# CITY OF GRAND PRAIRIE

City Hall
300 W. Main Street
Grand Prairie, Texas

## MINUTES

## City Council Meeting

**Monday, July 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 Johnson*
*Council Member District 1 Jorja Clemson*
*Council Member District 2 Jacquin Headen*
*Council Member District 3 Mike Del Bosque*
*Council Member District 4 John Lopez*
*Council Member District 5 Tony Shotwell*
*Council Member At Large Place 7 Bessye Adams*

### AGENDA REVIEW

*Mayor Pro Tem Ezeonu asked if Council had questions on any agenda items. Mayor Jensen said he would like to table item twenty-nine. Deputy Mayor Pro Tem Johnson said he would like to table items fifteen, twenty-four, twenty-five and forty-five. Deputy City Manager Megan Mahan asked if staff could present item forty-five before deciding to table. Deputy Mayor Pro Tem Johnson confirmed. Mayor Pro Tem Ezeonu asked to clarify items twenty-four and twenty-five. Housing and Neighborhood Services Director Esther Coleman discussed the partnership between the Housing Finance Corporation (HFC) and the owner and noted the pilot is a payment in lieu of tax abatement. Mayor Jensen noted there was a transfer of ownership. City Manager William A. Hills discussed workforce housing and 51% of ownership going to the HFC. He noted the current owner is operating it, discussed a ground lease, 35% annual payment going to the city because this property does not have taxes, and confirmed this is not a traveling HFC. Council Member Shotwell inquired if it includes reduced rates. City Attorney Maleshia McGinnis said she would provide an update. Council Member Headen asked how much should be workforce housing. Mr. Hills said 20-80% should be workforce with rates determined by the TDHCA and varies per property. Mayor Jensen noted others had 10%. Ms. Mahan asked to pull item eighteen from Consent to Individual Consideration to discuss along with item thirty-three. Council Member Shotwell asked to pull item twenty-three to Individual Consideration.*

### EXECUTIVE SESSION

*Mayor Jensen called a closed session at 4:42 p.m. pursuant to Chapter 551, Subchapter D of the Government Code, V.T.C.A., to discuss Section 551.071 "Consultation with Attorney" - Cause No. 2025-003349-3, City of Grand Prairie vs Angela Grace Mulheren, David Mulheren, Cheryl Denise Williams, Et. Al., County Court at Law No. 3, Tarrant County, Texas; City Code of Ordinances Chapter 26 Article*

*2 & 3, Water / Wastewater Rates; Section 551.072 "Deliberation Regarding Real Property"; and Section 551.087 "Deliberations Regarding Economic Development Negotiations."*

## RECONVENE MEETING

*Mayor Jensen adjourned the closed meeting, opened the regular meeting and called a recess at 5:25 p.m. Mayor Jensen called meeting back to order at 5:38 p.m.*

***Invocation was led by Pastor/Managing Director Walter Shumac.***

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

## PRESENTATIONS

1. Check Presentation by Representative Chris Turner for Grand Prairie Fish Creek

   **PRESENTED**

## CONSENT AGENDA

*Mayor Pro Tem Ezeonu moved, seconded by Deputy Mayor Pro Tem Johnson, to approve the Consent Agenda with item sixteen to include a requirement to hold an initial meeting with the community within six months of the execution of the Memorandum of Understanding (MOU), to discuss the traffic impact, and that the developer does not clear the land without City Council approval; and on items nineteen, twenty and twenty-one for them to to be set for public hearings and final readings of ordinances on August 19, 2025; and items fifteen, twenty-four and twenty-five to be tabled to a later date to be determined by the city manager and also to move items eighteen and twenty-three to Individual Consideration. The motion carried unanimously.*

2. Minutes of the June 17, 2025, City Council meeting

   **Approved on Consent Agenda**

3. Amendment of Oak Hollow/Sheffield Village PID Contract with Flock Safety for License Plate Readers to Extend the Term of the Agreement for One Year, beginning May 21, 2025, for an Additional Amount of $22,500 (Council District 4)

   **Approved on Consent Agenda**

4. Amendment of Monterrey Park PID Contract with Flock Safety for License Plate Readers to Extend the Term of the Agreement for Two Years for an Additional Amount of $28,500 (Council District 3)

   **Approved on Consent Agenda**

5. Annual contract with Children First, Inc. for Photos with Santa at Prairie Lights. This agreement will be for a one-year term with a 20% commission back to the City estimated at $15,000 based on gross revenues collected by vendor (Reviewed by the Finance & Government Committee on 07/08/2025)

   **Approved on Consent Agenda**

6. Cooperative Agreement with ENTECH Associates/ENTECH Signs - ALPHA LED, LLC for the purchase and installation of a monument-style digital entry sign for the Ruthe Jackson Center in the amount of $97,701.64 through a national cooperative agreement with BuyBoard (Reviewed by the Finance and Government Committee on 07/08/2025)

**Approved on Consent Agenda**

7. Annual Contract with Edwin Schwarz dba Ed's Electric Service for Electrical Services for Water Utilities in an amount up to $100,000.00 annually. This contract will be for an initial one-year term with the option to renew for two additional one-year periods, totaling $300,000.00 if all extensions are exercised (Reviewed by the City Council Development Committee on 07/09/2025)

