CITY OF GRAND PRAIRIE

City Hall
300 W. Main Street
Grand Prairie, Texas

MINUTES

City Council Meeting

Tuesday, November 04, 2025 **4:30 PM** **City Hall - Briefing Room**

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 3 Mike Del Bosque
Council Member District 4 John Lopez
Council Member District 5 Tony Shotwell
Council Member At Large Place 7 Bessye Adams

ABSENT
Council Member District 2 Jacquin Headen

STAFF PRESENTATIONS

1. Public Comments During Opening Meetings

   City Attorney Mel McGinnis reviewed the proposed change to public comments ordinance effective 01/01/2025. There was discussion among mayor and council with suggested time limits, on decorum and whether or not to allow for online registration.

   PRESENTED

2. 2026 Proposed City Council Meeting Schedule

   City Manager William A. Hills reviewed a proposed council meeting calendar for 2026 containing twelve regular meeting dates, five work sessions and one retreat. He reviewed the Code of Ordinances relating to required day, time and place of regular meetings; and he discussed advantages of having the proposed schedule to allow staff to have a more effective way to provide quality information to council. There was discussion on how the new schedule would impact staff in getting the work completed, how this would possibly limit the public in how often they can attend a meeting to speak, its effect on the Planning and Zoning case schedule and how such a change would be communicated to the public.

   PRESENTED

3. Prairie Lights Updates

Parks Arts and Recreation Director Ray Cerda, Parks Administration and Community Engagement Manager Kelly Eddlemon and Special Events Manager Emily Linares, provided information on new displays, an interactive experience, VIP night, planned specialty nights, promotions and coupons. Communications and Marketing Director Claudia Garibay discussed advertising strategy and provided examples of ads already pushed out.

PRESENTED

AGENDA REVIEW

Mayor Pro Tem Ezeonu asked Council if they had any questions on Consent Agenda items. Mayor Jensen said he would be recusing himself from hearing item ten and filed the proper paperwork with the City Secretary. Council Member Adams asked to clarify items nineteen and twenty. Economic Development Director Tony Ramirez advised every city has six designations to qualify for rebates and the last one the city completed was done in 2023 for Leer. Council Member Adams asked to clarify high risk areas regarding item twenty. Management Service Director Thao Vo indicated it is an annual citywide risk assessment and includes anything dealing with finances.

EXECUTIVE SESSION

Mayor Jensen called a closed session 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

6:30 PM Council Chambers

RECONVENE MEETING

Invocation led by Vickie Cheek of Calvary Family Worship.

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

PRESENTATIONS

4. Letter of Recognition of Nu Pi Lambda Day

   Mayor Jensen read and presented the recognition letter for forty years of service.

   PRESENTED

CONSENT AGENDA

Mayor Pro Tem Ezeonu moved, seconded by Deputy Mayor Pro Tem Johnson, to approve items five through nine, pull item ten to Individual Consideration, and approve items eleven through twenty-three. The motion carried unanimously.

5. Minutes of the August 18, 2025, Special City Council Meeting and the October 14, 2025, City Council meeting

Approved on Consent Agenda

6. Boards and Commissions – Appointment to fill a vacancy on the Animal Shelter Advisory Committee

Approved on Consent Agenda

7. Westchester PID Change Order/Amendment No. 1 with Site Landscape Development for Tree Services (Pruning along Westchester Parkway, Dechman, Newberry, Bardin, Morningside, and Polo) in the amount of $179,301.84, for a one year term (Council Districts 2 and 6) Approved by the Westchester PID Advisory Board on 7/29/2025

Approved on Consent Agenda

8. Authorize and confirm the dedication of a 1,644 square foot Drainage Easement located on a portion of Lot 1, Big Cedar Ranch Addition in the W. H. Beeman Survey, Abstract No. 126, commonly known address of 4333 Matthew Road, Grand Prairie, Dallas County, Texas from Terry J. Wright and Nancy M. Wright to the City of Grand Prairie for anticipated recording costs of the easement and its supporting easement up to $100.00 for a total cost of $100.00; Authorize the City Manager to execute any and all legal instruments necessary for the same (Reviewed by the City Council Development Committee on 10/27/2025)

