CITY OF GRAND PRAIRIE

City Hall
300 W. Main Street
Grand Prairie, Texas

MINUTES

City Council Meeting

Tuesday, January 07, 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 Jorja Clemson
Deputy Mayor Pro Tem Junior Ezeonu
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 District 6 Kurt Johnson
Council Member At Large Place 7 Bessye Adams

STAFF PRESENTATIONS

1. Golf: Venue Review

   Parks, Arts and Recreation Director Ray Cerda, provided an overview of services, and the management structure offered at Tangle Ridge and Prairie Lakes Golf Courses and showed a video of each course. Mr. Cerda introduced Golf Business Manager Pat Boniker and reviewed the number of rounds played, number of personnel, noted it is an enterprise fund, discussed awards and recognition received by both courses and repair and enhancements of each location. Fiscal Manager Stephen Bowles provided an overview of the Golf Fund financials noting total revenue is $3.8 million and expenditures are $3.4 million. He advised this is the third year in a row that both courses are in the black. Mr. Cerda discussed fees and asked whether or not Council would like them to compare rates with other golf facilities. Mayor Jensen said he supports a survey and Council agreed. There was discussion on the meaning of Enterprise Fund which indicates it is completely self-funded. Mayor Jensen confirmed it is not set up to make money but set up to self-sustain. Council showed support for utilizing the current restaurant vendor at the golf courses, Crown BBQ.

   PRESENTED

AGENDA REVIEW

Mayor Pro Tem Clemson asked if there were any questions regarding Consent Agenda items two through twenty-one. City Secretary Mona Lisa Galicia noted a correction on the item three which should indicate the term ending July 2027, not June. Council Member Johnson said there would be a meeting on January 16th to discuss items twenty-seven and twenty-eight and would like to table those

items. Mayor Pro Tem Clemson asked if item sixteen would have any effect on Turner Park. Engineering Services Director Noreen Housewright said no, all pipes will be replaced within the property. Mayor Pro Tem Clemson requested a new fence and landscaping.

EXECUTIVE SESSION

There was no closed session.

RECESS MEETING

6:30 PM Council Chambers

RECONVENE MEETING

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

Invocation led by Pastor Monty Brinkley of the Crossing Church.

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

CONSENT AGENDA

Mayor Pro Tem Clemson advised item three should indicate a termination date of July 2027 instead of June. She then moved, seconded by Council Member Headen, to approve items two through twenty-one with the noted correction to item three. The motion carried unanimously.

2. Minutes of the December 11, 2024, Special City Council Meeting and the December 17, 2024, City Council Meeting

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

   Approved on Consent Agenda

3. Boards and Commissions - Member Appointment to fill the vacancy for Keep Grand Prairie Beautiful (KGPB)

   Approved on Consent Agenda with correction as noted above.

4. Grand Prairie Local Government Corporation Board of Directors Removal/Appointment

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

   Approved on Consent Agenda

5. Terminate individual Commercial Leases with Aviator Air Flight School, LLC dated April 1, 2023 et. al. to be replaced with a single new consolidated lease with the start date of December 1, 2024 and ending November 31, 2034 in accordance with memorandum of understanding between Grand Prairie Municipal Airport and Aviator Air Flight School, LLC dated April 1, 2023. The monthly rent amount will be $7,316.00. Lessee shall have the right to renew this agreement for two (2) additional ten-year terms, and authorize City Manager to execute renewal options under the same term

Approved on Consent Agenda

6. Terminate individual Commercial Lease Agreements with J&G Aviation, LLC., to be replaced with a single new consolidated lease with the start date of December 1, 2024, and ending November 30, 2034, in accordance with memorandum of understanding between Grand Prairie Municipal Airport and J&G Aviation, LLC. The monthly rent amount will be $2,587.67. Lessee shall have the right to renew this agreement for two (2) additional ten-year terms, and authorize City Manager to execute renewal options under the same term