**Approved on Consent Agenda**

8. Construction contract with Klutz Construction, LLC for FY 2024 Storm Drain Outfall Repair: Clarice Street at South Center Street Project in the total amount of $393,964.00 for Base Bid with a 5% contingency in the amount of $19,698.20, for a total project cost of $413,662.20 (Reviewed by the City Council Development Committee on 07/09/2025)

**Approved on Consent Agenda**

9. Authorize and confirm the dedication of a Screening Wall Easement located on a portion of Lot 1, Block 9, Westchester West Phase B Addition, commonly known address of 4503 Wescott Drive, Grand Prairie, Dallas County, Texas from Lesia Le to the City of Grand Prairie for anticipated recording costs of up to $60.00 for a total cost of $60.00; Authorize the City Manager to execute any and all legal instruments necessary for the same (Reviewed by the City Council Development Committee on 07/09/2025)

**Approved on Consent Agenda**

10. Cooperative Contract with Southern Trenchless Solutions, LLC for the purchase of Manhole Rehabilitation Services for the Rehabilitation of 24 Manholes in the 5.0J Basin area in the amount of $204,397.38 through a national cooperative agreement with BuyBoard (Reviewed by the City Council Development Committee on 07/09/2025)

**Approved on Consent Agenda**

11. Professional engineering services contract with Wade Trim, Inc. for design and engineering services for the Sunnyvale Road Drainage Improvements Project in the amount of $239,500 (Reviewed by the City Council Development Committee on 07/09/2025)

**Approved on Consent Agenda**

12. Change Order No. 2 to the Construction Contract with Gra-Tex Utilities, Inc. for additional scope of work for the Phase 3 Waterline Extension Project in the total amount of $86,619, bringing the total contract amount to $5,445,082 (Reviewed by the City Council Development Committee on 07/09/2025)

**Approved on Consent Agenda**

13. Award an Engineering Services Contract, with a term expiring December 31, 2026, for Groundwater Sampling, Analysis, and Reporting to Weaver Consultants Group, for an amount not to exceed $83,300, which includes a contingency for verification resampling, if needed (Reviewed by the Public Safety, Health, and Environment Committee on 07/14/2025)

    **Approved on Consent Agenda**

14. Fourth Amendment to the Development Agreement with PRA Prairie Ridge, L.P, Ellis County Fresh Water Supply District No. 1, Johnson County Fresh Water Supply District No. 2, Prairie Ridge Municipal Management District No. 1, to Update the Development Standards for New Phases within Ellis County Fresh Water Supply District No. 1 (Reviewed by the City Council Development Committee on 7/09/2025)

    *Daniel Twigge, 10210 N. Central Expressway, Dallas, recorded his support and was available for questions.*

    **Approved on Consent Agenda**

15. Authorize First Amendment to the Development Agreement with Palace Parkway, LLC extending the time for zoning applications, commencement of construction and the Closing Dates

    **TABLED**

16. Memorandum of Understanding and License Agreement with EstesPeninsula Partners, LLC for proposed Estes Peninsula Resort

    **Approved on Consent Agenda**

17. Authorize the City Manager, or his designee, to execute a Restaurant Lease Agreement for "The Landing" with The Landing by T2D, LLC for a 7-year term with one option to renew for a 5 year-term if all conditions are met; and Authorize the City Manager, or his designee, to negotiate and execute a 380 Economic Development Agreement in the amount of $850,000

    **Approved on Consent Agenda**

18. Development Agreement with DSF Miller67, LP establishing development standards for approximately 157.24 acres of land located North of U.S. HWY 67 in Grand Prairie's Extra-Territorial Jurisdiction

    *Patsy Ray, 2217 El Paso, spoke on this item neutrally.*

    **Approved on Consent Agenda**

19. First Reading of an Ordinance Adopting the Annexation of Certain Territory in the Extra-Territorial Jurisdiction of the City of Grand Prairie, Texas, To Wit: Approximately 6.566 acres of land in Ellis County, Texas and Being More Particularly Described and Graphically Depicted in Exhibit "A", Generally Located Just North of U.S. Highway 67 and the Midlothian Border with the City of Grand Prairie's Territorial and Extra-Territorial Limits and Including North/South Miller Road and its Expanded Right-of-Way, Portions of the L. Kelsey Survey, Abstract No. 192, and the R. Wyatt Survey, Abstract No. 1280, 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

*Daniel Twigge, 10210 N. Central Expressway, Dallas, recorded his support and was available for questions.*

**Approved to be set for Public Hearing and Final Reading on August 19, 2025**

20. First Reading of an Ordinance Adopting the Annexation of Certain Territory in the Extra-Territorial Jurisdiction of the City of Grand Prairie, Texas, To Wit: Approximately 22.699 acres of land in Ellis County, Texas and Being More Particularly Described and Graphically Depicted in Exhibit "A", Generally Located South of U.S. Highway 287 and North of Lakeview Drive Including the Portion of Ellis County Appraisal District Parcel 303394 Which is not Currently Located in the Territorial Limits of the City of Grand Prairie; 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