Approved on Consent Agenda

9. Change Order #3 to Construction Services Contract with Gra-Tex Utilities, Inc. for the Carrier Parkway Wastewater Median Improvements Project in the amount of $179,383.00 for Additional Streetlight Support Improvements, bringing the total contract amount to $2,364,139.50 (Reviewed by the City Council Development Committee on 10/27/2025)

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

Approved on Consent Agenda

10. Approval of an Access Agreement with TEP Barnett USA, LLC to allow for 5,800 linear feet of temporary surface laid water lines to supply water to the Barnes Carpo gas well pad site (Reviewed by the City Council Development Committee on 10/27/2025)

Mayor Jensen recused himself from hearing this item and left the dais. Mayor Pro Tem Ezeonu took Mayor Jensen's seat at the dais. Public Health Director Cindy Mendez provided information regarding the access agreement to allow TEP Barnett USA to lay 5,800 linear feet of pipe in the right of way of Lake Ridge Parkway for water. Deputy Mayor Pro Tem Johnson moved, seconded by Council Member Adams, to approve this item as presented by staff. The motion carried, 7-0.

APPROVED

11. Award bid for the completion of one residential reconstruction project as part of the HOME Reconstruction Program to Symone Construction Services, in the amount of $174,378.00 (Reviewed by the Finance and Government Committee on 10/28/2025)

Approved on Consent Agenda

12. Contract with Thatch Engineering, LLC for the purchase and installation of two hot water heaters and two boilers for the Summit through a national interlocal cooperative agreement with The Interlocal Purchasing System (TIPS) in the amount of $493,088.12 (Reviewed by the Finance and Government Committee on 10/28/2025)

    Approved on Consent Agenda

13. Construction contract with RLM Earthco for Turner Park Phase II construction in the amount of $2,563,336.71; include a 3% contingency in the amount of $76,900.10 for a total construction cost of $2,640,236.81; and allocate $124,851.08 from the Tree Preservation Fund for the purchase and installation of 39 trees (Reviewed by the Finance and Government Committee on 10/28/2025)

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

    Approved on Consent Agenda

14. Annual contract with Josh Barnett Productions, Inc., for design and construction of Prairie Lights displays for up to $600,000 annually plus a 48% revenue share to vendor on ticket sales after initial spend has been recovered. Contract shall be for one year with the option to renew for nine additional one-year terms totaling $6,000,000.00 if all extensions are renewed (Reviewed by the Finance & Government Committee on 10/28/2025)

    Approved on Consent Agenda

15. Contract for the demolition and replacement of the swimming pool filtration system at the Bowles Pool from Sunbelt Pools Inc., in an amount of $119,398.40 through BuyBoard contract and include a 3% contingency in the amount of $3,581.95 for a total amount of $122,980.35 (Reviewed by the Finance and Government Committee on 10/28/25)

    Approved on Consent Agenda

16. Professional Services Contract with Westwood Professional Services, Inc. for traffic signal design at the intersection of Post and Paddock Road and Paddock Way Drive in an amount not to exceed $108,000.00 (Reviewed by Finance and Government Committee on 10/28/2025)

    Approved on Consent Agenda

17. Construction Contract Amendment No. 1 with Fransen-Pittman Construction Co., Inc. accepting the Guaranteed Maximum Price (GMP) for the City Hall Campus Performance Stage Project in the amount of $5,554,239.00; Authorizing an owner-controlled construction contingency in the amount of $276,796.36; Authorizing an owner-controlled supplemental audio/visual allowance of $215,000.00; owner-controlled furniture, fixtures and equipment (FF&E) allowance of $25,000.00, and an Oncor franchise utility allowance of $10,000.00 for a total funding request of $6,081,035.36 (Reviewed by the Finance & Government Committee on 10/28/2025)

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

    Approved on Consent Agenda

18. Change Order # 2 in the amount of $205,051.63 for the addition of Motorola Managed Services and Microwave Support for Fire Station 11 New Radio Site (RF Subsite) to the Annual contract with Motorola Solutions for a total cost of $6,342,642.85 (Reviewed by the Finance and Government Committee on 10/28/2025)

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

Approved on Consent Agenda

19. Resolution Nominating Modine Manufacturing Company for Texas Enterprise Zone Project Designation under the Texas Enterprise Program, administered by the Office of the Governor Economic Development and Tourism through the Economic Development Bank. The Texas Enterprise Zone Program is a state sales and use tax refund program designed to encourage private investment and job creation.