Approved on Consent Agenda

7. Peninsula PID Contract with FirstService Residential for Management Services for one year, beginning January 1, 2025, in the amount of $52,054.76 in Peninsula PID (Council Districts 4 and 6)

Approved on Consent Agenda

8. Oak Hollow/Sheffield Village PID Contract with SPSD for landscape maintenance in the total amount of $176,601.70, including landscape maintenance $121,601.70, beautification $20,000, tree services $10,000, and irrigation system maintenance services $25,000, for a one year term (Council District 4)

Approved on Consent Agenda

9. Approval of an assignment agreement from Multatech Engineering, Inc. to Lochmueller Group, Inc. for the FY2024 Storm Drain Outfall Repair project (Reviewed by the City Council Development Committee on 12/17/2024)

Approved on Consent Agenda

10. Authorize and confirm the dedication of a Sanitary Sewer Easement and a Temporary Construction Easement located in the Pablo Mansola Survey, Abstract No. 991, commonly known address of 1802 Robinson Road, Grand Prairie, Dallas County, Texas from Grand Prairie Housing Finance Corp. to the City for anticipated closing costs of up to $3,000.00 for a total cost of $3,000.00; Authorize the City Manager to execute any and all legal instruments necessary for the same (Reviewed by the City Council Development Committee on 12/17/2024)

Approved on Consent Agenda

11. Purchase Mailing Services from Pitney Bowes, Inc. for a five (5) year term, subject to annual appropriation by City Council, for an annual amount of $18,947.04 and a total amount of $94,735.20, through a national cooperative agreement with Buyboard (Reviewed by the City Council Development Committee on 12/17/2024)

Approved on Consent Agenda

12. Authorize and confirm the purchase of Right-of-Way located on a portion of Lots 2 and 3, Block D of the Hidden Creek addition, commonly known address of 1720 Babbling Brook Drive, Grand Prairie, Tarrant County, Texas, from Henry N. Peek, III for $76,474.00, the appraised value plus the requested settlement increase of $15,750.00 for a total purchase price

of $92,224.00, plus anticipated closing costs of up to $3,500.00 for a total cost of $95,724.00; Authorize the City Manager to execute any and all legal instruments necessary for the same (Reviewed by the City Council Development Committee on 12/17/2024)

Approved on Consent Agenda

13. Purchase of Flattop and Fiberglass Reinforced Polymer (FRP) Valve Vault Replacement Services for the Lakeridge Liftstation from Southern Trenchless Solutions, LLC in an amount not to exceed $83,075.50 through a national cooperative agreement with Buyboard (Reviewed by the City Council Development Committee on 12/17/2024)

    Approved on Consent Agenda

14. Purchase of Wastewater and Tap Repair Services for the Repair of Twelve (12) City Wastewater Pipe Lines from Southern Trenchless Solutions, LLC in an amount not to exceed $302,313.00 through a national cooperative agreement with Buyboard (Reviewed by the City Council Development Committee on 12/17/2024)

    Approved on Consent Agenda

15. Professional engineering services contract with Alan Plummer and Associates, Inc. dba Plummer Associates, Inc. in an amount not to exceed $110,000.00 for the 2025 Annual Study for Storm Drain Outfall Rehabilitation project (Reviewed by the City Council Development Committee on 12/17/2024)

    Approved on Consent Agenda

16. Professional Engineering Services Contract with Freese and Nichols, Inc. for the Design of the Small Hill Pump Station Design Project in an amount not to exceed $3,001,638.00 (Reviewed by the City Council Development Committee on 12/17/2024)

    Approved on Consent Agenda

17. Change Order 1 to Contracts for Water and Wastewater Replacement Services with North Texas Contracting, Inc. (Primary vendor) and Lopez Utilities Contractor, LLC (Secondary vendor) to increase the annual contract amount by $1,000,000.00, increasing the annual contract amount to a total not to exceed $5,000,000.00 (Reviewed by the City Council Development Committee on 12/17/2024)