    **Approved to be set for Public Hearing and Final Reading on August 19, 2025**

21. First Reading of an Ordinance Adopting the Annexation of Certain Territory in the Extra-Territorial Jurisdiction of the City of Grand Prairie, Texas, To Wit: Approximately 806.0448 acres of land in Johnson County, Texas and Being More Particularly Described and Graphically Depicted in Exhibit "A", Generally Located Just West of the Johnson County and Ellis County Border, South of Mansfield, and Including Portions of the Joseph Stewart Survey, Abstract No. 754, the J.H. Working Survey, Abstract No. 897, the T. Gardner Survey, Abstract No. 303, and Land Conveyed to PRA Prairie Ridge North, LP and Prairie Ridge, LP through Instruments 1900288, 2025-10528, 2025-10525, and 2025-10526, 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

    **Approved to be set for Public Hearing and Final Reading on August 19, 2025**

22. Resolution Removing and Appointing Grand Prairie Crime Control and Prevention District Board of Directors

**ADOPTED**

**RES 5489-2025**

23. Resolution to Suspend the July 31, 2025 Effective Date of Oncor Delivery Company's Requested Rate Change to Permit the City Time to Study the Request and to Establish Reasonable Rates, Approve Cooperation With the Steering Committee of Cities Served by Oncor to Hire Legal and Consulting Services, and to Negotiate With the Company and Direct any Necessary Litigation and Appeals

*Council Member Shotwell asked for a presentation. City Attorney Maleshia McGinnis reviewed the resolution noting the City of Grand Prairie is a member of the steering committee. She said Oncor filed an application on or about June 26, 2025 with cities retaining original jurisdiction seeking to increase system-wide transmission and distribution rates. The resolution suspends the July 31, 2025 effective date of the Company's rate increase for the maximum period permitted by law to allow the City, working in conjunction with the Steering Committee of Cities served by Oncor, to evaluate the filing, determine whether the filing complies with law, and if lawful, to determine what further strategy, including settlement, to pursue. Council Member Shotwell asked if by doing this the city trying to help average payor. Ms. McGinnis confirmed 170 cities are in the coalition. Council Member Shotwell then moved, seconded by Council Member Headen, to approve this item. The motion carried unanimously.*

**ADOPTED**

**RES 5490-2025**

24. Resolution Authorizing a Payment Agreement with the Grand Prairie Housing Finance Corporation (HFC). The HFC will contribute annual payments in an amount equal to thirty-five percent (35%) of the annual MM Management Fee received by the HFC to compensate the City for ongoing City services provided to a multifamily apartment facility known Prairie Gate Community Phase I located at 3951 Dechman Drive, Grand Prairie, Dallas County, Texas 75052. The property will be exempt from ad valorem taxation pursuant to Chapter 394 of the Texas Local Government Code

**TABLED**

25. Resolution Authorizing a Payment Agreement with Grand Prairie Housing Finance Corporation (HFC). The HFC will contribute annual payments in an amount equal to thirty-five percent (35%) of the annual Ground Lease payments to compensate the City for ongoing City services provided to the Prairie Gate Community Phase II located at 3930 Westcliff Road, Grand Prairie, Dallas County, Texas 75052. The property will be exempt from ad valorem taxation pursuant to Chapter 394 of the Texas Local Government Code

**TABLED**

26. Resolution authorizing the City Manager to enter into an Agreement for the Temporary Closure of State Right of Way with the Texas Department of Transportation (TxDOT) for the temporary closure of a portion of W. Main Street (SH-180) on Friday October 24, 2025, thru Monday Morning October 27, 2025, for the Main Street Festival

**ADOPTED**

**RES 5491-2025**

## ITEMS FOR INDIVIDUAL CONSIDERATION

27. Boards and Commissions appointments for vacancies and terms expiring on July 31, 2025

    *City Secretary Mona Lisa Galicia presented the nomination list. Council Member Del Bosque asked to consider the nomination of Malcom Chakery for Planning and Zoning Commission separately. Mayor Pro Tem Ezeonu moved, seconded by Deputy Mayor Pro Tem Johnson, to approve all of the nominations except for Mr. Chakery who will be voted on individually. Motion carried unanimously.*

    *Council Member Headen moved, seconded by Deputy Mayor Pro Tem Johnson, to approve her nomination of Mr. Chakery to the Planning and Zoning Commission. Council Member Del Bosque said that Mr. Chakery is not a good representation nor good fit for the Grand Prairie community due to his negative work with minorities. Deputy Mayor Pro Tem Johnson commented that he was in the same position with Dr. Angela Luckey and feels council should continue to support and respect the mayor and council members' appointments and hopes the council member has vetted this nominee to see if they are a good fit. Council Member Headen said Mr. Chakery has served well in the past with no issues on the Park Board and with Keep Grand Prairie Beautiful and has no criminal history. Mayor Pro Tem Ezeonu believes the council member has a right, if a nominee is not right for a position, that they have a right to vote against.*

