CITY OF GRAND PRAIRIE

City Hall
300 W. Main Street
Grand Prairie, Texas

MINUTES

City Council Meeting

Tuesday, October 14, 2025 **4:30 PM** **City Hall - Council Chambers**

CALL TO ORDER

Mayor Jensen called the meeting to order at 4:30 p.m.

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

STAFF PRESENTATIONS

1. Follow-up on the Operational Review of the EPIC Recreational Facility
   Parks, Arts and Recreation Director Ray Cerda, Epic Recreation Center Manager Chris Ginnapp and Assistant Manager Daniel Cauthen presented information regarding LT Sports study and discussed potential improvements to be completed in 2026. They reviewed potential fee changes and program/facility charges, and discussed expanding Crompton room to accommodate up to 75 people.

   PRESENTED

2. Main Street Fest Updates
   Mr. Cerda advised Main Street Fest begins next Friday night with a fall session. Special Events Manager Emily Linares and Marketing Supervisor Jonathan Thompson discussed updated festival map, new carnival provider Midwest Rides, Grand Prairie resident coupon, food vendors, artisan and business vendors, main stage headlining acts The Jacksons, Lone Star and David Lee Garza and opener acts. She reviewed sponsorships with a current committed total of $96,500; VIP accommodations and catering by students from Dubiski High School. Mr. Thompson discussed marketing outreach and public relations efforts.

   PRESENTED

3. Downtown Construction Updates
   Deputy City Manager Megan Mahan provided downtown construction updates, noting completion of first phase and after Main Street Fest, phase two will begin, with Phase 3 to be completed July 2026. She discussed stage and liberty bell design and construction with a target

of November 2026 for the next Main Street Fest. There was discussion on the Jefferson/Main Big Roundabout plan, when construction would begin, and a review of renderings. Council Member Headen inquired if ad hoc committee would meet again. Managing Director Walter Shumac said he anticipates returning to the ad hoc committee. There was discussion on the history of the liberty bell, whether bikes would be allowed on the sidewalk and adding a plaque to commemorate the history of the liberty bell. Council Member Lopez asked staff to prepare a packet to present to National League of Cities (NLC) representatives to request assistance with funding downtown.

PRESENTED

AGENDA REVIEW

Mayor Pro Tem Ezeonu asked if there were any questions on Consent Agenda items six through thirty-three. Council Member Shotwell asked if there is a reason to have so many vendors for item thirteen. Chief Scesney confirmed it is difficult to obtain ammunition. Council Member Shotwell noted he spoke with Public Health Director Cindy Mendez who confirmed item fifteen covers all departments. Mayor Jensen noted item thirty-four is a draft suggested ordinance.

EXECUTIVE SESSION

Mayor Jensen called a closed session at 5:14 p.m. pursuant to Chapter 551, Subchapter D of the Government Code, V.T.C.A., where the following was discussed: Section 551.071 "Consultation with Attorney" and 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 6:18 p.m.

6:30 PM Council Chambers

RECONVENE MEETING

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

Invocation led by Pastor Chad Hampton of First Baptist Church Grand Prairie.

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

PRESENTATIONS

4. Proclamation Recognizing Ruthe Jackson Day
   Council Member Clemson read the proclamation and presented it to the Grand Prairie Historical Organization.

   PRESENTED

5. Presentation on Season 16, Episode 1 of the Travel Show, The Daytripper Featuring the City of Grand Prairie

Tourism Manager Sarah Dedeluk and Tourism Administrator Meagan Godfrey presented information on the Emmy Award winning "The Daytripper" and their recording of Season 16, Episode 1 in Grand Prairie. Ms. Dedeluk reviewed parts of the video and discussed social media deliverables and analytics since the show featured.

PRESENTED

CONSENT AGENDA

Mayor Pro Tem Ezeonu moved, seconded by Deputy Mayor Pro Tem Johnson, to approve items six through 33, with item twenty-eight being scheduled for public hearing and final reading at the regular December City Council meeting. The motion carried unanimously.