    Approved on Consent Agenda

18. Annual Contract for Software and Maintenance Services for Electronic Water Meters with Itron, Inc. in an amount not to exceed $226,090.28 for the initial term. This contract will be for an initial one-year term with the option to renew for four additional one-year periods with price increases each year thereafter, totaling $1,330,971.40 if all extensions are exercised (Reviewed by the City Council Development Committee on 12/17/2024)

    Approved on Consent Agenda

19. Annual Contract for Itron water meter hardware with Republic Meter, Inc. in an amount not to exceed $817,254.40 annually. This contract will be for an initial one-year term with the option

to renew for four additional one-year periods totaling $4,086,272.00 if all extensions are exercised (Reviewed by the City Council Development Committee on 12/17/2024)

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

Approved on Consent Agenda

20. Professional Engineering and Architectural Design contract with Gaylen Howard Laing Architect, Inc for the City Hall Campus Performance Stage in the amount of $480,000 plus a 5% contingency in the amount of $24,000 for a total project cost of $504,000

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

Approved on Consent Agenda

21. Resolution for the Ellis Appraisal District Facilities Renovation

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

ADOPTED

RES 5448-2025

PLANNING AND ZONING FOR INDIVIDUAL CONSIDERATION

22. STP-24-07-0032 - Site Plan - Goodland Villages - Phase 1 (City Council District 6). Site Plan for a residential development with 54 Single Family Detached units and 122 Single Family Attached units on 34.86 Acres. Portions from two parcels (Parcel IDs 190600 & 284558) out of JOS Stewart Survey, Abstract No. 961, City of Grand Prairie, Ellis County, zoned PD-455, generally located south of Prairie Ridge Blvd and west of Old Fort Worth Rd (On December 9, 2024, the Planning and Zoning Commission recommended approval with conditions by a vote of 9-0)

Ms. Ware presented the site plan for residential development, showed a map of the phasing plan and overall concept plan. She reviewed the site plan to include one hundred seventy-six dwelling units and said it meets zoning, landscaping and screening requirements. Ms. Ware reviewed and advised no variances were requested. She said the Planning and Zoning Commission (P&Z) recommended approval with conditions.

Council Member Johnson asked how long the applicant holds their properties. Applicant Thomas Hill, 3024 Adolf Hill, Dallas, said they have various properties, some in McKinney and Celina, and they are still holding their Celina property. He said they normally hold the property for three to five years. Council Member Johnson discussed issues with rental property being held for a short amount of time, asked the cost of the homes and fees for violations. Mr. Hill said $2200-$2400 to rent and some smaller units a $1000. He discussed keeping a certain level of quality and maintenance and advised there are fees associated with violations which are clearly written in their rental agreements. Mr. Hill noted in the current Homeowner Association (HOA) documents there are details of what the fees are. Planning and Development Director Rashad Jackson said it will likely be handled under a property

management policy. He also noted Code Compliance can also determine violations. Mayor Jensen asked if site plan meets regulations of zoning and Mr. Jackson confirmed. Council Member Headen asked to clarify the paired homes and expressed concern with parking. Mr. Jackson reviewed the number of paired homes and number of detached. Mr. Hill reminded Council this proposed plan has a variety, discussed other phases and the overall concept plan. Mayor Jensen note the previous approval of the overall plan. Council Member Headen expressed concern with what the ratio is for rental versus ownership and the square footage. Mr. Jackson advised the lot sizes and ratios are not available now and reminded Council this is the overall concept and part of two different development agreements. Mr. Hill confirmed they are sticking to what was previously approved. Council Member Shotwell asked to review the concept plan. Mr. Jackson reviewed what has been annexed noting subsequent phases will be identified. There was discussion of annexation of the road and the strip in Johnson County for the town center area. Deputy City Attorney Tiffany Bull discussed the industrial area and indicated on the map what property has been annexed. She confirmed what is presented today aligns with standards. Council Member Shotwell expressed concern with putting in rental property and maybe one day industrial and the city has only annexed a small area. There was discussion on the difference between a town home versus a paired home. Council Member Headen said what is relevant to her is how much of the development would be apartments and requested a breakdown. Council Member Johnson moved, seconded by Council Member Del Bosque to table this item to next meeting. The motion carried unanimously.