    *Voting Yea: Mayor Jensen, Mayor Pro Tem Ezeonu, Deputy Mayor Pro Tem Johnson, Council Member District 1 Clemson, Council Member District 2 Headen, Council Member District 5 Shotwell, Council Member At Large Place 7 Adams Voting Nay: Council Member District 3 Del Bosque, City Council Member District 4 Lopez. Motion carried, 7-2.*

    **APPROVED**

28. Grand Prairie Sports Facilities Development Corporation, Appointment of President of Board of Directors

    *Mayor Pro Tem Ezeonu moved, seconded by Deputy Mayor Pro Tem Johnson, to approve Mayor Jensen as President of the Board. The motion carried unanimously.*

    **APPROVED**

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

    *Mayor Pro Tem Ezeonu moved, seconded by Deputy Mayor Pro Tem Johnson, to table this item. The motion carried unanimously.*

    **TABLED**

30. Accept Special Commissioner's award of compensation to the owner(s) of a 0.3136 acre (or 13,660 square foot) portion of the property located at 1704 Babbling Brook, Grand Prairie, Tarrant County, Texas for the City's condemnation of said Property in the amount of $59,310; Authorize the City Manager, or his designee, to pay said amount to the Tarrant County Clerk to be disbursed to said owner(s) pursuant to law (In re: Cause No. 2025-003349-3, *City of Grand*

*Prairie vs Angela Grace Mulheren, David Mulheren, Cheryl Denise Williams, Et. Al.,* County Court at Law No. 3, Tarrant County, Texas)

*Ms. McGinnis noted the purpose of this item is to consider acceptance of the Special Commissioner's award of compensation to the City for condemnation of said property in the amount of $59,310. Council Member Clemson moved, seconded by Council Member Adams to approve this item. The motion carried unanimously.*

**APPROVED**

31. Public Hearing and resolution authorizing the City Manager to submit grant applications to the Federal Transit Administration (FTA) for funding assistance for Fiscal Year 2026 costs related to the Grand Connection program, and accepting funding in the amount of $170,584 from TxDOT and $20,000 from Dallas County for the same. The total budget to operate the Grand Connection for Fiscal Year 2026 is $1,211,298, of which the City will provide matching funding in the amount of $205,764 (Reviewed by the City Council Development Committee on 07/09/2025)

*Transportation Director Caryl Devries and Transit Manager Monica Law reviewed the Grand Connection budget. Mayor Jensen called for speakers and there were none. Mayor Pro Tem Ezeonu moved, seconded by Council Member Adams, to close the public hearing and approve this item. The motion carried unanimously.*

**ADOPTED**

**RES 5492-2025**

32. Public Hearing and Resolution to expand Public Improvement District No. 5, Forum Estates through the addition of The Preserve at Forum (Reviewed by the Forum Estates PID Advisory Board on 04/23/2025 and the Finance and Government Committee on 05/06/2025)

*Special Districts Administrator Lee Harris noted this is adding a new subdivision on Forum Drive in Dallas County and has met all legal requirements, and there will be a homeowners association. Mayor Jensen called for speakers and there were none. Mayor Pro Tem Ezonu moved, seconded by Deputy Mayor Pro Tem Johnson, to close the public hearing and approve this item. The motion carried unanimously.*

**ADOPTED**

**RES 5493-2025**

33. Public Hearing and Final Reading of Ordinance Adopting the Annexation of Certain Territory Located in the Extraterritorial Jurisdiction of the City of Grand Prairie, Texas, to Wit: an Approximately 157.24 Acre Tract of Land in Ellis County, Texas and Being More Particularly Described and Graphically Depicted in Exhibit "A", Generally Located North of U.S. Highway 67 Including Land Situated in the Leeman Kelsey Survey, Abstract No. 593, the R.M. Wyatt Survey, Abstract No. 1280, and All Adjacent Rights-of-way into the City of Grand Prairie, Texas; Providing for Incorporation of Premises, Amending of the Official City Map, and Acknowledging a Service Plan; Requiring the Filing of this Ordinance with the County Clerk; Prescribing for Effect on Territory, Granting as Appropriate to All the Inhabitants of Said Property All the Rights and Privileges of Other Citizens and Binding Said Inhabitants by All of

the Acts, Ordinances, Resolutions, and Regulations of the City of Grand Prairie, Texas; Providing Cumulative Repealer, Severability, and Savings Clauses; Providing for Engrossment and Enrollment; and Providing an Effective Date

*Deputy City Manager Megan Mahan presented items eighteen and thirty-three together, noting item eighteen is a development agreement and thirty-three is a public hearing. She noted item forty-five is a companion case. Ms. Mahan explained it would annex property into the city and item forty-five is the zoning case. Planning Director and Assistant Planning Director Rashad Jackson and Savannah Ware discussed the plan for a training center and advised this cannot be developed into cryptocurrency mining. They reviewed development standards. Ms. McGinnis noted the developer is waiving rights in item eighteen. Mayor Jensen discussed Senate Bill 840. Matt Moore, 4215 W. Lovers Ln, Suite 250, Dallas, spoke in support. Deputy Mayor Pro Tem Johnson asked if there are spacing requirements for data centers and how they are cooled. Mr. Moore said he is not aware of that requirement and advised they utilize a closed air loop system. Johnson said his concern was about water use; but since it is not water cooled, he no longer has that concern. Council Member Del Bosque asked if there was a need for noise barriers. Mr. Moore said no.*

