# CITY OF GRAND PRAIRIE

City Hall
300 W. Main Street
Grand Prairie, Texas

# MINUTES

## City Council Meeting

**Tuesday, January 09, 2024** **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 John Lopez*
*Deputy Mayor Pro Tem Jorja Clemson*
*Council Member District 2 Jacquin Headen*
*Council Member District 3 Mike Del Bosque*
*Council Member District 6 Kurt Johnson*
*Council Member At Large Place 7 Bessye Adams*
*Council Member At Large Place 8 Junior Ezeonu*

*ABSENT*
*Council Member District 5 Cole Humphreys*

### AGENDA REVIEW

*Mayor Pro Tem Lopez asked if Council had questions on any agenda items. Mayor Jensen asked to clarify zoning of items sixteen and seventeen. Planning Director Rashad Jackson discussed the applicant's request to table those items. Mayor Jensen asked if they have the right to build hybrid homes. Mr. Jackson said no, it is currently zoned agriculture and advised they want to build to rent. There was discussion on improvements to material and color specifications for apartments. Mayor Jensen confirmed they do meet the requirements per ordinance. Mayor Jensen discussed item nine and advised a new city attorney has been selected.*

### EXECUTIVE SESSION

*Mayor Jensen called a closed session at 4:36 p.m. pursuant to Chapter 551, Subchapter D of the Government Code, V.T.C.A., to discuss any of the following Section 551.072 "Deliberation Regarding Real Property" and Section 551.087 "Deliberations Regarding Economic Development Negotiations."*

### RECESS MEETING

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**6:30 PM Council Chambers**

### RECONVENE MEETING

*Mayor Jensen adjourned the closed session, opened the regular meeting and called a recess at 6:13 p.m.*

**Invocation led by Pastor Carl Allen of Fairview Baptist Church.**

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

**PRESENTATIONS**

1. The Big Event for 2024

   *Alina Harriss, Neighborhood Volunteer Services Coordinator, provided information on previous years of The Big Event, jobs completed and goals. She encouraged volunteers from council and the community to attend noting this year's event which will be held March 23, 2024, and advised residents can now submit job requests. Mayor Jensen asked how many years the event has taken place, and Ms. Harris noted this is the seventh year.*

   **PRESENTED**

**CONSENT AGENDA**

*Mayor Pro Tem Lopez moved, seconded by Deputy Mayor Pro Tem Clemson, to approve items two through eight as presented. The motion carried unanimously, 8-0.*

2. Minutes of the December 12, 2023, City Council Meeting

   **Approved on Consent Agenda**

3. Board Nomination of Stacy White for appointment to the Zoning Board of Adjustments and Appeals

   **Approved on Consent Agenda**

4. Change Order 01 with Santos Construction, Inc. in the amount of $3,477,677.50, which is a 25% increase to the original annual contract amount of $13,910,710.00 increasing the annual contract to $17,388,387.50 (Reviewed by the City Council Development Committee on 12/12/2023)

   *Harold Willis, 538 Lindly, asked to clarify for what the funds are being used. Transportation Director Caryl Devries explained the work includes concrete, roadways and sidewalks, and she provided a list of various streets for Mr. Willis to review then discussed the work taking place within the next couple of months on existing projects.*

   **Approved on Consent Agenda**

5. Peninsula PID Contract with LandCare for landscape maintenance in the total amount of $783,750, including landscape maintenance $730,750, beautification $3,000, and irrigation system maintenance services $50,000, for a one year term (Council Districts 4 and 6)

   **Approved on Consent Agenda**

6. Forum Estates PID Contract with LandWorks for landscape maintenance in the total amount of $247,756, including landscape maintenance $122,756, beautification $100,000, and irrigation system maintenance services $25,000, for a one-year term (Council District 2)

**Approved on Consent Agenda**

7. Resolution appointing Members, Chairs, and Vice Chairs to Boards of Directors for two Tax Increment Financing (TIF) Zones, TIF #1 and TIF #3