TABLED

PUBLIC HEARING ZONING APPLICATIONS

23. ZON-24-10-0027 - Zoning Change – Dalworth Rezone (City Council District 1). Zoning Change from Office district (O) to General Retail (GR) on 0.64 acres. Tract 1D, Ford P H Survey Abstract 543, City of Grand Prairie, Tarrant County, Texas, zoned Office (O) District, and addressed as 2406 Dalworth St (On December 9, 2024, the Planning and Zoning Commission recommended approval by a vote of 9-0)

Ms. Ware reviewed the zone change request for a hair salon, noting it is currently zoned Office. She said P&Z & the Development Review Committee (DRC) recommended approval. Mayor Pro Tem Clemson asked if they vote to change the zoning, and someone else comes in, whether it change to some other type of use. Ms. Ware reviewed what General Retail includes. Mayor Jensen asked if a smoke shop or liquor store can go there. There was discussion on the Land Use Chart and types of businesses that can go there now and currently exist in that area. Council Member Shotwell asked of the option to move it to a Planned Development plus office with this use. Ms. Ware advised it cannot as it is less than an acre. Mr. Jackson noted typically you want a larger lot.

Mayor Jensen called for speakers. Only the applicant stepped forward. Applicant Mrs. Gonzalez said she owns the property to be rented to the tenant and noted the tenant has applied for the permit. There was discussion on the adjacent zoning. Mayor Pro Tem Clemson asked if the tenant is currently in business and Ms. Gonzalez said she is and thinks she is currently in Irving. Mayor Pro Tem Clemson moved, seconded by Council Member Adams, to close the public hearing and approve this item. The motion carried unanimously

ADOPTED

ORD 11657-2025

24. SUP-24-09-0039 - Specific Use Permit/Site Plan - Heavy Truck Parking at 4226 E Main (City Council District 5). SUP/Site Plan for a Heavy Truck Parking Facility on 38.0 acres. A portion of Lot 1, Block 1, and Lot 1, Block 2, Dallas Auto Auction Addition, City of Grand Prairie, Dallas County, Texas, zoned Light Industrial (LI) and Heavy Industrial (HI), with an approximate address of 4226 E Main St (On December 9, 2024, the Planning and Zoning Commission recommended approval with conditions by a vote of 9-0)

Ms. Ware presented the SUP request for heavy truck parking. She reviewed an aerial view and Specific Use Permit (SUP) comparison noting nine hundred eighty-five spaces for truck parking spaces have been proposed. Ms. Ware reviewed the requested variances for landscaping and asphalt pavement. She advised P&Z recommended with conditions: the new driveway entrance shall be constructed and accepted by Transportation and Mobility Services before the Certificate of Occupancy (CO) is issued; All areas where vehicles are parked should be paved with concrete per City Standards unless otherwise approved by the City Council or by the Engineering and Public Health and Environmental Quality (PHEQ) Departments; The guard shack shall meet the secondary facade requirements of Appendix X; Landscaping shall be provided per Appendix X requirements. She reviewed staff recommendations: The new driveway entrance shall be constructed and accepted by Transportation and Mobility Services before the Certificate of Occupancy (CO) is issued; All areas where vehicles are parked should be paved with concrete per City Standards; The guard shack shall meet the secondary facade requirements of Appendix X; Landscaping shall be provided per Appendix X requirements. Ms. Ware reviewed site plan.