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

ADOPTED

RES 5507-2025

20. Resolution Adopting the Fiscal Year 2026 Internal Audit Work Plan (Reviewed by the Finance and Government Committee on 10/28/2025)

ADOPTED

RES 5508-2025

21. Resolution Adopting the Debt Disclosure Policy and Designating the Director of Management Services as the City's Disclosure Working Group (DWG) Chair (Reviewed by the Finance and Government Committee on 10/28/2025)

ADOPTED

RES 5509-2025

22. Ordinance Amending the FY 2025/2026 Operating Budget (Reviewed by the Finance and Government Committee on 10/28/2025)

ADOPTED

ORD 11800-2025

23. Ordinance abandoning two adjacent 10 ft Public Utility and Drainage Easements, totaling 0.109 acres on a portion of property replated as Lot 2577-R, Block Q, Lake Ridge Section 20, at 3248 Koscher Drive, Grand Prairie, Dallas County, Texas and authorizing the City Manager or his designee, to execute any and all related documentation necessary for said abandonment (Reviewed by the City Council Development Committee on 10/27/2025)

ADOPTED

ORD 11801-2025

ITEMS FOR INDIVIDUAL CONSIDERATION

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

City Attorney Maleshia McGinnis presented the proposed ordinance. Mayor Pro Tem Ezeonu reviewed the proposed changes: to move the speaker registration deadline to be at the start of the meeting regardless of the time, moving Citizen Comments to the beginning following the Consent Agenda, for all Consent Agenda items a total of five minutes to speak, and three minutes for all Individual Consideration items and three minutes for Citizen Comments. Harold Willis, 538 Lindly, spoke in opposition of this item. Mayor Pro Tem Ezeonu moved, seconded by Deputy Mayor Pro Tem Johnson, to approve item twenty-four with the following changes: change to Section 1 – sign up deadline to speak on any item or for citizen comments will be at the beginning of the meeting before the mayor gavels in the meeting. Will be moving Citizen Comments to the beginning of the meeting following the Consent Agenda, a total of five minutes per speaker to speak, whether they want to speak on one or multiple Consent Agenda items, and three minutes for all Individual Consideration items and three minutes for Citizen Comments. Changes to Section 2 - all speakers shall observe the rules and decorum the same as city council and exhibit orderly and respectful conduct. Council Member Shotwell asked to amend the motion to have a shorten version of these requirements are read at the beginning of each meeting. Mayor Pro Tem Ezeonu accepted the amendment and Deputy Mayor Pro Tem Johnson seconded the amendment. Council Member Lopez asked to confirm with Consent Agenda limited to five minutes to speak, can minutes be extended if staff takes time to answer questions. Mayor Jensen noted the chair will have discretion to extend time or to ask the speakers to get with staff later. Ms. McGinnis said the current code provision indicates any questions council takes to ask questions of the speaker are not counted against their time. Mayor Jensen said that Grand Prairie is more liberal with these rules than any other city in the DFW metroplex. Council Member Shotwell said any rulings can be overruled by majority of council, and Mayor Jensen confirmed. Voting Yea: Mayor Jensen, Mayor Pro Tem Ezeonu, Deputy Mayor Pro Tem Johnson, Council Member District 1 Clemson, City Council Member District 4 Lopez, Council Member District 5 Shotwell, Council Member At Large Place 7 Adams. Voting Nay: Council Member District 3 Del Bosque. Motion carried 7-1.

ADOPTED with Amendments

ORD 11802-2025

25. Action Item Resulting from Staff Presentation: 2026 Proposed City Council Meeting Schedule

City Manager Hills advised this was discussed at briefing and reminded Council that at least one Council meeting a month is required and he reviewed proposed schedule. Harold Willis, 538 Lindly, recorded support of this item and noted he has issue with the briefing session starting at 4:30 p.m. while people are working. Mayor Pro Tem Ezeonu advised he opposes this item and supports two council meetings a month. Council Member Shotwell expressed opposition and noted if this passes it would be a hinderance to applicants and the development calendar. Council Member Adams advised she supports the change and supports receiving

more in-depth, detailed information from staff, noting if it does not work it can be changed back. Deputy Mayor Pro Tem Johnson supports the change, noting work sessions will be longer in order to drill down into details, and confirmed they can return to the current process the following year if council feels the need to change it back. There was discussion on possible hybrid agendas to include workshops, adjusting work sessions and the current change in posting requirements. Mayor Jensen confirmed workshops can be added as needed.