*Patsy Ray, 2217 El Paso, spoke on this item neutrally and asked how many properties are being considered and what revenue would come for the city. Mayor Jensen confirmed only this property tonight and it depends on what is built there and taxed. Council Member Shotwell asked to clarify the development agreement. Ms. Mahan discussed rights being waived under the senate bill and agreeing to the development standards.*

**ADOPTED**

**ORD 11720-2025**

34. Public Hearing Concerning an Ordinance Adopting the Annexation of Certain Territory Located in the Extraterritorial Jurisdiction of the City of Grand Prairie, Texas, to Wit: Being Five Tracts Totaling Approximately 718.154 Acres of Land in Ellis County, Texas and Being More Particularly Described and Graphically Depicted in Exhibit "A", Generally Located North of U.S. Highway 287 Including a 558.2 Acre Tract of Land Situated in the R.R. Melton Survey, Abstract No. 1276, C.L. Dodson Survey, Abstract No. 292, R. Zeibig Survey, Abstract No. 1272, J.M Pearson Survey, Abstract No. 1268, W.W. Pearson Survey, Abstract No. 1267, S.A. & M.G. RR Co Survey, Abstract No. 1056, G.G. Alford Survey, Abstract No. 23, W.M. Pearson Survey, Abstract No. 880, a 56.26 Acre Tract of Land Situated in the J. Thompson Survey, Abstract No. 1086, and the J. Jones Survey, Abstract No. 583, a 59.21 Acre Tract out of the S.A. & M.G.R.R. Co Survey, Abstract No. 1056, a 23.74 Acre Tract situated in the D. Morgan Survey, Abstract No. 1224 and the J. Jones Survey, Abstract No. 583, a 22.16 Acre Tract Situated in the J. Jones Survey, Abstract No. 583, and All Adjacent Rights-of-way into the City of Grand Prairie, Texas; Providing for Incorporation of Premises, Amending of the Official City Map, and Acknowledging a Service Plan; Requiring the Filing of this Ordinance with the County Clerk; Prescribing for Effect on Territory, Granting as Appropriate to All the Inhabitants of Said Property All the Rights and Privileges of Other Citizens and Binding Said Inhabitants by All of the Acts, Ordinances, Resolutions, and Regulations of the City of Grand Prairie, Texas; Providing Cumulative Repealer, Severability, and Savings Clauses; Providing for Engrossment and Enrollment; and Providing an Effective Date

*Ms. Mahan presented this public hearing item with is an addition to the original development; Mayor Jensen called for speakers and there were none. Mayor Pro Tem Ezeonu moved, seconded by Deputy Mayor Pro Tem Johnson, to close the public hearing and set the hearing for August 5th. The motion carried unanimously.*

**Public Hearing And Reading Held – No Council Action**

## PUBLIC HEARING ZONING APPLICATIONS

35. SUP-25-06-0020 - Specific Use Permit - MEI Industrial Solutions (City Council District 1). Specific Use Permit for a contractor shop with outside storage with heavy equipment in an existing industrial development on 19.27 acres. Lot 1, Block 1, Zachary Addition, City of Grand Prairie, Dallas County, zoned Light Industrial (LI) District, within SH 161 Corridor Overlay, and addressed as 502 W Oakdale Rd (On June 23, 2025, the Planning and Zoning Commission recommended approval by a vote of 7-0)

    *Ms. Ware presented this Specific Use Permit (SUP) item for a contractor shop with outside storage with heavy equipment in an existing industrial development. She reviewed SUP requirements, provided and aerial view and street view of property. MEI Industrial Solutions (MEI) is relocating from another city to Grand Prairie. MEI is a specialty contractor, providing value-add services in the areas of machinery moving, specialty crating and packaging, specialized transportation and delivery/installation services. MEI's operations involve the outside storage of large equipment and machinery. MEI receives components that are temporarily stored on-site until they are prepped and delivered to construction sites. MEI uses specialized equipment to deliver customer equipment for installation at its final destination. She noted the secondary access point will be utilized for Zachary Construction's operations. Additionally, a fence is proposed between the portion of the lot to be used by Zachary Construction. She reviewed their Operational Plan. The Planning and Zoning Commission recommended approval with the following conditions: Development of the property and delineation of uses shall generally comply with proposed site plan; the applicant shall provide a dumpster enclosure measuring a minimum 12 ft. x 12 ft. (inside measurements) that complies with Article 8 of the UDC. The Development Review Committee (DRC) recommends approval with the same conditions plus a third: Expansion of parking areas beyond what is depicted in Exhibit B – Site Plan, shall comply with paving standards as determined by Engineering and PHEQ Departments.*

    *Maxwell Fisher (Applicant), 2502 Grandview Dr, spoke in support. He reviewed the site plan and noted their headquarters is in Coppell, Texas. Mr. Fisher reviewed discussed operations and business hours and discussed outside storage of large equipment. He advised the fence screens outside storage. Council Member Clemson moved, seconded by Council Member Adams, to close the public hearing and approve with conditions. The motion carried unanimously.*