Mayor Jensen called for speakers: Paisely Boney, Daniel Glazer. Mr. Boney, 127 Essex Road, Newton, MA, reviewed 4226 E Main Street noting there are four parcels, discussed existing zoning and abutting properties. He reviewed the proposed site plan and discussed landscape/frontage improvements. He said they worked with TxDOT to regrade and repave the service road and noted the eight foot tall masonry wall with shrubs and trees. Mr. Boney said there are enhanced wall features on the east side. Council Member Shotwell said he would add a stipulation that no mechanic work is to be done there. Dan Glazer, 261 Fifth Ave, Suite 1501, New York, NY, said in the future they would like to place a building there where there may be work done inside. There was discussion on the property being in flood plain. Engineering and Utilities Servicers Director Noreen Housewright discussed the requirements of building a parking lot in the flood plain. Mr. Hill said the plan is to not go to concrete. Ms. Housewright advised if they would be placing a building there, there would be requirements to building in the flood plain. She also asked to confirm the wall is built to flood plain standard.

Daniel Box, 2728 N. Harwood, #500, Dallas, and Steve Tribble, 1024 U.S. Hwy 80, Grand Saline, recorded their support but did not speak.

Council Member Shotwell moved, seconded by Mayor Pro Tem Clemson, to close the public hearing and approve with P&Z recommendations except for #4 – Landscaping, to be approved as depicted on the plan and with staff recommendations including city engineering and flood

plain recommendations, and the requirement that the guard shack meet code and that it will have restrooms. The motion carried unanimously.

ADOPTED

ORD 11658-2025

25. SUP-24-10-0045 - Specific Use Permit - Flex-N-Gate Private Fuel Station (City Council District 4). Specific Use Permit for a Private Fuel Station at an existing industrial development. Lot 1R, Block D, Bardin Road Addition, City of Grand Prairie, Dallas and Tarrant Counties, Texas, zoned PD-372, within the IH-20 Corridor Overlay District, and located at 2150 W Bardin Rd (On December 9, 2024, the Planning and Zoning Commission recommended approval by a vote of 8-1)

    Council Member Lopez moved, seconded by Council Member Johnson, to table this item to the next meeting.

    Recorded their support: Donald Cumming, 2150 Bardin Rd; Trevor Pierdomenico, 2150 Bardin Rd.; Matthew Workman, 2150 Bardin Rd; Cecte Dagle, 16312 CR1590, Ada, OK

    Recorded their opposition: Debbi Johnston, 1651 Ernie Ln.; Patsy and Lee Baggs, lwpbaggs@sbcglobal.net; Karla and Gary Chandler, 1626 Ernie Ln.; Stuart Johnston, 1651 Ernie Ln; Harold Goforth, 1653 Ernie Lane; Jeanine Walker, Jeanine.walker1@gmail.com

    TABLED to January 21, 2025, City Council meeting

Council Member Del Bosque left for the night at 7:41 p.m.

26. TAM-24-11-0010 - Text Amendment - Articles 1, 2, 6, 7, 12 and Appendix O. An Ordinance of the City of Grand Prairie, Texas amending the Table of Contents and various sections of Article 1, "General Provisions and Procedures," Article 2, "Authority," Article 6, "Density and Dimensional Requirements," Article 7, "Special Districts," Article 12, "Subdivision and Utilities," and Appendix O, "Hospital District" of the Grand Prairie Unified Development Code for the purpose of delegating plat approvals (with exceptions) to the Director of the Planning and Development Department and/or designee; Providing the applicant the right to appeal said decision to the Planning and Zoning Commission; Allowing the Director of the Planning and Development Department and/or designee to elect to present the plat approval to the Planning and Zoning Commission; Amending Section 12.17.3, "Lots," of Article 12, "Subdivision and Utilities" of the Unified Development Code for the purpose of allowing the Director of the Planning and Development Department and/or designee to grant an exception to the requirement that all lots face a public street if a mutual access easement is established; Repealing all Ordinances or Parts of Ordinances in Conflict Herewith; Containing a Savings Clause and a Severability Clause; and Establishing the Effective as the Date of Passage and Approval (On December 9, 2024, the Planning and Zoning Commission recommended approval by a vote of 9-0)

