CITY OF GRAND PRAIRIE

City Hall
300 W. Main Street
Grand Prairie, Texas

MINUTES

City Council Meeting

Tuesday, November 21, 2023 **4:30 PM** **City Hall - Council Briefing Room and Chambers, 300 W. Main Street**

CALL TO ORDER

Mayor Jensen called the meeting to order at 4:30 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. City Council Member Term Limits

Council Member Johnson discussed calls he has received regarding term limits and concerns he has as a leader. He said he is opposed to career politicians and nepotism and noted tonight council would decide on whether citizens should have a right to vote on term limits. Council Member Johnson noted there has been one hundred sixty years of no term limits and discussed the difficulty of minorities being elected to council. Mayor Jensen disagreed on some of the accusations made which do not apply to having term limits and advised a committee decided more than twenty years ago to institute term limits. He said citizens have been smart enough to make the decisions on who they want on Council and said he is opposed to term limits. Mayor Jensen said he is a career servant which takes a lot of time, as it does for all council, to do their jobs and discussed various views in opposition. He noted four current council members have been here less than three years, feels term limits remove choices and said data shows there has been no improvement in governance in cities that have term limits. Council Member Del Bosque said he does not care about anywhere else but here (Grand Prairie). Mayor Jensen noted there has not been a time when a person has come to council to request this, nor has there been a petition from citizens. Council Member Johnson said had there been term limits, others would have had an opportunity to run. Mayor Jensen said it may have taken awhile because of demographics, and our citizens seem to vote as the demographics change. He discussed the city's Asian population and having the first candidate apply recently. Council Member Ezeonu said he is a scholar of politics, is very progressive and thought term limits was a positive at first but learned that term limits never accomplish intention. He discussed

monetary and private interests as well as partisan politics, noting at the city level it will be similar and institutional knowledge will suffer. Council Member Ezeonu said decisions will not be made by policy makers, noting they are made by city management and staff. He added term limits take away the right of voters by taking away the voter's choice, discussed incumbents noting current council members defeating those incumbents, and said he believes in choice. There was discussion on political instincts at the federal level versus local elections, losing corporate knowledge and passing that knowledge down to new council members. Council Member Del Bosque said it is a double edge sword and said term limits will remove things from being stagnant. He also said he does not care what happens federally and disputed Council Member Ezeonu's input as presented regarding federal and local government policy being connected. Council Member Humphreys said he does not feel this is an issue, noting several current council members are incumbents, and the city is blasting forward in development; so, he does not see term limits has been a problem. Deputy Mayor Pro Tem Clemson said the city is moving in the right direction and is blessed, noting she loves the diversity. She does not agree that that are problems with nepotism nor being stagnant and feels her district should decide who they want to lead them. Mayor Pro Tem Lopez said this comes up every election cycle and looking at other cities term limits vary. He agrees all details need be available before going to the voters, and he discussed the perception of those who have been here longer having certain privileges, including paid travel expenses. Mayor Jensen agrees once the details are worked out, there should be a vote. Mayor Pro Tem Lopez noted this would take a charter amendment, and suggested the entire charter would need review for amendments. Council Member Headen said she needs additional details and would have liked to see those detail now. Mayor Jensen said if approved to move forward, staff will gather details. Council Member Adams asked why now. Council Member Johnson said why not twenty years ago and said this came up when he was campaigning. Mayor Jensen reiterated that voters have not requested it. Council Member Ezeonu said since meeting Council Member Johnson, he has known him to support term limits and oppose At Large districts. Deputy Mayor Pro Tem Clemson asked Council Member Johnson if he thought Mayor Jensen and she are doing their jobs as elected officials and Council Member Johnson said no. Council Member Johnson said it would be nice to have younger people on Council. Council Member Ezeonu noted Arlington has term limits, and it has not ushered in young people. Mayor Jensen said he stands on letting the Grand Prairie voters make their decisions.

PRESENTED

2. City Council Restructuring to all Single Member Districts

There was discussion on At Large council positions. Council Member Johnson noted with a population over two hundred thousand people, there is no need for At Large positions. Mayor Jensen said currently citizens get to vote on someone every year. Along with his position, the other two newer members in At Large positions have taken on the challenge and citizens enjoy having four members who represent them. Council Member Johnson said At Large seats come from the Jim Crow era, discussed the need to have five votes and gerrymandering at the federal level. Council Member Ezeonu discussed At Large seats disenfranchising areas during the Jim Crow era, but currently the city has two At Large members who are black; and he discussed other cities with At Large positions. There was discussion on former black Grand Prairie council members. Council Member Johnson said there are points on both sides. Mayor Pro Tem Lopez discussed the census and possibly redrawing district lines in 2025 due to population

increase. There was discussion on Fort Worth recently adding council seats and a petition in Arlington that started because of an opponent of the AT&T stadium.