Motion made by Deputy Mayor Pro Tem Johnson to approve this item as presented by staff, Seconded by Council Member Adams. Voting Yea: Deputy Mayor Pro Tem Johnson, Council Member District 1 Clemson, Council Member District 3 Del Bosque, Council Member At Large Place 7 Adams. Voting Nay: Mayor Jensen, Mayor Pro Tem Ezeonu, Council Member District 5 Shotwell, and Council Member District 4 Lopez; Motion failed for lack of majority, 4-4.

DENIED

26. Resolution Casting City of Grand Prairie Votes to Elect Directors of the Tarrant Appraisal District Board, Dallas Central Appraisal District Board and Ellis Appraisal District Board for 2026

City Secretary Mona Lisa Galicia reviewed votes available to cast and the resolution. Harold Willis, 538 Lindly, and Sayeda Syed, 6705 Sapphire Circle North, Colleyville, spoke in support of this item. Eric Crile, 11325 Gale Ridge Ter., was present but did not speak nor did he record support/opposition. Mayor Pro Tem Ezeonu moved to give Tarrant Appraisal District votes as follows: nine to Ms. Sayed, nine to Ms. Burgess and nine to Mr. Crile, two votes each candidate to Ellis County Appraisal District candidates, for Dallas Appraisal District one vote to each candidate plus 4 additional votes to Clairston and five votes to Salal. Deputy Mayor Pro Tem Johnson seconded the motion. There was discussion on how votes are divided for nominees, whether candidates support annual appraisals and whether candidate Sayed has any controversial matters pending. Council Member Clemson noted Ms. Sayed is always prepared and provided good information. Clemson requested a friendly amendment to give Ms. Sayed twice as many votes as the others, noting Mr. Crile has been present and spoken in the past but other candidates have not. Deputy Mayor Pro Tem Johnson seconded motion. Mayor Pro Tem Ezeonu did not accept the friendly amendment. Ms. Clemson suggested giving eighteen votes to Sayed and nine to Crile. There was discussion on dividing the number of Tarrant County votes and giving each candidate votes in order to have the ability to partake in voting later should there be a recall Council Member Shotwell also supports giving one vote to each candidate. Council Member Shotwell asked to amend the amendment to the motion to include one vote for Mr. Alfred and one for Ms. Burgess, seventeen for Ms. Sayed and eight for Mr. Crile and one each for the Dallas candidates and Ms. Clemson accepted it. Those in favor of Council Member Clemson's amended amendment: Mayor Jensen, Deputy Mayor Pro Tem Johnson, Council Member Clemson, Council Member Shotwell, Council Member Del Bosque. Those opposed: Mayor Pro Tem Ezeonu, Council Member Adams and Council Member Lopez. Council Member Clemson's amendment passes, 5-3. Those in favor of Mayor Pro Tem Ezeonu's motion with the added amendment: Mayor Jensen, Deputy Mayor Pro Tem Johnson, Council Member Clemson, Council Member Shotwell, Council Member Del Bosque, Council Member Adams, Council Member Lopez. Those opposed: Mayor Pro Tem Ezeonu, 7-1.

ADOPTED

RES 5510-2025

PLANNING AND ZONING FOR INDIVIDUAL CONSIDERATION

27. STP-25-08-0029 - Site Plan - Warehouse at 2478 W Main St (City Council District 1). Site Plan to construct a one-story warehouse on 1.10 acres. Lot 21R2, Block 1, Dalworth Park Addition, City of Grand Prairie, Tarrant County, Texas, zoned Light Industrial, and addressed as 2478 W Main St (On October 28, 2025, the Planning and Zoning Commission recommended approval by a vote of 7-0)

    Planning and Development Assistant Director Savannah Ware presented this site plan request to build a 20,000 square-foot, 1-story warehouse building on 1.10 acres. She noted the property meets the density requirements and reviewed landscape and screening requirements. Ms. Ware discussed a requested variance to allow truck docks along or parallel to a public street. She advised the Planning and Zoning (P&Z), and the Development Review Committee (DRC) recommended approval. Council Member Clemson inquired if there was any screening around building and Ms. Ware said no. Council Member Shotwell asked if 25th Street is wide enough, and Ms. Ware confirmed. Council Member Clemson moved, seconded by Deputy Mayor Pro Tem Johnson, to approve this item. The motion carries, 8-0.