   **ADOPTED**

   **RES 5389-2024**

8. Ordinance amending the FY 2023/2024 Fire State Supplemental Funds – Texas Ambulance Supplemental Payment Program (TASPP) Budget and FY2023/2024 Capital Improvements Projects Budget; Construction Manager at Risk (CMAR) Contract with Key Construction for construction services on the Emergency Operation Center and Fire Station #6 projects, in the additional amount of $10,982,035.00; owner-controlled construction contingency in the amount of $250,000.00; low voltage direct contracts with Siemens Industry, Inc. in the amount of $124,310.00, Cyson Technology Group in the amount of $152,833.71, and Flair Data Systems in the amount of $48,678.32; and an audio/video equipment + installation direct contract in the amount of $374,367.00 with Infinity Sound, Ltd. for a total added funding request of $11,932,224.03 (Reviewed by Public Safety, Health and Environment Committee on 01/08/2024)

   *Mr. Willis asked what these programs are and requested clarification of the amount of money. Fire Chief Robert Fite explained the amount and noted the federal government sends money to the state for Medicaid losses. Chief Fite said the city applied for those funds which will help fund Fire Station 6, and about seven hundred to eight hundred thousand per year is given to that fund noting the reimbursement helps offset losses. There was discussion on the current and forthcoming Emergency Operations Center. Chief Fite confirmed they will utilize generators run by diesel fuel.*

   **ADOPTED**

   **ORD 11482-2024**

## ITEMS FOR INDIVIDUAL CONSIDERATION

9. Resolution confirming the appointment of Grand Prairie City Attorney, in accordance with Grand Prairie City Charter Article IV, Section 35

   *City Manager Bill Hills discussed the nationwide search conducted and said he is confident in their decision to bring Malecia McGinnis on board to lead the City Attorney's Office in February. He reviewed Ms. McGinnis's employment history in Fort Worth and in North Richland Hills, and he requested Council ratify the City Manager's appointment of the new City Attorney. Mayor Jensen moved, seconded by Council Member Del Bosque, to approve this item. The motion carried unanimously.*

   **ADOPTED**

   **RES 5390-2024**

## PLANNING AND ZONING ITEMS TO BE TABLED

*Mayor Pro Tem Lopez moved, seconded by Council Member Headen, to table items ten and eleven as presented. The motion carried unanimously.*

10. SUP-23-06-0020 – Specific Use Permit/Site Plan – Foundry Hotels at 3511 S Hwy 161 (City Council District 2). Specific Use Permit and Site Plan for Two Hotels with a total of 229 rooms on 5.0 acres. A portion of Lot 6, Block 1, Slink Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-397, within the SH-161 & IH-20 Corridor Overlay Districts, with an approximate address of 3511 S Hwy 161

    **TABLED**

11. ZON-23-10-0039 - Zoning Change/Concept Plan - Hardrock Industrial (City Council District 1). Zoning Change/Concept Plan from PD-389 for Multi-family uses and SF-1 to a PD for Light Industrial use and a concept plan depicting a 286,800 sq. ft. Warehouse with heavy trailer parking on 16.82 acres. Multiple tracts out of John C. Read, City of Grand Prairie, Dallas County, Texas, zoned Planned Development (PD-389), within SH 161 Corridor Overlay, and approximated addresses of 3514-3560 Hardrock Rd and 4701 Hardrock Rd (On December 11, 2023, the Planning and Zoning Commission recommended approval by a vote of 7-0)

    **TABLED**

## PUBLIC HEARING ZONING APPLICATIONS

12. ZON-23-10-0035 - Zoning Change/Concept Plan - Lakeview Pointe (City Council District 6). Zoning Change from Agriculture to a Planned Development for a Single-Family Six District and a Concept Plan depicting 138 single-family detached residential homes on 37.58 acres. Being a tract out of C. L. Dodson, Abstract No. 292 and J. Lawrence Surveys, Abstract No. 616, City of Grand Prairie, Ellis County, zoned Agriculture (A), generally located east of FM 661 and approximately 1,400 feet south of Gifco Road (On December 11, 2023, the Planning and Zoning Commission recommended approval by a vote of 7-0)