PRESENTED

3. Sponsorship Policy Update

City Manager Bill Hills discussed the proposed guidelines and process for how money will be awarded, noting an application will be accepted once a year. He said this will streamline the process allowing Council to vote once a year. Mr. Hills discussed current sponsorship requests and obtaining tickets to events and other functions. He said this would be for events to be held January through December and noted those already approved in 2023 for 2024, would be approved in January when council considers all requests. Council Member Johnson said he does not agree with a five thousand dollar sponsorship for a new organization and the inconsistency to whom and how the money is distributed. Mayor said he is okay with a five thousand dollar donation and noted in the past, the City Manager made the decisions on sponsorship. There was discussion on needs in the community. Mr. Hills presented the current request as submitted. There was discussion regarding the Sisters of Sarai application and the previous request to table. There was discussion on the proposed policy not encompassing other types of applications. Mr. Hills noted there is a second proposed policy for grants. Council Member Ezeonu advised the Juneteenth parade is not a 501(c) 3, and Mr. Hills advised the proposed non-profit grant policy would cover that. Mayor Pro Tem Lopez said he does not agree, and it needs to be worked out before others apply. He added that everyone on the proposed list should be vetted to ensure their 501(c)3 status. Council Member Adams supports 501(c)3's as they are regulated federally and run by a board. There was further discussion on the proposed grant policy and inability to offer sponsorship without an agreement in place. Deputy City Manager Cheryl De Leon noted for sponsorships, the city receives tickets or other items in return. Mayor Jensen suggested tabling the proposed policy but voting on the current request from Sisters of Sarai tonight. Mr. Hills noted those previously approved would roll over onto list and can be voted on in January. Ms. De Leon said all would apply for funding in December for next year's sponsorship. Council agreed those preapproved for 2024 should already be added to the list to be considered in January.

PRESENTED

AGENDA REVIEW

Mayor Pro Tem Lopez asked if Council had any questions on any Consent agenda items. There were none. Mayor Pro Tem Lopez asked to clarify what voting would be for item twenty-two. Mayor Jensen said it would be to direct staff to research questions Council may have and report back at the next City Council meeting.

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 session, opened the regular meeting and called a recess at 6:03 p.m.

6:30 PM Council Chambers

RECONVENE MEETING

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

Invocation led by Rev. Dr. Marsha Middleton, First United Methodist Church of Grand Prairie.

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

CONSENT AGENDA

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

4. Minutes of the August 17, 2023, Council Budget Workshop, October 16, 2023, Special City Council meeting and the November 7, 2023, City Council Meeting

   Approved on Consent Agenda

5. Board Appointment - Nomination of Dr. R.J. DiLena for appointment to the Public Health Advisory Committee

   Approved on Consent Agenda

6. Commercial Hangar Lease with Aviator Air Flight School, LLC, for Hangar 13 South G for a term of ten years to begin November 1, 2023 and ending May 31, 2033, with an annual rent of $2,952.00

   Approved on Consent Agenda

7. Annual Contract for computer equipment and accessories from Dell Inc. in the amount of $450,000.00 through a Master Cooperative Agreement with the Department of Information Resources (DIR). This contract will be for one year with the option to renew for four additional one-year periods, allowing an increase not to exceed 15% annually with an estimated total of $3,034,071.56 if all extensions are exercised (Reviewed by the Finance and Government Committee 11/07/2023)

   Approved on Consent Agenda

8. Annual Contract for GPS tracker and bait car equipment from CovertTrack Group, Inc., through a national cooperative agreement with Government Services Administration Advantage (GSA Advantage), in the amount of $11,986.34 for the first year, with an option to renew for four additional one-year periods up to the amount of $20,000 each, totaling $91,986.34, if all extensions are exercised (Reviewed by the Public Safety, Health, and Environment Committee on 11/06/2023)

   Approved on Consent Agenda

9. Annual Contract for Facial Recognition Software from Clearview AI. This agreement will be for $37,119 for the first year, with the option to renew for four additional one-year periods at $36,619 annually thereafter; totaling $183,595 (Reviewed by the Public Safety, Health & Environment Committee on 11/06/2023)

Approved on Consent Agenda

10. Construction funding for Great Southwest Parkway from north of the warehouse located at 2001 Ave K East to Fountain Parkway in the amount of $2,946,500

Approved on Consent Agenda

11. Annual Contract for Service and Repair of Marine Vessels from Boaters World of Grand Prairie (up to $50,000.00 annually). This contract will be for one year with the option to renew for four (4) additional one-year periods totaling $250,000.00 if all extensions are exercised (Reviewed by Finance and Government Committee on 11/07/2023)

Approved on Consent Agenda

12. Contract for auctioneering services with Rene Bates Auctioneers, through a national interlocal agreement with BuyBoard, and authorize the vendor to charge a 10% Buyer's Premium on all City property auctioned off (anticipated between $100,000 - $150,000 annually) for one year with the option to renew for two additional one-year periods and authorize the City Manager to execute the renewal options (Reviewed by the Finance and Government Committee on 11/07/2023)

Approved on Consent Agenda

13. Westchester PID contract with Vision Communities Management, Inc. for Wall Repairs for $50,000 in Westchester PID (Council Districts 2 and 6)

Approved on Consent Agenda

14. Annual Contract for Electrical, Lighting, Data Communications, and Security Products and Related Products, Services, and Solutions from Graybar Electric Company in the amount of $280,000.00 through a Master Cooperative Agreement with Omnia Partners. This contract will be for one year with the option to renew for three additional one-year periods totaling $1,120,000.00 if all extensions are exercised (Reviewed by the Finance & Government Committee on 11/07/2023)

Approved on Consent Agenda

15. Annual Contract for embroidery and screen-printing services from Frontend Solutions, (up to $66,666.66 annually) Texas Sportswear & Specialties dba Toro Branded Apparel & Merchandise, (up to $66,666,66 annually), and Promotional Designs Inc. (up to $66,666.66 annually). This contract will be for one year with the option to renew for four additional one-year periods in an amount not to exceed $999,999.90 if all extensions are exercised (Reviewed by the Finance & Government Committee on 11/07/2023)

Approved on Consent Agenda

16. Agreement with the Dallas Area Agency on Aging (DAAA) for a total budget of $192,880 (Less program reimbursements of $163,021) for the Congregate Meals and Transportation program located at the Summit (Reviewed by the Finance and Government Committee on 11/07/2023)

    Harold Willis, 538 Lindly, requested clarification of where the funds would come from and said he spoke to Parks, Arts and Recreation Director Ray Cerda earlier who provided the answer.