6. Minutes of the August 14, 2025, Special City Council Meeting and Budget Workshop, and the September 16, 2025, City Council meeting

   Approved on Consent Agenda

7. Economic Development 380 Incentive Agreement with Modine Manufacturing Company for up to Ten Years for an amount not to exceed $788,407, Funded Through TIF #1 Reviewed by the TIF #1 Board 10/13/2025

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

   Approved on Consent Agenda

8. High Hawk PID Contract with LandCare for landscape maintenance services in the total amount of $262,462.73 including landscape maintenance $122,462.73, beautification $100,000, tree services $20,000, and irrigation system maintenance services $20,000, in High Hawk PID (City Council Districts 4 and 6) for a 15-month term. Approved by the High Hawk PID Advisory Board on August 5, 2025

   Approved on Consent Agenda

8. Ratify the Application for and Authorize the City Manager to accept the Staffing for Adequate Fire and Emergency Response (SAFER) grant from the Federal Emergency Management Agency (FEMA) which provides 75% of the actual costs of salary and benefits 21 new Firefighter positions for two years and 35% of the salary and benefits for one additional year for a total estimated grant award of $4,891,692 with the remaining salary and benefits to be funded by the City in an estimated amount of $3,040,782 (Presented to Public Safety, Health and Environmental on 10-7-25)

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

   Approved on Consent Agenda

10. Authorize the City Manager to Accept a Routine Airport Maintenance Program (RAMP) Grant from Texas Department of Transportation Aviation Division (TxDOT-Aviation) which provides Reimbursement for 90% of City Expenditures for Airport Maintenance up to a Maximum Reimbursement of $100,000 (Reviewed by the Public Safety, Health, and Environment Committee on 10/07/2025)

Approved on Consent Agenda

11. Authorize the City Manager or Designee to Negotiate and Execute an Amendment to the Commercial Lease Agreement with Aviator Air Flight School, LLC to Reduce the Rented Hangar and Tie-down Spaces to Only Leasing Locations 8N-C, 8N-J, and 10N-B (Reviewed by the Public Safety, Health & Environment Committee on 10/07/2025)

Approved on Consent Agenda

12. Authorize the City Manager or Designee to Negotiate and Execute an Approximately Ten Year Commercial Lease Agreement with the Option to Renew for Two Additional Ten Year Periods with Spartan Education Group, LLC for Hangars 3S, 4S, 5S-A, B, D, and H, and 6S-D, Ramp/Apron Parking, and Office Spaces 101 and 103 at the Fees Established by the Grand Prairie Municipal Airport Fees Schedule, as Amended (Reviewed by the Public Safety, Health & Environment Committee on 10/07/2025)

Approved on Consent Agenda

13. One-year contracts for the purchase of ammunition, with the option to renew for two additional periods with SSD International, Inc., in an amount not to exceed $39,544; GT Distributors, Inc., in an amount not to exceed $91,574; Sunset Law Enforcement, LLC, in an amount not to exceed $31,500; and Kiesler Police Supply, Inc., in an amount not to exceed $60,150 for a total not to exceed $668,304 if all optional renewals are exercised (Reviewed by the Public Safety, Health, and Environment Committee on 10/07/2025)

Approved on Consent Agenda

14. Approval of an Access Agreement with EA Engineering, Science, and Technology, Inc., PBS, to install three ground water monitoring wells at agreed locations in the existing rights-of-way located within a one mile radius of 114 NE 28th Street, Grand Prairie, Dallas County, Texas 75050 (Reviewed by the Public Safety, Health & Environment Committee on 10/07/2025)

Approved on Consent Agenda

15. Contract to purchase education and promotional products from YNIS, Inc., through a national cooperative agreement with BuyBoard, in an amount not to exceed $125,000 a year for one year with the option to renew for two additional one-year periods for a total not to exceed $375,000 if all extensions are exercised (Reviewed by the Public Safety, Health & Environment Committee on 10/07/2025)

Approved on Consent Agenda

16. Amendment No. 1 to CMAR Construction Contract with Crossland Construction Company, Inc. in the amount of $165,680.49 for additional scope of work for Fire Station 11, including paving upgrades, HVAC enhancements, structural steel additions, plumbing improvements, added perimeter property fencing provisions, increased roof warranty duration, extended construction materials testing, electrical upgrades, franchise utility coordination, added fire department branding/signage, and landscape enhancements (Reviewed by the Public Safety, Health and Environment Committee on 10/07/2025)