    *Chief City Planner Savannah Ware presented the zoning change from Agriculture to Planned Development for single family residential homes on approximately thirty-seven acres. She reviewed the concept plan and development standards including alternative garage requirements, noting variances requested including minimum lot area requirement of Appendix W standards, minimum lot width, front setback, and required garage type. Ms. Ware reviewed proposed conceptual elevations and advised four letters in opposition were received and none in support. She advised the Planning and Zoning Commission (P&Z) and the Development Review Committee (DRC) recommended approval. Council Member Johnson asked to confirm when the letters were received. Ms. Ware advised they were received before the P&Z meeting and noted the letters were supportive of a commercial development. Kevin Harrell, Skorburg Company, 8214 Westchester Drive, Ste 900, Dallas discussed having worked with staff on recommendations. Neil Stenberg 8214 Westchester Drive, Dallas, and and Bryan Holland, 42 Veranda Lane, Colleyville, recorded their support but did not speak. Council Member Johnson moved, seconded by Council Member Adams, to close the public hearing and approve this item as presented as by staff. The motion carried unanimously.*

**ADOPTED**

**ORD 11483-2024**

13. SUP-23-10-0042 - Specific Use Permit – Car Salvaging at 3416 E Jefferson St (City Council District 5). Specific Use Permit request for a Used Car Dealership to authorize an Auto Salvage Yard use and the sale of Used Auto Parts associated with an existing Auto Salvage Yard. Tract 7 of the William C. May Survey, Abstract 891, City of Grand Prairie, Dallas County, Texas, zoned Light Industrial, and addressed as 3416 E Jefferson Street (On December 11, 2023 the Planning and Zoning Commission recommended approval by a vote of 7-0)

    *Ms. Ware presented this request to add used car dealership to uses at this location. Mayor Jensen advised Council Member Humphreys was not present and would prefer for him to be available to review before voting. Deputy Mayor Pro Tem Clemson moved, seconded by Council Member Adams, to table this item to the next City Council meeting. The motion carried unanimously.*

    **TABLED**

14. SUP-23-10-0041 – Specific Use Permit/Site Plan – Swig Drive-Through Restaurant (City Council District 2). Specific Use Permit and Site Plan for a Restaurant with a Drive-Through on 0.869 acres. Lot 3, Block A, Bush and Pioneer Centre Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-351, within the SH 161 Corridor Overlay District, and addressed as 1120 Arkansas Ln (On December 11, 2023, the Planning and Zoning Commission recommended approval by the vote of 7-0)

    *Ms. Ware reviewed this request for a Swig restaurant with drive through noting the menu includes flavored sodas, there would be no indoor seating and it meets landscape requirements. She discussed the requested variance to the primary entrance to allow no entrances to be located on the south elevation. Ms. Ware advised P&Z and DRC recommended approval. Kofi Addo, 2805 Dallas Parkway, Plano, represents the applicant. He advised there are locations in Burleson and Prosper and the franchise is from Utah. Council Member Johnson asked for details on the drive through concept. Mr. Addo said they create various sodas, non-alcoholic drinks including energy drinks and have small pastries but no customer seating. Mayor Jensen advised Council can decline the drive thru, but it would be difficult to find something else to go in that space that does not have a drive through. Council Member Ezeonu asked if their snacks and pastries be included in this location, and Mr. Addo confirmed. Mayor Pro Tem Lopez asked staff if Council can restrict use if they vacate. Planning Director Rashad Jackson said it would have to come back for approval of use. There was discussion on the 749 square feet, the drive that leads out of that shopping area and whether something similar could occupy the space. Council Member Headen noted the community would likely use this restaurant. She then moved, seconded by Council Member Adams, to close the public hearing and approve this item. The motion carried unanimously.*

    **ADOPTED**

    **ORD 11484-2024**

15. SUP-23-07-0026 – Specific Use Permit/Site Plan – Hamilton Commercial Trailer Parking (City Council District 1). SUP/Site Plan for a commercial trailer parking facility on 14.079 acres. Tract 10.4, John R. Baugh Survey, Abstract No. 137, City of Grand Prairie, Dallas County, Texas, zoned Planned Development-39 (PD-39), within SH 161 Corridor Overlay, and addressed as 2651 Hardrock Road (On December 11, 2023, the Planning and Zoning Commission recommended approval by a vote of 7-0)