    Approved on Consent Agenda

17. Change Order #1 with Capko Concrete Structures, LLC in the amount of $94,713.00 for additional concrete paving work on the Lake Ridge Parkway Guardrail Replacement Project (Reviewed by City Council Development Committee on 11/21/2023)

    Approved on Consent Agenda

18. Professional Engineering Contract with Freese and Nichols, Inc. for State Highway 360 Phase 3 water line extension and Fire Station No. 11 water/wastewater line design in the amount of $576,122.00 (Reviewed by the City Council Development Committee on 11/21/2023)

    Approved on Consent Agenda

19. Authorize Staff to Take All Actions Necessary to Opt Out of the Settlement Class in Relation to the Dupont and 3M Settlement Agreements

    Approved on Consent Agenda

20. Resolution declaring expectation to reimburse expenditures with proceeds from the issuance of future debt for fire-fighting facilities and equipment, goods and services for information technology projects, library facilities and equipment, new construction and renovations to municipal facilities, public safety equipment, and street improvements, including related costs of rights-of-way and costs incidental to street improvements as outlined in the adopted FY2023/2024 CIP (Reviewed by the Finance and Government Committee on 11/07/2023)

    ADOPTED

    RES 5378-2023

21. A resolution of the City of Grand Prairie, Texas, providing authorization to submit grant applications to the Texas Commission on Environmental Quality's (TCEQ) Light-Duty Motor Vehicle Purchase or Lease Incentive Program (LDPLIP) to obtain a rebate up to $2,500 per purchase of eligible vehicle and designating the City Manager to act as the City's authorized official throughout the grant cycle (Briefed by the Finance and Government Committee on 11/07/2023)

    ADOPTED

    RES 5379-2023

ITEMS FOR INDIVIDUAL CONSIDERATION

22. Action Items Resulting from Staff Presentations:

Direct Staff to Research City Council Questions Regarding a Charter Amendment Election and Provide a Report at the Next City Council Meeting

City Funding Policy for Sponsorships

Lee Baggs, 4033 Matthew Road, did not wish to speak but recorded his opposition.

Angela Luckey, president of NAACP, 4473 Harpers Ferry, said they are in support of the question on term limits for voters to have an opportunity to vote and would like a term limit advisory committee to be created to include LULAC and the NAACP. She thanked Council and noted her support for each member.

Jasper Walker, 1622 Ernie Lane, does not have a problem with people asking for term limits, but he has a problem with some who have other agendas asking for the change when all is well, adding he feels it will disrupt something that is not currently problematic and said council members are citizens who care for everyone not just their own concerns. He said he is pleased with what new council members have been doing and feels council should not support term limits.

Council Member Johnson said there was a great debate earlier during briefing. Motion made by Council Member District 6 Johnson to request staff research and present information regarding term limits, Seconded by Council Member District 3 Del Bosque.

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

The motion failed, 6-3.

Motion made by Council Member District 6 Johnson moved to request staff research and present information for creating single member districts, Seconded by Council Member District 3 Del Bosque.

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

The motion failed, 7-2.

Mayor Pro Tem Lopez moved, seconded by Council Member Mike Del Bosque, to table the sponsorship policy item for revision. The motion carried unanimously.

Mayor Pro Tem Lopez moved, seconded by Council Member Del Bosque, to approve sponsorship of Sisters of Sarai for five thousand dollars. The motion carried unanimously.

23. Resolution Approving City Council Goals for 2023-2024

Mr. Hills discussed Council's top ten priorities and goals. Council Member Humphreys thanked council for a great work session held to prioritize, he then moved, seconded by Council Member Headen to approve this item. The motion carried unanimously.

ADOPTED

RES 5380-2023

24. Discussion and consideration of all matters incident and related to approving and authorizing publication of notice of intention to issue Certificates of Obligation, Series 2024, in an amount not to exceed $60,800,000 including the adoption of a resolution pertaining thereto (Reviewed by the Finance and Government Committee on 11/07/2023)

    Ms. De Leon reviewed the annual finance plan. She discussed the capital improvement projects list and debt to be issued.

    Harold Willis, 538 Lindly, discussed how Ken Paxton is interfering with obligation of debt and asked what input the Attorney General has. Ms. De Leon said the city is required to follow state law noting the city's financial advisors will make sure we follow state laws, and it will be done all at once. Mayor Jensen advised that the city cannot tell what Ken Paxton will do, the city has been selling bonds for years and he does not foresee issues but will reach out to legislative representatives if necessary. Mayor Pro Tem Lopez moved, seconded by Council Member Humphreys to approve this item as presented by staff. The motion carried unanimously.

    ADOPTED

    RES 5381-2023

25. Consider and Take Action on the Petition from Cheri Ann Sutherland Related to the Property Located at 13601 CR 506, Venus, Texas, Pursuant to Legislative Authority as Authorized by Texas Local Government Code Section 42.023

    Deputy City Manager / City Attorney Megan Mahan reviewed items twenty-five through twenty-seven, noting staff recommends denial.

    Cheri and Joseph Sutherland, 13601 CR 506, Venus, Texas, noted their support of the petition filed, discussed Senate Bill 2038 and new law passed September 1, 2023. Ms. Sutherland said the city has no vote in this matter and discussed litigation filed by the city. Mr. Sutherland said he would like council to approve the petition.