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

Approved on Consent Agenda

17. Annual contract for elevator maintenance and services at City-owned facilities with Marrero & Sayre Enterprises, Inc. dba North Star Elevator in an amount not to exceed $60,000.00 annually. This contract will be for an initial one-year term, with the option to renew for two additional one-year periods totaling $180,000.00 if all extensions are exercised (Reviewed by the Finance and Government Committee on 10/07/2025)

Approved on Consent Agenda

18. Annual Contract for glass repair and installation services for City-owned facilities to 360TXC, LLC and Peruna Glass, Inc. dba Glass Doctor of North Texas. Each contract will be for an initial one-year term in an amount not to exceed $100,000.00 with the option to renew for two additional one-year periods totaling $300,000.00 if all extensions are exercised. Staff will utilize one of the two vendors based on the lowest bid unit pricing and the needs of the City (Reviewed by the Finance and Government Committee on 10/07/2025)

Approved on Consent Agenda

19. Request to enter into an agreement with Dallas Area Agency on Aging (DAAA) for a total budget of $213,259 (Less program reimbursements of $180,635) for Congregate Meals and Transportation program located at the Summit (Reviewed by the Finance and Government Committee on 10/07/2025)

Approved on Consent Agenda

20. Annual contract for Open Gov budget software services with Vertosoft LLC for $143,745. This contract will be for an initial one-year term in the amount of $143,745, with the option to renew for two additional one-year periods with a 5% increase for each renewal period, totaling $453,156.10 if all renewals are exercised. The purchase of these services are through a cooperative agreement with the Texas Department of Information Resources (Reviewed by the Finance and Government Committee on 10/07/2025)

Approved on Consent Agenda

21. Contract for installation of fuel island with an above-ground tank (AST) at Fire Station 11 from Stovall Commercial Contractors, LLC in the amount of $325,468.43 and a 5% construction contingency in the amount of $16,273.42 for a total project cost of $341,741.85 through a Cooperative Agreement with BuyBoard (Reviewed by the Finance and Government Committee on 10/07/2025)

Approved on Consent Agenda

22. Contract with Genuine Parts Company dba NAPA Auto Parts in the amount not to exceed $2,800,000 annually. The contract will have an initial one-year term, with the option to renew for up to four additional one-year periods, for a total not to exceed $14,000,000 if all extensions are exercised. The contract will be executed using a cooperative agreement with Sourcewell (Reviewed by Finance and Government Committee on 10/07/2025)

Approved on Consent Agenda

23. Contract with Trane U.S. Inc. Dba Trane in the amount of $2,817,480 for the replacement of three (3) 130-ton rooftop HVAC systems and one (1) 135-ton rooftop HVAC system at the Public Safety Building, in the total base amount of $2,684,580 with a 5% contingency in the amount of $132,900, for a total project cost of $2,817,480, utilizing a cooperative purchasing agreement through OMNIA Partners (Reviewed by Finance and Government Committee on 10/07/2025)

    Approved on Consent Agenda

24. Contract for Medical Third-Party Claims Administration and Pharmacy Benefits Managements with BlueCross BlueShield of Texas for five (5) years with an agreed upon base fee of $48.46 per enrolled employee per month for the first year with an incremental increase each additional year and total guaranteed credits of $1,100,000. Additional fees and rebates will apply resulting in an estimated total credit to the City's claim fund of $12,508,040 based on 1,500 employees(Reviewed by the Finance and Government Committee on 10/07/2025)

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

    Approved on Consent Agenda

25. Contract for Medical Bundled Surgery benefits with Employer Direct Healthcare, LLC dba Lantern Specialty Healthcare for five (5) years and three (3) months, effective October 1, 2025, with an agreed upon fee of $5.25 per enrolled employee per month for the first three (3) years and a 5% rate cap for years four (4) and five (5), with an estimated cost of $510,525 based on 1,500 employees (Reviewed by the Finance and Government Committee on 10/07/2025)

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

    Approved on Consent Agenda

26. Contract for an Employee Assistance Program with ComPsych Employee Assistance Programs, Inc. dba ComPsych Corporation for five (5) years with an agreed upon fee of $1.41 per enrolled employee per month with an estimated total cost of $126,900 based on 1,500 employees (Reviewed by the Finance and Government Committee on 10/07/2025)

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

    Approved on Consent Agenda

27. Contract for Specific Stop Loss coverage with BlueCross BlueShield of Texas (BCBSTX) for one (1) year with an agreed upon fee of $32.63 per enrolled employee per month with an estimated annual cost of $587,340 (Reviewed by the Finance and Government Committee on 10/07/2025)