    APPROVED

28. STP-25-08-0031 - Site Plan - Hardrock Road Redevelopment (City Council District 1). Site Plan for industrial warehouses on 16.832 acres. Multiple tracts out of the John C Read Survey, abstract No. 1183, including Tracts 1, 4, 5, 7, 8, 9, 10, 12, 13, S7A, S-7-A, City of Grand Prairie, Dallas County, Texas, zoned PD-462A, within the SH 161 Corridor Overlay District, and addressed as 3514-3560 Hardrock Rd and 4701 Rock Island Rd (On October 28,2025, the Planning and Zoning Commission recommended approval with conditions by a vote of 7-0)

    Ms. Ware reviewed site plan to construct two office/warehouse buildings with a total floor area of 248,858 sq. ft. on 13.88 acres. She discussed the requested variance to allow reduction of the required 20 feet of landscaping to provide 10 feet along SH 161 and 10 feet along Hardrock Road. Ms. Ware reviewed the building elevations. She noted P&Z and DRC recommended approval with conditions: line-of-sight drawing shall be provided prior to Civil Engineering Plans being issued to ensure the provided screening is higher than the truck height; A noise study must be approved by the Public Health and Environmental Quality (PHEQ) before the issuance of a Building Permit; A drainage study or detention shall be provided to show no adverse impact on other properties, the receiving creek, and existing drainage infrastructure. Any increase in run-off into the existing storm drain system shall be approved by the Engineering Department and TxDOT during the Civil Engineering Plan review; A public drainage easement shall be provided for taking off-site runoff through the site, and the conveyance system shall be designed and constructed to the City Standards; the landscape buffer along SH 161 shall be increased to 18 feet to allow street trees to be planted outside utility easements.

    Hamilton Peck, 401 E Palace Pkwy., recorded his support and was available for questions.

The following recorded support but did not speak: 2999 Olympus Blvd., Dallas; Levi Hermes, 4925 Greenville Ave, Ste 1200, Dallas; Barry Sanders, 2126 Westfield St, Jonathan Tooley, 2125 Bardin Rd.

Council Member Clemson moved, seconded by Council Member Adams, to approve this item with recommendations. The motion carried unanimously, 8-0.

APPROVED

PUBLIC HEARING ZONING APPLICATIONS

29. 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)

    Ms. Ware presented items twenty-nine and thirty together. She advised the purpose of this request is to amend the Future Land Use Map to align with the proposed zoning change being requested by the applicant who is requesting a zoning change to allow for office and neighborhood services uses at this location. She advised the applicant is requesting to rezone the property to allow the construction of two multi-tenant office buildings. Ms. Ware reviewed permitted and prohibited uses, the concept and landscape plans and elevations. She noted two opposition letters were received. Ms. Ware advised the P&Z approved with conditions: the applicant shall plat the property prior to obtaining a building permit; the applicant shall be required to go through the Site Plan process and comply with both UDC and Appendix F standards including building elevations and landscape requirements; an 8-foot masonry screening wall shall be provided where the property abuts residential uses along the western, northern, and eastern property lines. She advised staff is unable to recommend approval of this request since the office use is inconsistent with the FLUM and surrounding land use.

    Randall Garrett, 8760 CR 612, Mansfield, spoke in support of this item. He said he owns the property, noted the house was built in the 1940's and approximately ten thousand cars drive by the property a day. He said residential would not work there. Deputy Mayor Pro Tem Johnson moved, seconded by Mayor Pro Tem Ezeonu, to close the public hearing and approve items twenty-nine and thirty. The motion carried unanimously.