    Mayor Pro Tem Lopez moved, seconded by Mayor Jensen, to deny petition items twenty-five through twenty-seven, as recommended by staff. The motion carried unanimously.

    Petition Denied

26. Consider and Take Action on the Petition from Joseph and Katy Barrett Related to the Property Located at 14156 County Road 511, Venus, Texas Pursuant to Legislative Authority as Authorized by Texas Local Government Code Section 42.023

Petition Denied

27. Consider and Take Action on the Petition from Robert Lee Bell Related to the Property Located at 1950 and 1980 Cypress Road, Midlothian, Texas Pursuant to Legislative Authority as Authorized by Texas Local Government Code Section 42.023

Petition Denied

PUBLIC HEARING ZONING APPLICATIONS

28. CPA-23-10-0021 - Comprehensive Plan Amendment - Single Family Development (City Council District 5). A Comprehensive Plan Amendment to change the Future Land Use Map designation from Commercial, Retail, Office to Low Density Residential on 2.47 acres. Tract 43 of the McKinney & WMS Survey, Abstract 1045, City of Grand Prairie, Dallas County, Texas, and addressed as 658 SW 3rd Street (On October 23, 2023, the Planning and Zoning Commission recommended approval by a vote of 8-0)

Planning Director Rashad Jackson presented items twenty-eight and twenty-nine together, noting the property has been vacant for some time and does not fit in the area. He said Dallas County purchased the property for attainable housing, and it is zoned commercial to low residential. Mr. Jackson noted there is one letter in support and none in opposition. He said the zone change request is from general retail to single family. Mr. Jackson reviewed the existing site layout and proposed layout of cul-de-sac, requested variances, and noted the Planning and Zoning Commission (P&Z) and staff recommend approval. Mayor Pro Tem Lopez asked if it is comparable with other nearby residential. Mr. Hills explained the Community Housing Development Organization (CHDO) was created to assist with low and moderate income housing and noted three registered in the city. He said this project will take fifty thousand to sixty thousand HOME dollars from the CHDO, will be marketed and sold with the county allowing it to be sold for one hundred fifty thousand to one hundred eighty thousand dollars to those with low to moderate income. Mr. Hills noted the homes will be one hundred percent brick, similar build to what is in the neighborhood now. Mayor Pro Tem Lopez expressed concern that the county will tax it for a higher value, so property value may go up significantly. Council Member Humphreys thanked all parties involved in making this vision move forward and he then moved, seconded by Council Member Ezeonu, to close the public hearing and approve items twenty-eight and twenty-nine per staff recommendations. The motion carried unanimously.

ADOPTED

ORD 11463-2023

29. ZON-23-10-0037 - Zoning Change/Concept Plan - Single Family Development (City Council District 5). Zoning Change from General Retail to a Planned Development District for Single Family Uses and a Concept Plan depicting 10 detached single-family units on 2.47 acres. Tract 43 of the McKinney & WMS Survey, Abstract No. 1045, City of Grand Prairie, Dallas County, Texas, and addressed as 658 SW 3rd St (On October 23, 2023, the Planning and Zoning Commission recommended approval by a vote of 8-0)

ADOPTED

ORD 11464-2023

30. SUP-23-09-0038 - Specific Use Permit - Convenience Store at 809 & 811 W Jefferson (City Council District 5). Specific Use Permit for a Convenience Store without Gasoline Sales on 0.18 acres. Lots 5 & 6, Block A, Indian Hills Addition, City of Grand Prairie, Dallas County, Texas, zoned Commercial (C), and addressed as 809 & 811 W Jefferson Rd (On October 23, 2023, the Planning and Zoning Commission recommended approval with conditions by a vote of 8-0)

Mr. Jackson reviewed the permit request for a convenience store without gas sales. He said the owner currently owns a smoke shop next door, and he reviewed the operation plan to allow for sale of food, snacks, cigarettes, and alcoholic beverages, including beer, and wine for offsite consumption. Mr. Jackson noted the requested variance to allow a reduction of parking spaces to allow four existing spaces to be shared by all tenants at the existing building. He said P&Z and the Development Review Committee (DRC) recommended approval with conditions to include the following: applicant shall comply with all state regulations and local ordinances for food services establishment; smoking is prohibited inside the establishment; eight-liner gaming machines shall be prohibited; and the applicant shall file a shared parking agreement with adjacent property owners; or shall provide a minimum of two paved employee parking spaces behind the building. These spaces shall be served by a paved driveway per the Unified Development Code (UDC). There were no speakers. Council Member Humphreys asked to review allowed uses and Mr. Jackson discussed uses and conditions. There was discussion on the eight-liner condition being a component of the city ordinance which is being added to the specific use permit. Council Member Headen asked if this is an expansion of their current business and whether the wall can be torn down to create one space. Mr. Jackson confirmed and said that request would need to go to Building Inspections. There was further discussion on smoking prohibited in smoke shops and smoke shops being considered miscellaneous retail. Council Member Headen expressed her opposition.

Motion made by Council Member District 5 Humphreys to close the public hearing and approve this item with review in one year, Seconded by Council Member At Large Place 8 Ezeonu.

Voting Yea: Mayor Jensen, Mayor Pro Tem Lopez, Deputy Mayor Pro Tem Clemson, 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

Voting Nay: Council Member District 2 Headen

Motion carried, 8-1.