    **ADOPTED**

    **ORD 11721-2025**

36. CPA-25-05-0007 - Comprehensive Plan Amendment - Single Family Attached (City Council District 1). Comprehensive Plan Amendment to change the Future Land Use Map designation from Low Density Residential to Medium Density Residential. Lot 10-R, Block 101, Galveston Addition, formerly Lot 10 and west portion of Lot 9, Block 101, Dalworth Park Addition, City of Grand Prairie, Dallas County, Texas, zoned SF-6, and addressed as 2033 Galveston St (On June 9, 2025, the Planning and Zoning Commission recommended approval by a vote of 7-1)

*Mr. Jackson presented this item to allow for two residential units, reviewed zoning requirements and advised P&Z recommended approval. He noted staff is unable to support because use does not align with the Future Land Use Map (FLUM). Council Member Shotwell asked to clarify if single family is in the surrounding area, single family. Mr. Jackson confirmed there is one building with two units. Kobi McDade, 3722 Constitution Dr, spoke in support of this item. He noted it is family owned property with other family members on adjacent property. Deputy Mayor Pro Tem Johnson noted neighbors do seem concerned since there was no one present to speak. Patsy Ray, 2214 El Paso St, recorded her support of this item. Council Member Clemson said new development there will add to area. She then moved, seconded by Council Member Adams, to close the public hearing and approve items thirty-six and thirty-seven. The motion carried unanimously.*

**ADOPTED**

**ORD 11722-2025**

37. ZON-25-04-0012 - Zoning Change - Single Family Attached Zoning (City Council District 1). Zoning Change from Single Family Six (SF-6) to Single Family Attached (SF-A). Lot 10-R, Block 101, Galveston Addition, formerly Lot 10 and west portion of Lot 9, Block 101, Dalworth Park Addition, City of Grand Prairie, Dallas County, Texas, zoned SF-6, and addressed as 2033 Galveston St (On June 9, 2025, the Planning and Zoning Commission recommended approval by a vote of 7-1)

*William Reese, recorded his support of this item. Patsy Ray, 2214 El Paso St, recorded her support of this item.*

**ADOPTED**

**ORD 11723-2025**

38. ZON-25-04-0014 - Zoning Change/Concept Plan - 826 Forest Oaks (City Council District 2). Amendment to Planned Development-152 District to modify the development standards for the construction of a single-family home on 0.08 acres. A portion of Lot 7, Block 14, Greenwood Addition No. 2, Phase 2, City of Grand Prairie, Dallas County, Texas, zoned PD-152 and addressed as 826 Forest Oaks Dr (On June 9, 2025, the Planning and Zoning Commission recommended approval by a vote of 8-0)

*Mr. Jackson presented this amendment to modify the development standards for the construction of a single-family home to allow the lot to be developed. He reviewed variances requested, and he noted P&Z and staff approve. Mayor Jensen asked if they do not do this, will it sit vacant. Mr. Jackson confirmed. Council Member Headen moved, seconded by Council*

*Member Adams, to close the public hearing and approve this item. There were no speakers. The motion carried unanimously.*

**ADOPTED**

**ORD 11724-2025**

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

*Mr. Jackson presented items thirty-nine and forty together. The proposed amendment is for high density residential multi-family. He advised P&Z recommended approval. For the zoning case Mr. Jackson reviewed existing zoning and the proposed zoning for PD multifamily, and a conceptual building. He advised P&Z recommends with approval and staff recommends approval and notes that multi-family is currently allowed by the existing zoning and most of the site already has a FLUM designation of High Density Residential. Mayor Pro Tem Ezeonu asked if they can build four stories and Mr. Jackson confirmed, under current standards. Council Member Shotwell asked if they have to go through this. Mr. Jackson said a civil permit will be required. There was discussion on max allowable height, whether an ordinance needs to be corrected for twenty covered parking. Council Member Lopez asked if it is one parcel. Mr. Jackson said two PD's, one lot, two parcels.*

*Daniel Box, Attorney with Winstead, 2728 N. Harwood, #500, Dallas, spoke in support. Ashley Bedell, 401 Pennsylvania Parkway, Indianapolis, IN, spoke in support. Ms. Bedell discussed core values, culture and team, reviewed exterior elevations, finishes, masonry and amenities, the establishment of a sense of community, discussed site plan with four story building along Sara Jane Pkwy, building typology; concept for amenities; a dog park. Mr. Box discussed zoning appropriate for use, FLUM surrounding High Density Residential and requesting to unify zoning of site. Mayor Pro Tem Ezeonu advised the corridor buildings typology is not attractive. Mr. Jackson noted the images are 2D and the photos are more 3D. Council Member Headen discussed the site plan phase to review building concepts. Council Member Clemson noted Interstate 20 is important and council wants it to look excellent. Council Member Shotwell asked if they plan to have this gated and noted Police has a couple of programs to consider, and if gated there is a license plate reader program system that could be helpful in design. Ms. Bedell confirmed. Council Member Headen asked if Garrett are builders and developers. Ms. Bedell confirmed said depending on the market, they assume holding their properties. Council Member Headen moved, seconded by Deputy Mayor Pro Tem Johnson, to table items thirty-nine and forty to the next meeting. Council Member Shotwell made a correction noting they are recommending 70% covered parking. The motion carried unanimously.*