    ADOPTED

    ORD 11803-2025

30. 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)

ADOPTED

ORD 11804-2025

31. CPA-25-09-0021 - Comprehensive Plan Amendment – 402 & 406 NW 20th St. (City Council District 5). Amendment to change the Future Land Use Map designation from Commercial/Retail/Office to Low Density Residential on 0.34 acres. Lots 11 and 12, Block 169, Dalworth Park Addition, City of Grand Prairie, Dallas County, Texas, zoned General Retail (GR) District, within the SH 161 Corridor Overlay, and addressed as 402 & 406 NW 20th Street (On October 14, 2025, the Planning and Zoning Commission recommended approval by a vote of 9-0)

    Ms. Ware presented items thirty-one and thirty-two together noting the applicant is requesting to change the Future Land Use Map designation from Commercial/Retail/Office to Low Density Residential and a zoning change on the subject property from Commercial to Single Family-Six in order to construct two new single family homes on two existing lots P&Z recommended approval staff cannot support. Chris Brickman, 402 & 406 NW 20th, recorded support and was available for questions. Council Member Shotwell moved, seconded by Deputy Mayor Pro Tem Johnson, to close the public hearing and approve items thirty-one and thirty-two with staff and P&Z recommendations. The motion carried unanimously, 8-0.

    ADOPTED

    ORD 11805-2025

32. ZON-25-08-0031 - Zoning Change – 402 & 406 NW 20th St. (City Council District 5). Zoning Change from General Retail (GR) to Single Family Six (SF-6) on 0.34 acres. Lots 11 and 12, Block 169, Dalworth Park Addition, City of Grand Prairie, Dallas County, Texas, zoned General Retail (GR) District, within the SH 161 Corridor Overlay, and addressed as 402 and 406 NW 20th Street (On October 14, 2025, the Planning and Zoning Commission recommended approval by a vote of 9-0)

    Chris Brickman, 402 & 406 NW 20th, recorded his support of this item.

    ADOPTED

    ORD 11806-2025

33. SUP-25-08-0030 - Specific Use Permit - Registered Group Home (City Council District 4). Specific Use Permit for a Registered Group Home on 0.15 acres. Lot 4, Block D, Kingswood Forest Addition Phase I, City of Grand Prairie, Tarrant County, zoned Planned Development-169 (PD-169) district, and addressed as 2747 Sedgemoor Dr (On October 14, 2025, the Planning and Zoning Commission recommended approval by a vote of 9-0)

Ms. Ware presented this request for a Specific Use Permit for a registered group home. She reviewed aerial view and advised applicant is requesting to operate a Registered Group Home, which requires City Council approval of a Specific Use Permit when located within 2500 feet of another group living residential use. All Group Living Units are now required to register with the city per ordinance. A nearby group home registered before the applicant triggering a Specific Use Permit for this location. She noted operations are regulated by the Texas Health and Human Services Commission. Ms. Ware reviewed their operation plan, which includes security and noted fourteen letters of opposition were received. She advised P&Z recommended approval and the DRC recommended approval with conditions: The number of occupants shall not exceed 6; the applicant must comply with all applicable building codes; a fire suppression system, approved and inspected by the Fire Marshal, is required; must maintain compliance with state regulations and local ordinances; must be an approved registered group home facility in the City of Grand Prairie to operate; the applicant shall maintain all required state licenses; a Certificate of Occupancy is required.

Applicant TaNishcia Moore, 2112 Deniro Dr., Fort Worth, spoke in support, noting she already has a home she has been operating since 2019 and is seeking to add additional residents and to be licensed by the state. Council Member Shotwell asked how big the home is, and Ms. Moore responded four bedrooms, 2600 sq feet. with 2.5 baths, includes three residents, and one employee per shift is there twenty-four hours a day. She also noted depending on care needed, there may be an additional staff member there. Ms. Moore advised the property has a four car driveway with a double car garage.

Harold Willis, 538 Lindly, spoke in opposition of this item and inquired about the fire suppression system. Fire Chief Robert Fite described the system that suppresses fire noting the fire marshal would determine based on occupancy. Mr. Willis asked how many 9-1-1 calls have been made to this home and Police Chief Daniel Scesney advised this site has had a few calls, all medical related. Council Member Lopez move, seconded by Deputy Mayor Pro Tem Johnson, to table this item to the December 16, 2025, City Council meeting. The motion carried unanimously, 8-0.