ADOPTED

ORD 11465-2023

31. SUP-23-05-0016 - Specific Use Permit - Kroger Fuel Addition (City Council District 3). Specific Use Permit/Site Plan for adding Gas Sales to an existing Kroger on 8.18 Acres. A portion of Lot 1, Plaza 303 Shopping Center Addition, City of Grand Prairie, Dallas County, Texas, zoned General Retail, with an approximate address of 303 E Pioneer Pkwy (On October 23, 2023, the Planning and Zoning Commission recommended approval with conditions by a vote of 8-0)

Mr. Jackson reviewed this request to add to add a fuel canopy on the same lot of an existing Kroger store. He noted the proposal includes a fuel canopy, four fuel stations, and a kiosk. Mr. Jackson said it is currently zoned general retail and parking requirements are met, noting the Site Plan proposes the removal of fifty-eight parking stalls to allow for vehicular maneuvering around the fueling stations, but the site will still have four hundred eighty-one parking spaces available for the existing restaurant and retail uses. The proposal also includes two trees to be planted at existing driveways and three new tree islands. Mr. Jackson noted the requested variance for parking reduction to allow the parking spaces at fuel stations to count toward required parking as they are two spaces short of the requirement. He said P&Z recommended and DRC recommended approval with conditions including the applicant shall obtain permits from TxDOT before any modification of the existing driveway per Transportation Department requirements. Applicant Jason Hatwig, 1263 W. Northridge, Fresno, California, was available for questions. Council Member Del Bosque asked why the fuel station was requested. Mr. Hatwig said Kroger has membership benefits with discounts for its patrons. There was discussion on whether there is a need for a fuel station at this location. Council Member Del Bosque moved, seconded by Council Member Johnson, to close the public hearing and deny this item. The motion carried unanimously.

DENIED

32. SUP-23-09-0035 - Specific Use Permit - Omega Auto Sales (City Council District 5). Specific Use Permit for Auto Sales (Wholesale) at 3114 E Main St. Lot 444 and 445, Burbank Gardens Addition, City of Grand Prairie, Dallas County, Texas, zoned Commercial (C), and addressed as 3114 E. Main St (On October 23, 2023, the Planning and Zoning Commission recommended approval by a vote of 8-0)

Mr. Jackson reviewed the request for noting the applicant intends to use the space for an office for a wholesale used car dealership, and most of the business will be conducted online, including the buying, and selling of vehicles via auction. He said there would be no traffic generated from the public sector as there would be no walk-in clients and cars will be parked in the rear of the site. Mr. Jackson noted the applicant is the only employee, it meets parking requirements, and no variances were requested. He said the P&Z and DRC recommended approval. Mehrdad Fard, 3114 East Main Street, and Dave F., 719 Marina Vista Drive, Lewisville, noted their support. Council Member Humpherys discussed auto related business rules and running a clean business and noted this is internet sales, no outdoor sales. He then moved, seconded by Council Member Johnson, to close the public hearing and approve as presented. The motion carried unanimously.

ADOPTED

ORD 11466-2023

33. SUP-23-09-0034 - Specific Use Permit - Fiesta Parties and Events (City Council District 6). Specific Use Permit for a Special Event Center at 1700 W Polo Rd. Lot 1, Block A, Trailwood Village, City of Grand Prairie, Dallas County, Texas, zoned as Planned Development (PD-115) and addressed as 1700 W Polo Road (On October 23, 2023, the Planning and Zoning Commission recommended approval with conditions by a vote of 8-0)

Chief City Planner Savannah Ware reviewed this request for a special event center currently zoned General Retail. She discussed proposed event types, reviewed parking, operation hours, noting catering companies will be allowed to provide food and drink and guests will also be allowed to provide their own food and beverages, which could include alcohol, and an employee will be on premises to help monitor alcohol consumption. She advised there was one letter of support and three opposition letters; and there were no requested variances. Ms. Ware said P&Z and DRC recommended approval with conditions including the special event center must close by 10:00 p.m. and operations shall comply with Section 4.14 of the UDC.

Sonia Resendez, 3241 Mayberry Ct, noted the use would mainly be for children's parties. Mayor Pro Tem Lopez said this intersection has had multiple groups come forward, and advised it is not the appetite for this neighborhood. Ms. Resendez said 10:00 p.m. would be the cut off and advised it would be a family friendly event space where they can host about thirty kids and parents. Council Member Clemson noted that there could be no alcohol for children's parties but may be allowed for bridal showers and such with hired security.

Motion to close the public hearing and deny made by Council Member District 6 Johnson, Seconded by Council Member District 3 Del Bosque.

Voting Yea: Mayor Jensen, Mayor Pro Tem Lopez, 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

Motion to deny passed, 7-2.

DENIED

34. SUP-23-09-0039 - Specific Use Permit - Auto Dealer (Internet Only) at 925 W Jefferson (City Council District 1). Specific Use Permit for Auto Dealer (Internet Only), Minor Auto Repair, and Auto Tire/Wheels Sales (Indoor Displays) at an existing Kwik Kar on 0.69 acres. Tract 46, McKinney & Williams Survey, Abstract No. 1045, City of Grand Prairie, Dallas County, Texas, zoned Commercial (C), within the SH 161 Corridor Overlay District, and addressed as 925 W Jefferson (On October 23, 2023, the Planning and Zoning Commission recommended approval with conditions by a vote of 8-0)