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

    Approved on Consent Agenda

28. First Reading of an Ordinance Annexing Approximately 13.64 acres of land in Ellis County, Texas Being More Particularly Described and Graphically Depicted in Exhibit A, such tract is Generally Located North of Weatherford Road, Adjacent to Grand Prairie Planned Development

Number 454 (PD-454), and includes land situated in the R.M. Wyatt Survey, Abstract Number 1280 and described in a General Warrant Deed to Friedlinde Miller, recorded in Volume 2026, Page 1782, Deed Records of Ellis County Texas, and All Adjacent Rights-of-way into the City of Grand Prairie, Texas; Providing for Incorporation of Premises, Amending of the Official City Map, and Acknowledging a Service Plan; Requiring the Filing of this Ordinance with the County Clerk; Prescribing for Effect on Territory, Granting as Appropriate to All the Inhabitants of Said Property All the Rights and Privileges of Other Citizens and Binding Said Inhabitants by All of the Acts, Ordinances, Resolutions, and Regulations of the City of Grand Prairie, Texas; Providing Cumulative Repealer, Severability, and Savings Clauses; Providing for Engrossment and Enrollment; and Providing an Effective Date

First Reading Held, Set for Final Reading at December Regular Council Meeting

29. Resolution Finding That Oncor Electric Delivery Company LLC's Application to Change Rates Within the City Should Be Denied; Finding That the City's Reasonable Rate Case Expenses Shall Be Reimbursed by the Company

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

ADOPTED

RES 5506-2025

30. An Ordinance Amending Chapter 13 "Health and Sanitation", Article XIII "Noise Restrictions" to Add Section 13-287 to Clarify the Article's Applicability to Areas Within 5,000 Feet Outside the City Limits and Amend Sections 13-278, 13-282, and 13-283 to Clarify the Noise Zones and Permissible Noise Levels in Each Zone; Providing a Penalty Clause; Making this Ordinance Cumulative; and Providing an Effective Date Upon Passage and Publication (Presented to Public Health, Safety and Environment on 9/16/25 and Council Development Committee on 9/3/25)

ADOPTED

ORD 11789-2025

31. An Ordinance Amending Chapter 13, "Health and Sanitation" of the Code of Ordinances of the City of Grand Prairie, Texas by the Amendment of Sections 13-359(b)(2), 13-361(a)(1), and 13-414(b)(1) to Establish Industrial Wastewater Discharge Standards Specific to the Trinity River Authority's Mountain Creek Facility and Further Clarify the Formula Used for Calculating Regional Wastewater System; Making this Ordinance Cumulative; Containing a Savings Clause; Providing a Severability Clause; Repealing All Ordinances or Parts of Ordinances in Conflict Herewith; and to Become Effective Upon Its Passage, Approval, and Publication (Reviewed by Public Health, Safety and Environment Committee on 10/07/2025)

ADOPTED

ORD 11790-2025

32. Ordinance amending the FY 2025/2026 Operating Budget for the Hotel/Motel Tax Fund to allocate $150,000 from the Unobligated Fund Balance for additional marketing services; Amendment to Annual Services Contract with Animare Agency, LLC for additional Media

Marketing Services (In-Market) to promote the City's 2025 Main Street Magic Holiday Campaign in the amount of $150,000 (Reviewed by the Finance and Government Committee on 10/07/2025)

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

ADOPTED

ORD 11791-2025

33. Ordinance allocating, approving, and authorizing the expenditure of $94,335.75 for the replacement of three (3) new vehicles for the Housing and Neighborhood Services Department from Silsbee Toyota using a cooperative contract through The Interlocal Purchasing System (TIPS-USA)

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

ADOPTED

ORD 11792-2025

ITEMS FOR INDIVIDUAL CONSIDERATION

34. Ordinance amending Chapter 2, Article II, Section 2-30 and Subsection 2-32(b), of the City Code of Ordinances regarding public comments during open meetings, the rules of decorum for public speakers, and the requirements for posting notice of public meetings to conform with recent changes in state law