TABLED

34. SUP-25-08-0032 - Specific Use Permit - KCE Champions at ILTX Heritage (City Council District 6). Specific Use Permit for a Child Day Care use for a Before & Afterschool Child Care Program for Pre-Kindergarten (Pre-K) aged children on 25.597 acres. Lot 1, Block 1, IL Texas Heritage K-8 Addition, City of Grand Prairie, Ellis County, Texas, zoned PD-322A, and addressed as 10701 Heritage Pkwy (On October 14, 2025, the Planning and Zoning Commission recommended approval by a vote of 9-0)

Ms. Ware reviewed the request for a Specific Use Permit for a Child Day Care use for a before and after school Child Care Program for Pre-Kindergarten aged children. She reviewed the aerial view and proposed operations. Ms. Ware advised two letters in opposition and two letters of support were received. She noted the P&Z and DRC recommended approval. Deputy Mayor Pro Tem Johnson moved, seconded by Mayor Pro Tem Ezeonu, to table this item to the December 16, 2025, City Council meeting. The motion carried unanimously, 8-0.

TABLED

35. SUP-25-09-0037 - Specific Use Permit - Back Nine Golf Simulator (City Council District 4). Specific Use Permit for an Amusement Services (Indoor) facility on 0.917 acre. Lot 2R-1, Block 1, JAI Addition, City of Grand Prairie, Tarrant County, Texas, zoned PD-465, and addressed as 2800 W Camp Wisdom Rd (On October 14, 2025, the Planning and Zoning Commission recommended approval by a vote of 9-0)

Ms. Ware reviewed the Specific Use Permit request for Amusement Services for a franchise of Back Nine. The applicant is proposing a tenant finish-out to open a commercial amusement indoor golf simulator facility. She reviewed location information and proposed operations, access, capacity and staffing. Ms. Ware confirmed there would be no sale of food and beverage, but customers can bring their own. She noted P&Z and DRC recommended approval. Applicant Ricardo Davila, 4533 Marble Arch, recorded his support. He noted the business is by membership only, not open to public and has a country club atmosphere. Deputy Mayor Pro Tem Johnson asked to confirm the operation hours. Mr. Davila advised they would be open twenty-four hours a day, seven days a week for members and would not be serving alcohol. Council Member Shotwell asked if it was BYOB and whether an employee would be onsite. Mr. Davila confirmed BYOB is allowed but no employees would be on site. Deputy Mayor Pro Tem Johnson expressed concern that if there is an issue there, Mr. Davila would not be able to respond to it. Motion made by City Council Member District 4 Lopez to close the public hearing and approve with recommendation that any alcohol on premises should be restricted to no later than 2:00 a.m. Deputy Mayor Pro Tem Johnson asked to amend the motion to add an employee on site. Council Member Lopez did not accept the amendment to the motion. Amendment failed for a lack of a second. Council Member District 3 Del Bosque seconded the original motion. Voting Yea: Mayor Jensen, Mayor Pro Tem Ezeonu, Council Member District 1 Clemson, Council Member District 3 Del Bosque, City Council Member District 4 Lopez; Voting Nay: Deputy Mayor Pro Tem Johnson, Council Member District 5 Shotwell, Council Member At Large Place 7 Adams. The motion carried 5-3.

ADOPTED with Amendments

ORD 11807-2025

36. SUP-25-08-0029 - Specific Use Permit Amendment - Auto Repair at 1633 E Main (City Council District 5). Specific Use Permit for an existing Auto Dealership (Non-franchised Used) to authorize an Auto Repair (Minor & Major) operation to service vehicles for sale on 0.68 acres. Being a 0.686-acre tract, John W. Kirk Survey, Abstract No. 726, City of Grand Prairie, Dallas County, Texas, zoned Light Industrial, and addressed as 1633 E Main Street Suite F (On October 28, 2025, the Planning and Zoning Commission recommended approval with conditions by a vote of 7-0)

Council Member Shotwell moved, seconded by Council Member Adams, to table this item. The motion carried unanimously, 8-0.