Ms. Ware noted this request is to add a new use to an existing auto dealer - auto dealer internet only, minor auto repair, and auto tire/wheels sales with indoor displays at an existing Kwik Kar. She said there were no requested variances. Ms. Ware noted P&Z and DRC recommended approval with conditions including, any outdoor display of cars for sale or car

inventory is prohibited; any vehicle rentals are prohibited, and any vehicle rental operation shall cease immediately upon approval of this SUP; all other operational requirements in the existing SUP-828 shall apply except for the prohibition of auto sales under Section II.2.; the business shall obtain a Certificate of Occupancy and Auto Related Business permit; and a dumpster enclosure shall be provided per Environmental Services requirements. Mayor Jensen advised there were no speakers. CM Humphreys asked to clarify what a violation of internet sales might be, and Ms. Ware explained. Deputy Mayor Pro Tem Clemson asked to clarify if auto repairs are currently done there, and Ms. Ware confirmed. Deputy Mayor Pro Tem Clemson moved, seconded by Council Member Humphreys, to close the public hearing and approve this item with recommended conditions. The motion carried unanimously.

ADOPTED

ORD 11467-2023

35. CPA-23-10-0019 - Comprehensive Plan Amendment - Mayfield & Robinson (City Council District 2). A Comprehensive Plan Amendment to change the Future Land Use Map from Commercial, Retail, Office to High Density Residential on 10 acres. A portion of Tract 2.2, William Reed Survey, Abstract No. 1193, City of Grand Prairie, Dallas County, Texas, zoned PD-294, within the SH 161 Corridor Overlay District, and addressed as 1015 Ikea Place (On November 13, 2023, the Planning and Zoning Commission recommended approval by a vote of 6-2)

Ms. Ware presented items thirty-five through thirty-seven together and noted the request to change the Future Land Use Map (FLUM) from Commercial, Retail, Office to High Density Residential to accommodate the proposed multi-family development. She said uses allowed by right including a hotel and retail land use is intended to provide for a variety of restaurants, shops, grocery stores, and personal service establishments; office areas provide for low- to medium-rise suburban-scale developments. Also noting generally, permitted uses include corporate, professional, medical and financial offices as well as offices for individual and non-profit organizations. High Density Residential is reflective of multi-family apartments. Depending on location, densities in high density residential may vary significantly. Ms. Ware reviewed the proposed multi-family three and proposed building design and discussed support and opposition letters. She reviewed requested variances including Land Uses Allowed By Right, Perimeter Fence, Dimensional Requirements for General Retail, Density and Dimensional Requirements for Multi-Family, and Alternative Compliance to Appendix F. She advised P&Z recommend approval with conditions to include the applicant shall provide cross access easements to the adjacent property as required by the UDC; the following uses shall require a SUP: Car Wash and Lodging Facility/Hotel; and Multi-Family Development that meets each of the recommended design standards in Appendix W may request an increase in density to 35 dwelling units per acre and an increase in the maximum percentage of one-bedroom units to 65%. Staff was unable to support as it is inconsistent with FLUM but recommends staff recommends if conditions are met. She reviewed UDC requirement of cross access easements and staff concerns. There was discussion on not being able to piece meal the development and possibly tabling to consider council recommendations, and discussion on distance criteria for hotels and regarding type of hotels. Michele Franklin, 3317 Cathedral

Drive, opposed and expressed concerns with several aspects of the development, traffic, noise and lighting, electric grid, police and fire and advised a hotel does not make sense to her but instead would like to have green space. Mayor Jensen said Council can take into account some of her suggestions and review to lessen traffic flow on Robinson Road. Council Member Headen moved, seconded by Council Member Ezeonu, to table items thirty five through thirty seven to discuss further. Council Member Headen amended the motion to table items thirty five through thirty seven to the December 12th Council meeting, seconded by Council Member Johnson, as she would like to review options with no car wash and no multi family. The motion caried unanimously.

TABLED

36. ZON-23-09-0033 - Zoning Change/Concept Plan - Mayfield & Robinson (City Council District 2). Zoning Change from PD-294 for General Retail to a Planned Development District for General Retail and Multi-Family Three and a Concept Plan depicting a 120,000 sq. ft. membership-only retail store with six fuel pumps, a 64,000 sq. ft. sporting goods store, a three-story hotel with 115 rooms, and a multi-family development with 350 units. A portion of Tract 2.2, William Reed Survey, Abstract No. 1193, Lot 2, Block 1, Mayfield Road Retail 1, and a portion of Lot 1, Block 1, Mayfield Road Retail 1, City of Grand Prairie, Dallas County, Texas, zoned PD-294, within the SH 161 Corridor Overlay District, and addressed as 965 Mayfield Rd and 1015 Ikea Place (On November 13, 2023, the Planning and Zoning Commission recommended approval by a vote of 6-2)

TABLED

37. VCC-23-10-0006 - Unified Signage Plan - Robinson and Mayfield (City Council District 2). Unified Signage Plan for a commercial and multi-family development within the SH 161 Corridor. Lots 1 and 2, Block 1, Mayfield Road Retail 1 Addition and Tract 2.2, William Reed Survey, Abstract No. 1193, City of Grand Prairie, Dallas County, Texas, zoned PD-294, within the SH 161 Corridor Overlay District, and addressed as 965 Mayfield Rd, 1000 Ikea Way, and 3600 Robinson Rd (On November 13, 2023, the Planning and Zoning Commission recommended approval by a vote of 7-1)