Deputy City Attorney Tiffany Bull reviewed the Texas Government Code Section 551.007 and Texas Attorney General guidance for public comments. She discussed proposed changes for both non-public hearing and public hearing items, reviewed changes of posting meeting notice requirements to three business days and discussed decorum. Council Member Shotwell inquired if there were any rules of decorum for council. Ms. Bull said there was not in an ordinance but there are rules in the charter and in the city code. Mayor Pro Tem Ezeonu expressed his opposition to Section B regarding not making personal attacks or using inappropriate or offensive language as those are first amendment rights. Deputy Mayor Pro Tem Johnson asked council to consider allowing three minutes per item. Harold Willis, 538 Lindly, spoke in opposition of this item. There was discussion on observing rules of decorum, whether or not to allow online sign up, no longer accepting speaker cards after the meetings' call to order, allowing a three or a five minute speaking limit, and having someone recite the rules at the time of the meeting, having speakers address the chair or the entire council. Mayor Jensen said he has watched other meetings and attended other meetings, noting citizens know the answers and make comments as to why they are for or against items on the agenda. Council Member Del Bosque noted his opposition to the proposed. Council Member Headen expressed support for online sign up. Deputy Mayor Pro Tem Johnson said the agenda packet is online for all to review. Council Member Shotwell moved, seconded by Council Member Adams, to table this item to next City Council meeting. The motion carried unanimously.

TABLED to November 4, 2025, City Council Meeting

PLANNING AND ZONING ITEMS TO BE TABLED

35. CPA-25-08-0019 - Comprehensive Plan Amendment - Mavis Tires and Brakes (City Council District 5). Amendment to change the Future Land Use Map designation from Mixed Use to Commercial/Retail/Office on 1.001 acres. Lots 6R, 8, 9 & 10, Block S, Dalworth Park Addition, City of Grand Prairie, Dallas County, Texas, zoned General Retail (GR) District, within the SH 161 Corridor Overlay, and addressed as 409 & 505 N Carrier Pkwy

    Mayor Pro Tem Ezeonu moved, seconded by Deputy Mayor Pro Tem Johnson to table items thirty-five through thirty-seven. The motion carried unanimously.

    TABLED to November 4, 2025, City Council Meeting

36. ZON-25-08-0029 - Zoning Change/Concept Plan - Mavis Tires and Brakes (City Council District 5). Zoning Change from General Retail (GR) to Commercial (C) on 1.001 acres. Lots 6R, 8, 9 & 10, Block S, Dalworth Park Addition, City of Grand Prairie, Dallas County, Texas, zoned General Retail (GR) District, within the SH 161 Corridor Overlay, and addressed as 409 & 505 N Carrier Pkwy

    TABLED to November 4, 2025, City Council Meeting

37. SUP-25-08-0027 - Specific Use Permit/Site Plan - Mavis Tires and Brakes (City Council District 5). Specific Use Permit/Site Plan for an Auto Tire/Wheels Sales & Installation (Indoor Displays) and Auto Repair (Minor) shop on 1.001 acres. Lots 6R, 8, 9 & 10, Block S, Dalworth Park Addition, City of Grand Prairie, Dallas County, Texas, zoned General Retail (GR) District, within the SH 161 Corridor Overlay, and addressed as 409 & 505 N Carrier Pkwy

    TABLED to November 4, 2025, City Council Meeting

PLANNING AND ZONING FOR INDIVIDUAL CONSIDERATION

38. STP-25-07-0026 - Site Plan - Great SW Retail Center (City Council District 1). Site Plan for a multi-tenant retail building on 1.98 acres. A portion of Site 1, Block A, Forum Industrial Park Addition, City of Grand Prairie, Tarrant County, zoned Light Industrial, and addressed as 2775 S Great Southwest Pkwy (On September 23, 2025, the Planning and Zoning Commission recommended approval by a vote of 8-0)

    Mr. Jackson presented the site plan request, reviewed aerial view, noting it meets density and dimensional, landscape and screening requirements. He reviewed elevations and noted the Planning and Zoning Commission (P&Z) and Development Review Committee (DRC) recommend approval. Joseph Keles and Me Keles, 3815 Blossom Dr, did not wish to speak but recorded their support. Council Member Clemson moved, seconded by Mayor Pro Tem Ezeonu, to approve this item as presented. The motion carried unanimously.