**TABLED to the August 5, 2025, City Council Meeting**

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

*Daniel Box, Attorney with Winstead, 2728 N. Harwood, #500, Dallas, spoke in support. Ashley Bedell, 401 Pennsylvania Parkway, Indianapolis, IN, spoke in support.*

**TABLED to the August 5, 2025, City Council Meeting**

41. TAM-25-05-0002 - Text Amendment - Article 4, Section 16: Lodging Facilities. An Ordinance of the City of Grand Prairie, Texas, amending Article 4, Section 16: Lodging Facilities of the Unified Development Code to lower the Minimum Size Requirements for Hotel Pools and clarify Amenity Requirements for Tier 1, 2, and 3 Hotels; Establishing a Penalty Clause; Repealing all Ordinances or Parts of Ordinances in Conflict Herewith; Containing a Savings Clause and a Severability Clause; and Establishing the Effective Date as the Date of Passage and Approval (On June 9, 2025, the Planning and Zoning Commission recommended approval by a vote of 8-0)

*Mr. Jackson noted this amendment is to address issues with lodging facilities and hotels regarding pools to decrease minimum pool requirement to 1000 sf. Mayor Pro Tem Ezeonu moved, seconded by Deputy Mayor Pro Tem Johnson, to close the public hearing and to approve this item. The motion carried unanimously.*

**ADOPTED**

**ORD 11725-2025**

42. SUP-25-05-0016 - Specific Use Permit - Rio's Brewing Company (City Council District 2). Specific Use Permit for a restaurant (with alcohol sales including entertainment) in an existing commercial lease space on 1.56 acres. Lot 1R2, Block A, 161 Toll Road Retail Corners Addition, City of Grand Prairie, Dallas County, zoned Planned Development-294 District, within SH 161 Corridor Overlay, and addressed as 1015 Ikea Place, Suite 500 (On June 23, 2025, the Planning and Zoning Commission recommended approval with conditions by a vote of 7-0)

*Mr. Jackson presented this SUP request noting the owner is separating from the franchise and is adding an entertainment component. Mayor Jensen called for speakers and there were none. Mr. Jackson advised P&Z recommended approval with conditions: Operations shall be in compliance with TDSHS – Texas Food Establishment Rules and Local Ordinances regarding food service; no live music shall be allowed outdoors. Live music played indoors shall not be*

*amplified on outdoor speakers. Mr. Jackson reviewed their operational plan and floor plan. Council Member Headen moved, seconded by Mayor Pro Tem Ezeonu, to close the public hearing and approve this item. The motion carried unanimously.*

**ADOPTED**

**ORD 11726-2025**

43. CPA-25-05-0009– Comprehensive Plan Amendment – Amend the 2018 Comprehensive Plan by updating the Master Thoroughfare Plan and Map to remove a planned Collector, 2-lane Undivided (C2U) roadway located between E Tarrant Road and IH 30 EB Frontage Road east of Stadium Drive (On June 23, 2025, the Planning and Zoning Commission recommended approval by a vote of 5-2) A proposed SUP/Site Plan for a multi-family project has been designed so that removal of the road is necessary. While staff believes the area would be better with the road, the Traffic Impact Analysis (TIA) states that the removal of this proposed Master Thoroughfare Plan road from the Plan would not negatively impact the area.

    *Transportation Planner Brett Huntsman presented this item to remove the two lane undivided roadway to allow for development and noted a Traffic Impact Analysis was used, and results of the analysis proposed shared access drive. He recommended this with item along with item forty-four.*

    *Mr. Jackson Rashad presented item forty-four. He reviewed the site plan with seven buildings, the landscape plan and building elevations. Mr. Jackson discussed requested variances, noting the proposed use aligns with the general location of multi-family per the long-range Gateway Concept Plan, but the elevations of the project are inconsistent with the design goals for the Gateway Plan area. He advised P&Z recommended approval with conditions: the project shall meet the minimum requirement for site trees; the applicant shall provide a tree survey and mitigation plan with the application for a Final Plat; Council Member Shotwell reviewed variances, footprint of buildings, tree survey and providing credit for cleaning out junk trees.*

    *Scott Miller, 7902 Briar Brook, spoke in support. He discussed multifamily development at Beltline and I-30, noting he has worked with Council Member Shotwell on the design of the plan. Mr. Miller advised he is withdrawing his request for variance on trees and advised it is densely wooded on the single family side. Council Member Lopez asked to clarify the rendering, noted the Omni Plan bar is set high and asked if there is a way to make them look better. Mr. Miller advised the four residential buildings front Interstate 30 and they are building high quality elevation, using close to 30% glazing. Council Member Del Bosque noted this is the entertainment district and they do not want to settle. Mr. Miller advised the image is what he is planning to build. There was discussion on the number of apartments. Council Member Shotwell advised each end of the building has the appearance of three story buildings. Sandy Disbrow, did not wish to speak but recorded support. Council Member Shotwell moved, seconded by Council Member Headen, to close the public hearing and approve items forty-three and forty-four allowing all variances and minimum trees at 150. Council Member Johnson asked to substitute the motion to require the required number of trees. It failed for a lack of second to the amended motion. Council Member Lopez asked the applicant to work with staff to see what other enhancements – maybe more lighting and stone – can be included. Council Member Shotwell's motion passed unanimously.*