TABLED

38. CPA-23-10-0020 - Comprehensive Plan Amendment - River Central (City Council District 1). A Comprehensive Plan Amendment to change the Future Land Use Map designation from Mixed Use and Open Space/Drainage to High Density Residential and Medium Density Residential. Tract 2A, John Childress Survey, Abstract No. 268, Tract 2, W P Crocker Survey, Abstract No. 384, Tracts 2 and 4, Thomas W Crocker Survey, Abstract No. 341, A portion of Tract 3D, Norman Underwood Survey, Abstract No. 1582, City of Grand Prairie, Tarrant County, Texas, zoned Light Industrial, and addressed as 2602 114th St, 3257 Roy Orr Blvd, and 1449 Post & Paddock Rd (On November 13, 2023, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0)

Ms. Ware reviewed items thirty-eight and thirty-nine, noting the applicant wishes to create a Planned Development District for multi-family, single family townhome, single family

detached, commercial, retail, office, and mixed uses and proposes four districts within the Planned Development - two of the districts, Water's Edge Residential District and Single Family Residential District which are inconsistent with the current FLUM. This request is to change the FLUM designation from Mixed Use to High Density Residential and Medium Density Residential to align with the proposed development. She reviewed the types and number of units, the urban commercial gateway, building typology and representative images. Ms. Ware discussed neighborhood community center district and reviewed the Waters Edged residential District, and single family residential districts. She discussed usable open space with nature trails and boardwalks. Ms. Ware reviewed requested variances Density and Dimensional Requirements for High Rise Multi-Family, Density and Dimensional Requirements for Mid Rise Multi-Family, Density and Dimensional Requirements for Low Rise Multi-Family, Density and Dimensional Requirements for Single Family Townhouse, Density and Dimensional Requirements for Single Family Detached, and Density and Dimensional Requirements for Commercial, Retail, and Office. Ms. Ware noted comments from DFW Airport and advised P&Z recommends approval but staff is unable to fully support the portion of the request that does not align with the FLUM, however, staff notes that the Water's Edge Residential District and Single Family Residential District are intended to support the mixed-use portion of the development to the west; the Development Review Committee (DRC) recommends approval with the following conditions the developer shall cooperate with the City to enhance the flood warning system for this area including providing easements for flood siren poles and working with the City to prepare an emergency action plan; the developer shall design flood mitigation ponds to drain via gravity, as opposed to relying solely on mechanical equipment to drain them; the development shall provide at least two points of ingress/egress that meet City's floodplain management criteria of being elevated at least two feet above the 100-year base flood elevation; and the developer shall perform regular inspections and maintenance of improvements adjacent to river corridors. Mayor Jensen noted this has been reviewed for a long time. Ken Schaumburg, 8432 Blue Heron Ct, Fort Worth, recorded his support. Paul Payne, 112 Crest Canyon Drive, Fort Worth, has been working on this for three years and thanked council and staff. He said the complexity has been due to the flood zone. He discussed engineering and noted this is a catalyst for other development for city and the area. Barry Hand, with Gensler, 5005 Greenville, Dallas, 75206, discussed other projects they have had and advised this project is a big deal, lifting the development out of the flood zone. He reviewed complicated planning, reviewed comp plan of mixed use residential, discussed Future Land Use, the 360 corridor overlay district, reviewed demographics, consumer demands and growth. Mr. Hand discussed essential qualities of placemaking, metrics, digital experience and the tenant mix. Council Member Headen noted he excitement, said she advocates for retail and asked what phase would be completed first. Mr. Hand said there were no developers assembled at the moment, but typically along the edge, maybe the lifestyle development or residential from east side would come first. There was discussion on the market being that which is "affordable for work force" which is a broad range and not set for low income. Council Member Del Bosque thanked Mr. Schaumberg and said he is excited to see it move forward with the possibility of additional development of property in the flood plain entertainment district. Deputy Mayor Pro Tem Clemson thanked Mr. Schaumberg for the vision, and said she is open to a grocery concept. She then moved, seconded by Council Member Headen, to close the public hearing and approve items thirty-eight and thirty-nine as presented. The motion carried unanimously.

ADOPTED

ORD 11468-2023

39. ZON-23-08-0031 - Zoning Change/Concept Plan - River Central (City Council District 1). Zoning Change from Light Industrial (LI) to a Planned Development District for Multi-Family, Single Family Townhouse, Single Family Detached, Commercial, General Retail, and Office Uses and a Concept Plan depicting 8,342 multi-family residential units, 552 single family townhouse units, 52 single family homes, 457,000 sq. ft. of office space, and 558,476 sq. ft. of commercial/retail space on 325 acres. Tract 1, 2A, John Childress Survey, Abstract No. 268, Tract 2, 3, 3D, Norman Underwood Survey, Abstract No. 1582, Lot 1, Block 1, Riverpark Addition, Tract 2, W. P. Crocker Survey, Abstract 384, Tract 2, Thomas W. Crocker Survey, Abstract 341, Tract 1C & A 268, Jefferson Estill Survey, Abstract No. 491, Lot 1, Block 1, Westfork 360, City of Grand Prairie, Tarrant County, Texas, zoned Light Industrial, partially within the SH 360 Corridor Overlay District, and addressed as 3070 and 3072 N Great Southwest Pkwy, 3002, 3050, and 3500 N Hwy 360, 2602 114th St, 3324 W Trinity Blvd, 3257 Roy Orr Blvd, and 1449 Post & Paddock Rd (On November 13, 2023, the Planning and Zoning Commission recommended approval by a vote of 8-0)