    APPROVED

39. STP-25-08-0028 - Site Plan - Oncor Ironwood Switch (City Council District 6). Site Plan for a new Electrical Switch Station for a Data Center on 512.00 acres. 512.00 acres generally located

west of Miller Rd, north of Weatherford Rd, Parcel ID 181262, City of Grand Prairie, Ellis County, Texas, Zoned PD-454, and addressed as 881 Miller Rd (On September 23, 2025, the Planning and Zoning Commission recommended approval by a vote of 8-0)

Mr. Jackson presented the site plan request for a switch center within the data center area, with no occupiable structure on site, no street frontages, and no landscaping. He reviewed variance requests and noted the P&Z and DRC recommended approval. Ashton Miller, 777 Main Street, Fort Worth, recorded his support and was available for questions. Harold Willis, 538 Lindly, spoke in opposition to this item. Deputy Mayor Pro Tem Ezeonu moved, seconded by Council Member Del Bosque, to approve this item. The motion carried unanimously.

APPROVED

PUBLIC HEARING ZONING APPLICATIONS

40. CPA-25-07-0017– Comprehensive Plan Amendment – Amend the 2018 Comprehensive Plan by updating the Master Thoroughfare Plan and Map by removing a planned Collector, 2-lane Undivided (C2U) roadway located south of the IH 20 EB Frontage Road and west of FM 1382 (Belt Line Rd) (On September 9, 2025, the Planning and Zoning Commission recommended approval by a vote of 8-0)

    Engineering Manager Ryan Harrell reviewed the location, discussed traffic analysis results, noted P&Z recommended approval, staff recommends. Ashley Johnson, 5050 Capital Ave, Dallas, representing applicant recorded her support of items forty and forty-one.

    ADOPTED

    ORD 11793-2025

41. SUP-25-07-0023 - Specific Use Permit/Site Plan - EV Auto Sales (City Council District 2). Specific Use Permit and Site Plan for an Auto Dealer (Internet Only), Auto Repair (Minor), Auto Specialty Repair, and Outside Storage (Accessory Use) on 7.71 acres. A portion of Tract 3, Benjamin F. Smith Survey, Abstract No. 1377, City of Grand Prairie, Dallas County, Texas, zoned Commercial (C) District, and within the IH 20 Corridor Overlay, and addressed as 1700 E IH 20 (On September 9, 2025, the Planning and Zoning Commission recommended approval by a vote of 8-0)

    Mr. Jackson presented the SUP/Site Plan request which includes a showroom, storage space for vehicles and requested variance, noting staff recommends. He noted due to operational plan, they have asked for exceptions. Mr. Jackson reviewed access and utility easement, landscape plan, requested variances and building elevations. He noted P&Z recommended approval and DRC recommends approval with conditions. CM Shotwell: inquired on permeable parking. Jonathan Power recorded support and was available to answer questions. Council Member Headen moved, seconded by Council Member Adams, to approve items forty and forty-one with stipulation that the SUP is only for auto sales with the auto repair and this SUP does not allow robo taxis, and staff's recommendation is adhered. The motion carried unanimously.

ADOPTED

ORD 11794-2025

42. CPA-25-08-0020 - Comprehensive Plan Update – 1926 Mayfield Rd. (City Council District 2). Amendment to change the Future Land Use Map designation from Low Density Residential to Commercial/Retail/Office 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 Single Family-Two (SF-2) District, within 161 Corridor Overlay District, and addressed as 1926 Mayfield Rd (On September 23, 2025, the Planning and Zoning Commission recommended approval by a vote of 7-1)

Mayor Pro Tem Ezeonu moved, seconded by Council Member Adams, to table items forty-two and forty-three to the November 4, 2025, City Council meeting.

TABLED to November 4, 2025, City Council meeting

43. ZON-25-08-0027 - Zoning Change/Concept Plan - 1926 Mayfield Road (City Council District 2). Zoning Change from Single Family-Two (SF-2) to a Planned Development District with a base zoning district of Neighborhood Services (NS) for limited office and neighborhood service uses 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 Single Family-Two (SF-2) District, within 161 Corridor Overlay District, and addressed as 1926 Mayfield Rd (On September 23, 2025, the Planning and Zoning Commission recommended approval with conditions by a vote of 7-1)