TABLED

37. SUP-25-09-0033 - Specific Use Permit Review - Smoking Lounge SUP Review (City Council District 3). Review SUP No. 1175A, a Specific Use Permit for a Smoking Lounge, for compliance with SUP conditions, and modify, renew, or revoke if deemed appropriate based upon the review. Lot 11B, Sharpston Heights No. 2, City of Grand Prairie, Dallas County, Texas, zoned General Retail, and addressed as 2410 Brady Lane (On October 28, 2025, the Planning and Zoning Commission recommended approval by a vote of 6-1)

Ms. Ware presented this request for Specific Use Permit for a Smoking Lounge, for compliance with SUP conditions, and modify, renew, or revoke if deemed appropriate based upon the review. Paul Singh, 3620 Coldstream Dr., Irving, recorded support of this item. Council Member Del Bosque advised there have been several calls due to the operation staying open outside of approved hours. He then moved, seconded by Deputy Mayor Pro Tem Johnson, to close the public hearing, approve this item with a change in operating hours, to scale back the closing hours to 12 midnight for on all nights. The motion carried unanimously, 8-0.

ADOPTED with Amendments

ORD 11808-2025

38. TAM-25-10-0005 - Text Amendment - An Ordinance of the City of Grand Prairie, Texas, amending portions of Article 4: Permissible Uses, Article 10: Parking and Loading Standards, and Appendix W: Residential Development Standards, of the Grand Prairie Unified Development Code (UDC) to specify that no residential use or home-based business is permitted in zoning districts that allow heavy industrial uses, to update the text of parking requirements to match previous changes made to the required parking tables, and to further clarify required amenities based on the provision of preferred parking standards; 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 (On October 28, 2025, the Planning and Zoning Commission recommended approval by a vote of 7-0)

Ms. Ware presented proposed changes to update Article 4: Permissible Uses, Article 10: Parking and Loading Standards, and Appendix W: Residential Standards, of the Grand Prairie Unified Development Code (UDC) to specify that no residential use or home-based business is permitted in zoning districts that allow heavy industrial uses, to update the text of parking requirements to match previous changes made to the required parking tables, and to further clarify required amenities based on the provision of preferred parking standards. She advised the P&Z and DRC recommend approval.

Harold Willis, 538 Lindly, spoke in support of this item and asked for definition of home based business. Planning and Development Director Rashad Jackson advised the home is classified as a standard home but may run business at that home. Deputy Mayor Pro Tem Johnson moved, seconded by Mayor Pro Tem Ezeonu, to close the public hearing and approve this item. The motion carried unanimously, 8-0.

ADOPTED

ORD 11809-2025

39. 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 repealing and replacing 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 (On October 28, 2025, the Planning and Zoning Commission recommended approval by a vote of 7-0)

    Ms. Ware presented this item to incorporate two revisions to address the provision of playground facilities in multi-family and mixed-use residential projects developing under SB 840 and for parking stall dimension requirements for off-street parking. She noted P&Z and DRC recommended approval. Harold Willis, 538 Lindly, spoke in support of this item. Council Member Shotwell moved, seconded by Council Member Lopez, to close the public hearing and approve this item. The motion carried unanimously, 8-0.

    ADOPTED

    ORD 11810-2025

40. 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 Adams, to table this item to the December 16, 2025, City Council meeting. The motion carried unanimously, 8-0.

    TABLED

CITIZEN COMMENTS

Angela Quate, 608 Oak Meadow Drive, discussed screening at Childcare Network property, noting they have a hole in their fence.

Deloris Philips, homeless, discussed past evictions and her father's probate court hearing.

Chau Pham, 2935 Arbusto, said she sent an email to council about how strongly she and others support building a pickleball complex on the south end of the city, noting Mira Lago residents are 8 miles away from Epic and Chicken and Pickle facilities.

Harold Willis, 538 Lindly, discussed Walts Appliance store and discussed access to affordable housing.

Council Member Shotwell discussed the upcoming Veterans Day event on Tuesday, November 11th at 9:30 a.m. located at the Veterans Memorial. Deputy Mayor Pro Tem Johnson provided information on the first ever Veteran's parade in Grand Prairie at The Epic this coming Saturday.

ADJOURNMENT

Mayor Jensen adjourned the meeting at 8:56 p.m.

The foregoing minutes were approved at the December 16, 2025, City Council meeting.

Mona Lisa Galicia, City Secretary