ADOPTED

ORD 11469-2023

40. CPA-23-10-0023 – Comprehensive Plan Amendment - Amendment to the 2018 Comprehensive Plan by Updating the Southgate SH 360 Corridor Plan to Update the Category Definition and Examples for "Business Park" and Amend the Southgate Future Land Use Map to Change the Future Land Use Category for Ellis County Parcel ID's 181262, 242136, 261509, 261512, 190600, 261510, and 261508 from the categories of Mixed Use, Mixed Residential, Low Density Residential, Open Space/Drainage to Business Park and Open Space/Drainage to Mixed Residential, Open Space/Drainage, and Business Park and Ellis County Parcel ID's 190585, 190602, and 245944 from Mixed Residential and Commercial, Retail, and Office to Mixed Use (On November 13, 2023, the Planning and Zoning Commission recommended approval by a vote of 8-0)

Ms. Ware noted the purpose of this request is to update the Southgate SH 360 Corridor Plan to update the category definition and examples for "Business Park" and amend the Future Land Use Map (FLUM) for certain Ellis County Parcels from the categories of Mixed Use, Mixed Residential, Low Density Residential, Open Space/Drainage to Business Park and Open Space/Drainage to Mixed Residential, Open Space/Drainage, and Business Park and certain Ellis County Parcels from Mixed Residential and Commercial, Retail, and Office to Mixed Use. She advised the P&Z and DRC recommend approval. Council Member Johnson moved. Seconded by Council Member Del Bosque to close the public hearing and approve this item as presented by staff. The motion carried unanimously.

ADOPTED

ORD 11470-2023

41. TAM-23-10-0011 - Text Amendment - Article 11: Performance Standards. An Ordinance of the City of Grand Prairie, Texas, amending Article 11: Performance Standards of the Unified Development Code to allow alcoholic beverages to be sold for on-premise consumption as an incidental use in a museum and aquarium located within the I-30 Corridor Overlay District provided certain conditions are met; Repealing all Ordinances or parts of Ordinances in conflict herewith; Containing a savings clause and a severability clause; and to become effective upon its passage and approval (On November 13, 2023, the Planning and Zoning Commission recommended approval by a vote of 8-0)

Ms. Ware advised this requested change would allow alcoholic beverages to be sold for on-premise consumption as an incidental use in a museum and aquarium located within the I-30 Corridor Overlay District provided certain conditions are met. She advised the P&Z and DRC recommended approval. Mayor Pro Tem Lopez moved, seconded by Council Member Del Bosque, to close the public hearing and approve this item. The motion carried unanimously.

ADOPTED

ORD 11471-2023

42. SUP-23-09-0036 - Specific Use Permit - Outside Storage for Flex-N-Gate (City Council District 4). Specific Use Permit for Outside Storage (Accessory) for an existing office/warehouse on 28.38 acres. Lot 1R, Block D, Bardin Road Addition, City of Grand Prairie, Dallas & Tarrant Counties, Texas, zoned Planned Development-372 (PD-372), and addressed as 2150 W Bardin Rd (On November 13, 2023, the Planning and Zoning Commission recommended approval by a vote of 7-1)

Ms. Ware advised this request is for outside noting there is currently outside storage taking place, and reviewed written opposition received. She advised P&Z and Staff recommended approval with conditions including the outside storage of materials shall be setback from the right-of-way a minimum of 50- feet; the applicant shall provide either additional living screen or affix slats to the wrought-iron fence wherever the outside storage is visible from the right-of-way; and the site operations shall comply with all applicable sections of the Unified Development Code and City Code of Ordinances. Ms. Ware advised the applicant is researching screening options. There was discussion on noise concerns and Mayor Jensen asked staff to review those complaints. Council Member Humphreys reviewed square footage of building, expressed concerns with their inability to store items inside, and said he cannot support outside storage. Janine Walker, 1622 Ernie Lane, discussed concerns with "No Thru" signs that have been removed on Matthew Road, but noted her biggest concern is with current noise and discussed the city ordinance noting quiet time is supposed to be 10:00 p.m. to 6:00 a.m. but they hear the beeping 24/7. Jasper Walker, 1622 Ernie Lane, said the applicant should figure out how to store material and operate during daytime hours. He noted big steel containers and the sounds of banging all day and night. Mayor Pro Tem Lopez thanked the residents for email and comments. He then moved, seconded by Council Member Johnson, to close the public hearing and deny this item. The motion carried unanimously.

DENIED

CITIZEN COMMENTS

Deputy City Manager / City Attorney Megan Mahan called for speaker Samuel Foster, 1020 Crow Court, but he was no longer present. Ellie Hudson, 1800 Family Cir, withdrew her request to speak.

Patsy Ray, 2217 El Paso, expressed her support of Deputy Mayor Pro Tem Clemson and discussed the inconvenience of requesting a van ride that picks her up a block or two from her home, and instead would prefer for the van service to be a door to door service for senior citizens. She also asked for a survey to be conducted of what the voters want regarding council term limits.

Harold Willis, 538 Lindly, said he encountered exposed electrical lines on Newberry Street, called 9-1-1 and expressed dissatisfaction with Spectrum, the Public Utility Commission and the city's response.

Carol Harrison Lafayette, of Grand Prairie, founder of Community Step In Program discussed mental health and wellness support provided by her organization for eight years and their certification program, and she requested city funding.

Robert Johnson, Dallas, thanked Council, discussed mental health and spoke in support of the mental wellness organization presented by Ms. Harrison-Lafayette.

Israel Henry, political action chair for the NAACP of Grand Prairie, thanked council for the previous approval of a ten thousand dollar sponsorship for 2024.

ADJOURNMENT

Mayor Jensen adjourned the meeting at 9:00 p.m.

The foregoing minutes were approved at the December 12, 2023, City Council meeting.

Mona Lisa Galicia, City Secretary