    Ms. Ware reviewed the text amendments which delegates plan approvals to staff with exceptions. She noted P&Z and DRC recommended approval. Council Member Shotwell

moved, seconded by Council Member Lopez, to close the hearing and approve this item. The motion carried unanimously (Council Member Del Bosque absent), 8-0.

ADOPTED

ORD 11659-2025

27. ZON-24-09-0023 - Zoning Change/Concept Plan - Cell Tower at 1355 E Seeton Rd (City Council District 6). Amendment to PD-318B to allow a Cell Tower within PD-318B with City Council approval of a Specific Use Permit and to adopt a Concept Plan depicting the Cell Tower location. Lot 1, Block 1, CRC Mira Lagos Addition, City of Grand Prairie, Tarrant County, Texas, zoned PD-318B, within Lake Ridge Corridor Overlay, with an approximate address of 1355 E Seeton Rd (On December 9, 2024, the Planning and Zoning Commission recommended approval by a vote of 9-0)

    Harold Willis, 538 Lindly, recorded his opposition.

    Council Member Johnson moved, seconded by Deputy Mayor Pro Tem Ezeonu, to table items twenty-seven and twenty-eight to next meeting. The motion carried unanimously, 8-0.

    TABLED to the January 21, 2025, City Council meeting

28. SUP-24-09-0036 - Specific Use Permit - Cell Tower at 1355 E Seeton Rd (City Council District 6). Specific Use Permit for a 160-foot Cell Tower on 14.212 acres. Lot 1, Block 1, CRC Mira Lagos Addition, City of Grand Prairie, Tarrant County, Texas, zoned PD-318B, within Lake Ridge Corridor Overlay, with an approximate address of 1355 E Seeton Rd (On December 9, 2024, the Planning and Zoning Commission recommended approval by a vote of 9-0)

    Harold Willis, 538 Lindly, recorded his opposition.

    TABLED to the January 21, 2025, City Council meeting

29. ZON-24-09-0025 - Zoning Change/Concept Plan - Polo SFA Amendment (City Council District 6). PD Amendment (PD-410A) to allow 1,600 sq. ft. Single Family Attached units on 2.909 acres. Tract 11.3, Thomas J. Tone Survey, Abstract No. 1460, City of Grand Prairie, Dallas County, Texas, zoned PD-410A and approximated addresses of 4529-4554 Harmony Ct (On November 11, 2024, the Planning and Zoning Commission recommended approval by a vote of 7-0)

    Ms. Ware presented the requested zoning amendment. She reviewed the site plan to allow for 1600 square feet minimum living area and a total of twenty-three units. Ola Banwo, 10119 Norman Court, Irving, TX, spoke in support noting it is the same plan since the beginning, but they struggled with the definition of the development site. He discussed the proposed square footage with a second floor and garage. Council Member Johnson asked if they would have an HOA and if they are part of the Westchester PID. Mr. Banwo confirmed. Council Member Johnson moved, seconded by Council Member Headen to close the public hearing and approve this item as presented by staff. Council Member Shotwell asked to confirm if the HOA is

required. Mr. Jackson confirmed there are open space lots that are maintained by the HOA and it is within the existing PID. The motion carried unanimously, 8-0.

ADOPTED

ORD 11660-2025

CITIZEN COMMENTS

Harold Willis, 538 Lindly, discussed public safety issues including repairs needed to certain street light poles.

ADJOURNMENT

Mayor Jensen adjourned the meeting at 7:54 p.m.

The foregoing minutes were approved at the January 21, 2025, City Council meeting.

Mona Lisa Galicia, City Secretary