TABLED to November 4, 2025, City Council meeting

44. CPA-25-08-0018 - Comprehensive Plan Amendment - 1930 Houston St (City Council District 5). Amendment to change the Future Land Use Map designation from Commercial/Retail/Office to Low Density Residential on 0.253 acres. Lot 13, Block 78, Dalworth Park Addition, City of Grand Prairie, Dallas County, Texas, zoned Commercial (C) District, within the SH 161 Corridor Overlay, and addressed as 1930 Houston Street (On September 23, 2025, the Planning and Zoning Commission recommended approval by a vote of 8-0)

Mr. Jackson presented items forty-four and forty-five together. He noted the applicant would like to build a home on the property and P&Z recommended approval. Staff cannot recommend due to it does not align with Future Land Use Map (FLUM). Council Member Shotwell moved, seconded by Deputy Mayor Pro Tem Johnson, to app items forty-four and forty-five. The motion carried unanimously.

ADOPTED

ORD 11795-2025

45. ZON-25-08-0028 - Zoning Change – 1930 Houston St. (City Council District 5). Zoning Change from Commercial (C) to Single Family Six (SF-6) on 0.253 acres. Lot 13, Block 78,

Dalworth Park Addition, City of Grand Prairie, Dallas County, Texas, zoned Commercial (C) District, within the SH 161 Corridor Overlay, and addressed as 1930 Houston Street (On September 23, 2025, the Planning and Zoning Commission recommended approval by a vote of 8-0)

ADOPTED

ORD 11796-2025

46. SUP-25-07-0026 - Specific Use Permit/Site Plan - Alfaro Garage Auto Rebuilder (City Council District 5). Specific Use Permit and Site Plan for a new automotive re-builder on 0.325 Acres. Lot 1, Block 1, Alfaro Addition, City of Grand Prairie, Dallas County, zoned LI-LS, and addressed 1900 Airport St (On September 23, the Planning and Zoning Commission recommended approval by a vote of 8-0)

Council Member Shotwell moved, seconded by Council Member Clemson, to table this item to the November 4, 2025, City Council meeting.

TABLED to the November 4, 2025, City Council meeting

47. ZON-25-08-0030 - Zoning Change – 636 & 650 W Tarrant Rd (City Council District 5). Zoning Change from Planned Development District 217 to a new Planned Development District for Commercial Uses on 1.35 acres. Tracts 19 & 32, Michael Farrans Survey, Abstract No. 469, City of Grand Prairie, Dallas County, Texas, zoned Planned Development District-217 (PD-217), within the Belt Line Corridor Overlay District, and addressed as 636 & 650 W Tarrant Rd (On September 23, 2025, the Planning and Zoning Commission recommended approval by a vote of 8-0)

Mr. Jackson reviewed the zoning change request for proposed planned development for commercial use. He reviewed the aerial view, proposed site plan for an office hub for local moving company, adding a Specific Use Permit (SUP) request for a dispatch station. He noted P&Z and DRC recommended approval. Andrew Ruegg, All My Sons Moving & Storage, spoke in support and reviewed site aerial. Christopher Kelly, 7330 Paldao Drive, Dallas, recorded his support of this item. Council Member Shotwell moved, seconded by Mayor Jensen, to approve as presented with changes to included uses allowed for dispatch station and auto parking in marked spaces and only one Certificate of Occupancy be allowed on the property at a time. The motion carried unanimously.

ADOPTED

ORD 11797-2025

48. ZON-25-09-0033 - Zoning Change/Concept Plan - 2634 S Carrier Pkwy PD amendment (City Council District 2). Zoning Change to amend Planned Development District 107 to allow Grooming & Hygiene Salon and Wellness Spa as permitted uses on 2.295 acres. Lot 1, Block 2, Community Square Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-107, and addressed as 2634 S Carrier Pkwy (On September 23, the Planning and Zoning Commission recommended approval by a vote of 8-0)

Mr. Jackson presented this request for a grooming hygiene salon and wellness spa. He noted P&Z and DRC recommended approval. Mayor Pro Tem Ezeonu inquired if there was any screening and Mr. Jackson said no, it is existing. Roman Rosales, 1048 Wood Stream, recorded support and was available to speak. Council Member Headen moved, seconded by Council Member Lopez, to approve this item. The motion carried unanimously.