    **ADOPTED**

**ORD 11727-2025**

44. SUP-25-05-0017 - Specific Use Permit/Site Plan - FoxFern Multi-Family (City Council District 5). Specific Use Permit and Site Plan for a Multi-Family Development with 301 units on 11.6 acres. Tracts 8.7, 8.8, 8.9, 8.11, 8.12, and 9 and portions of Tracts 8.5 and 8.6, Michael Farrans Survey, Abstract No. 469, City of Grand Prairie, Dallas County, Texas, zoned PD-217, within the IH 30 and Belt Line Corridor Overlay Districts, 1800 IH 30 HWY, 200 E Tarrant Rd, and 320 E Tarrant Rd, and generally located south of W IH 30, north of E Tarrant Rd, and east of Stadium Dr (On June 23, 2025, the Planning and Zoning Commission recommended approval by a vote of 5-2)

*Scott Miller, 7902 Briar Brook, spoke in support of this item. Sandy Disbrow, 5220 McKinney Ave, Suite 300, Dallas, recorded her support.*

**ADOPTED**

**ORD 11728-2025**

45. ZON-25-03-0007 - Zoning Change/Concept Plan - Miller Road Development. Zoning Change creating a Planned Development District for Light Industrial with Data Center Use and a Concept Plan depicting six buildings and an electric substation. 157.27 Acres out of the Leeman Kelsey Survey, Abstract No. 593 and the R.M. Wyatt Survey, Abstract No. 1280, Grand Prairie Extraterritorial Jurisdiction, Ellis County, Texas, generally located north of Hwy 67 and west of Miller Rd, Parcel ID 186390 (On June 23, 2025, the Planning and Zoning Commission recommended approval by a vote of 7-0)

*Mr. Jackson presented this item noting the developer wants to be annexed into the city for light industrial with data use. He reviewed the concept plan, conceptual elevation and PD standards. Mr. Jackson advised P&Z recommended approval and staff also recommended approval with condition. Cryptocurrency mining shall be considered a separate use from Data Center and shall not be allowed within the proposed Planned Development District.*

*Matt Moore, 4215 W. Lovers Ln, Suite 250, Dallas, recorded support and was available for questions. Deputy Mayor Pro Tem Johnson moved, second by Mayor Pro Tem Ezeonu, to close the public hearing and approve this item. The motion carried, 8-0 (Council Member Headen stepped out of the room before the vote and returned shortly after the vote.)*

**ADOPTED**

**ORD 11729-2025**

46. CPA-25-06-0013 – Comprehensive Plan Amendment – Lakesong Medium Residential (City Council District 6). Comprehensive Plan Amendment to change the Future Land Use Map (FLUM) designation from Low Density Residential and Open Space/Drainage to Medium Density Residential on 719 acres. Multiple tracts of land out of the D. Morgan Survey, Abstract No. 1224, J. Jones Survey, Abstract No. 583, S.A. & M.G.R.R. Co. Survey, Abstract No. 1056, J. Thompson Survey, Abstract No. 1086, R.R. Melton Survey, Abstract No. 1276, C.L. Dodson Survey, Abstract No. 292, R. Zeibig Survey, Abstract No. 1272, J.M. Pearson Survey, Abstract

No. 1268, W.W. Pearson Survey, Abstract No. 1267, G.G. Alford Survey, Abstract No. 23, W.M. Pearson Survey, Abstract No. 880, City of Grand Prairie and City of Grand Prairie Extraterritorial Jurisdiction, Ellis County, Texas, Parcel Numbers 234939, 204765, 191456, 308076, and 192962 (On June 23, 2025, the Planning and Zoning Commission recommended approval by a vote of 7-0)

*Scott Farrar, 4961 Gifco Rd, submitted a speaker card. Casey Stevenson, 8200 Douglas Ave, Ste. 300, recorded his support. David Husbands, 4710 Gifco Rd., recorded his opposition.*

**TABLED**

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

    *Scott Farrar, 4961 Gifco Rd, submitted a speaker card. Casey Stevenson, 8200 Douglas Ave, Ste. 300, recorded his support. David Husbands, 4710 Gifco Rd., recorded his opposition.*

    *Mayor Pro Tem Ezeonu moved, seconded by Council Member Clemson, to table items forty-six and forty-seven to the August 5th City Council meeting. The motion carried unanimously.*

    **TABLED**

**CITIZEN COMMENTS**

*Patsy Ray, 2217 El Paso, was not present to speak when called upon.*

**ADJOURNMENT**

*Mayor Jensen adjourned the meeting at 7:58 p.m.*

*The foregoing minutes were approved at the August 5, 2025, City Council meeting.*

*Mona Lisa Galicia, City Secretary*