He clarified they have one box truck and do not intend to have 18-wheeler trucks. They do not plan to install a wall and noted it has zoning and they intend to comply with those rules. Mr. Tooley added the box trucks are for their technology, and they will house forty to fifty employees there. Michael Acosta, 2316 Abbington Lane, noted this is phase two to build on 6.4321 acres of the land. He reviewed Phase I. Mayor Jensen noted their legal rights to be there. Mr. Jackson discussed Phase I advising it is approved industrial zoned and they can build it or not. He said it is a separate parcel and they have a right to make the request in phases. Debbie Johnston, 1651 Ernie Lane, recorded opposition and asked why they do not face the dock west and add a masonry wall. She said 4200 Matthew Road is a no truck zone. Ms. Jeanine Walker, 1622 Ernie, recorded her opposition. Mr. Tooley addressed the dock doors and noted the power easement on the west side. Mayor Pro Tem Lopez moved, seconded by Council Member Johnson, to table this item to the August 1st meeting for further discussion with applicant. The motion carried unanimously.

TABLED

44. SUP-23-03-0011 - Specific Use Permit - 4049 Robinson Rd (City Council District 6). Specific Use Permit for a Convenience Store without Gasoline Sales on 0.484 acres. Tract 23, Stephen B McCommas Survey, Abstract No. 887, City of Grand Prairie, Dallas County, Texas, zoned PD-26, and addressed as 4049 Robinson Rd (On June 26, 2023, the Planning and Zoning Commission recommended approval by a vote of 4-1)

Mr. Jackson reviewed the SUP request for convenience store without gasoline. He said it meets density and dimensional requirements and noted operating hours of 9:00 a.m. to 10:00 p.m. with two employees. Mr. Jackson said seven letters of opposition were received outside the area and two in support. He added that the P&Z recommend approval with conditions: the applicant shall install a new dumpster enclosure with a reinforced concrete pad per Environmental Services requirements, the applicant shall patch and repair any potholes in the existing parking lot, the applicant shall clean and paint the surfaces of the building, the applicant shall enhance the storefront and is encouraged to apply for the Retail Redevelopment Program with Economic Development Department in accordance with the program policies. Ms. Ware noted the DRC recommended approval with the following conditions: the applicant shall install a new dumpster enclosure with a reinforced concrete pad per Environmental Services requirements, the applicant shall patch and repair any potholes in the existing parking lot, the applicant shall clean and paint the surfaces of the building. There was discussion to confirm zoning, to clarify how many letters were received within the area. Mr. Jackson noted there are not many property owners within the area. Council Member Headen asked applicant to verify what the intended renovations would be. Subarana Pokhrel, 4049 Robinson Road, Grand Prairie, said lighting, interior and exterior resurfacing, restriping, painting. Council Member Headen noted it needs landscaping and other upgrades. Mr. Jackson noted it may be limited on appreciation of value, and advised the property is within flood plain and there are FEMA restrictions. There was discussion on the business vitality program. Council Member Humphreys reminded Council of a previous disapproval in his district with similar property. Sanjou Basnet recorded support but did not wish to speak. Debbi Johnston, 1651 Ernie Lane, recorded opposition and noted this building is an eye sore and the parking lot needs to be replaced and asked if they will have alcohol sales. Jeanine Walker, 1622 Ernie Lane and Diann Edmondson recorded their opposition but did not wish to speak. Council Member Del Bosque said he preferred that it is improved and revived than allowing it to continue deteriorating. Council Member Johnson said he noted this case on NextDoor.com. Council Member Headen said paint and lighting may not do much for this property, and maybe waiting may help bring something better. Council Member Johnson moved, seconded by Council Member Ezeonu, to close the public hearing and deny this item as presented. The motion carried unanimously.

DENIED

45. SUP-23-03-0007 - Specific Use Permit/Site Plan – O'Reilly Auto Parts (City Council District 6). Specific Use Permit/Site Plan for an Auto Parts Sales (New) Facility on 1.29 acres. Lot 6, Block 1, Victory at Lakeridge Addition, City of Grand Prairie, Tarrant County, Texas, zoned PD-283, within the Lake Ridge Corridor Overlay District, and addressed as 2380 W Camp

Wisdom Road (On June 26, 2023, the Planning and Zoning Commission recommended approval by a vote of 5-0)

Mr. Jackson reviewed the request noting it meets UDC requirements. He reviewed landscaping plan and elevations, indicated it meets Appendix F requirements and reviewed requested variance of overall windows. Mr. Jackson said thirteen letters of opposition were received and noted P&Z and DRC recommended approval. Amber Broyles, Anderson Engineering, 3213 W. Bypass, Springfield, MO, recorded support and was available for questions. Council Member Johnson said he put the case on NextDoor.com; he then moved, seconded by Council Member Del Bosque, to close the public hearing and deny this case as presented. The motion carried unanimously.

DENIED

46. TAM-23-05-0005 - Text Amendment - Article 22: Fee Schedule. Advisory Committee: An Ordinance of the City of Grand Prairie, Texas, amending Article 22: Fee Schedule of the Unified Development Code to Amend the definition of Advisory Committee; 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 (June 26, 2023, the Planning and Zoning Commission recommended approval by a vote of 5-0)

Mr. Jackson presented the text amendment to amend the definition of advisory committee to include state law ad hoc positions. Council Member Del Bosque moved, seconded by Deputy Mayor Pro Tem Clemson, to close the public hearing and approve this item. The motion carried unanimously.

ADOPTED

ORD 11397-2023

CITIZEN COMMENTS

Tracy Baker, 845 Oakland Street, discussed thousands of nesting egret birds causing a health issue, destroying and damaging property noting streets sweepers are not sufficiently helping the situation and asked for birds to be removed and the sidewalks and streets to be power washed.

Trina Hall, 2225 Ave B, thanked council, city employees, Fire and Police departments for making a small dent in the firework issue and discussed fireworks hazards and asked council to raise the fine and increase future enforcement.

Harold Willis, 538 Lindly, discussed an issue at 551 Kessler and said the assailant was not booked into the Grand Prairie jail. He also discussed a recent hit and run accident and the need for higher bond amounts.

Jeremy Rusch, Oakland Street, discussed the egret bird issue at his property noting damage to his vehicle, numerous dead trees, damage to his air conditioning pump and related noise issues.

ADJOURNMENT

Mayor Jensen adjourned the meeting at 8:39 p.m.

The foregoing meeting minutes were approved at the August 1, 2023, City Council meeting.

Mona Lisa Galicia, City Secretary