ADOPTED

ORD 11798-2025

49. TAM-25-09-0034 – Text Amendment – Appendix S: Development Standards for Multi-family and Mixed-Use Residential Developments. An Ordinance of the City of Grand Prairie, Texas, amending the Grand Prairie Unified Development Code (UDC) by adding Appendix S, Development Standards for Multi-family and Mixed-Use Residential Developments Subject to SB 840 enacted by the 89th Texas Legislature, codified in Chapter 218 of the Texas Local Government Code; Repealing all Ordinances or Parts of Ordinances in Conflict Herewith; Containing a Savings Clause and a Severability Clause; Containing a Penalty Clause, and Establishing an Effective Date (The Planning and Zoning Commission will be reviewing this item at its 10/14/25 meeting)

Planning and Development Director Rashad Jackson presented this item to create Appendix S, amending the Unified Development Code (UDC) to address Senate Bill 840. He reviewed proposed requirements and advised the Development Review Committee (DRC) and Planning and Zoning Committee (P&Z) recommend approval. Council Member Headen expressed support of having three bedroom units. Ms. Bull called for speakers.

Toni Clark, 2675 Venice Drive, expressed concerned about the Grand Peninsula community. Anita Harris, 2459 Beachview Drive, opposes development that would bring down property value, discussed members of the Grand Prairie Community Liaison Group who have a petition opposing the bill. Mayor Jensen noting this is not making a change to SB 840. It is law that can be addressed next legislative session. Curtis Wyborney, 6857 Shoreview Drive, spoke in opposition of this item. Rodney Anderson, 548 Edgeview Drive, spoke in support of this item, said it is important for land use and advised the passing of the bill and this has nothing to do with housing affordability. It was driven by a Political Action Committee from PayPal and public interest groups. Council Member Headen expressed her opposition of SB 840, and noted this would make it harder for them to build apartments. Uriah Rinze, 2447 Beachview Drive, spoke in support of this item. Gerome Randle, 2424 Lakewood Drive, spoke in support of this item. Council Member Johnson said he made a comment at his town hall meeting about the law, but did not speak for the council and said staff has done an outstanding job. Mayor Pro Tem Ezeonu said council and staff care about the city, are responsive to concerns, said this is the first step to add requirements not to stop development but to add the right kind of development. He added we have to contact state representatives to amend this law or have it repealed in 2027. Thomas Templeton, 6844 Landing Drive, recorded opposition. Detra Gardner, 2612 Waters Edge Drive, spoke in support of this item. Harold Willis, 538 Lindly, spoke in support of this item. Maritza Calderon, 2528 Northlake Drive, recorded her support of this item. Toyin A., 2940 Pino Drive, recorded her support of this item. Romin Khavari, 476 Dockside Drive, spoke in support of this item. Robert Barham, 311 University, Fort Worth,

recorded his opposition but did not speak. Sarah Clark, 6956 Bridgemarker, did not wish to speak but recorded her support of this item. Deputy Mayor Pro Tem Johnson moved, seconded by Mayor Pro Tem Ezeonu, to approve this item as presented. The motion carried unanimously.

ADOPTED

ORD 11799-2025

CITIZEN COMMENTS

Patricia Morrison, 2300 Avenue H East, said she lives in Lapiz Flats and explained that Via Rideshare will not pick up at her apartment but picks up at another nearby apartment complex. Mayor Jensen directed her to speak with staff to assist in resolving.

Eric Crile, 11325 Gale Ridge Ter., Fort Worth, discussed Tarrant Appraisal District (TAD) annual appraisals, local control, the knowledge he has gained over the past year and Council's opportunity to vote for him to serve on the TAD board.

Anita Harris, 2459 Beachview Drive, was called upon but not present to speak.

Marion Childs, 2658 LaJolla Blvd, said she enjoys seeing undeveloped land and spoke of preservation.

Harold Willis, 538 Lindly, discussed occurrences with New York Attorney General Letitia James and James Comey, and expressed support for citizens time to speak at public meetings.

James Wilhite, 3120 Meseta, was called upon but not present to speak.

Valerie Shoup, 6939 Winterwood Lane, Dallas, discussed the PACE Authority which was founded in 2015 for clean energy projects.

Mayor Jensen asked to review upcoming Town Hall meeting dates. Council Member Clemson, Council Member Lopez, and Council Member Del Bosque invited the public to attend their meetings on October 21, November 12 and December 18.

ADJOURNMENT

Mayor Jensen adjourned the meeting at 9:20 p.m.

The foregoing minutes were approved at the November 4, 2025, City Council meeting.

Mona Lisa Galicia, City Secretary