*Ms. Ware reviewed the request for heavy truck parking. She displayed the street view image with prefabricated office building, noting they meet landscape and screening requirements. Ms. Ware discussed their requested variance for parking lot trees to allow reduction of required parking lot trees from thirty-four to zero. She said no letters were received and advised P&Z and DRC recommended approval with the following conditions: the proposed office trailer must be placed on a permanent foundation and meet the secondary facade requirements of Appendix X; only vehicles with valid registration shall be allowed to park in the development; storage of inoperable vehicles shall be prohibited; and the applicant must obtain approval from the Engineering Department to allow asphalt pavement as an alternative to concrete pavement. Mayor Pro Tem Lopez asked if the landscaping along Highway 161 is mature. There was discussion on caliper trees and shrubs required by Unified Development Code (UDC). Council Member Del Bosque requested to review a map of the construction of Wildlife Parkway. There was discussion on the location relative to Wildlife Parkway. Kim Thorne, 123 W. Main, represents Hamilton Commercial, and noted this project seeks to reclaim a forgotten track of land, said since 1972 it was zoned light industrial and discussed the history of area noting the city landfill closed in 1977. He said the prospect of this parking is an economically feasible development and it gives an opportunity to improve aesthetic appearance of the area and service the needs of the warehouses that dominate the area, providing safe and secure parking for those trucks. Applicant Jonathan Tooley described two years of work, discussed plans for over three hundred thirty two trailer parking spaces and five car parking spaces. He discussed the project location, site plan and requested variance. He noted they would be providing about one hundred more trees than presented at the P&Z meeting, discussed their operational plan, the fencing and security, and advised they have two possible tenants for the site. Mr. Tooley discussed the existing conditions, his belief that this is the highest use of property, noting they will pack the property to add fill, and reviewed adjacent landowner support. Council Member Johnson inquired about the traffic flow of eighteen wheelers and whether traffic could come from Oakdale. Mr. Tooley reviewed the site plan and location of exits, confirming traffic flow from Oakdale. Deputy Mayor Pro Tem said wants to make sure that since it is visible from Highway 161 that the shrubs and trees are as mature as possible, noting three inches not sufficient and inquired if fencing would be wrought iron. Mr. Tooley said he proposes eight foot trees and confirmed fencing at six feet with masonry columns. Mayor Jense said he does not disagree with not having trees for parking. Deputy Mayor Pro Tem Clemson moved, seconded by Mayor Pro Tem Lopez, to close the public hearing and approve this item with conditions presented, and approval of no parking lot trees. The motion carried unanimously.*

**ADOPTED**

**ORD 11485-2024**

16. CPA-23-07-0014 - Comprehensive Plan Amendment - Zeal at Lakeview (City Council District 6). Comprehensive Plan Amendment to change the Future Land Use Map from Low Density Residential to Medium Density Residential on 26.476 acres. Being a tract out of the J. Lawrence Survey, Abstract No. 161, City of Grand Prairie, Ellis County, Texas, zoned Agriculture (A), generally located on west side of FM 661, approximately 1500 feet south of Lakeview Drive (On October 9, 2023, the Planning and Zoning Commission recommended denial by a vote of 6-1)

    *Council Member Johnson moved, seconded by Council Member Headen, to table items sixteen and seventeen to next council agenda. The motion carried unanimously.*

    **TABLED**

17. ZON-23-07-0028 - Zoning Change/Concept Plan - Zeal at Lakeview (City Council District 6). Zoning Change from Agriculture (A) to a Planned Development with a base zoning district of Single-Family Townhome and a Concept Plan for a Hybrid Housing (Build-to-Rent) Development with 205 units on 26.476 acres. Being a tract out of the J. Lawrence Survey Abstract No. 161, City of Grand Prairie, Ellis County, Texas, zoned Agriculture (A), generally located on west side of FM 661, approximately 1,500 feet south of Lakeview Drive (On October 9, 2023, the Planning and Zoning Commission recommended denial by a vote of 6-1)

    **TABLED**

18. CPA-23-08-0017 - Comprehensive Plan Amendment – 4610 S Great Southwest Pkwy (City Council District 4). Comprehensive Plan Amendment to change the Future Land Use Map from Open Space/Drainage to High Density Residential on 31.85 acres. Tract 1D, Memucan Hunt Survey, Abstract No. 758, Tract 1, Samuel T. Brown Survey, Abstract No. 84, and Tract 13, Samuel T. Brown Survey, Abstract No. 1689, City of Grand Prairie, Dallas and Tarrant Counties, zoned PD-49, within Lake Ridge Corridor Overlay, with an approximate address of 4610 S Great Southwest Pkwy (On November 13, 2023, the Planning and Zoning Commission recommended approval by a vote of 8-0)

    *Ms. Ware presented items eighteen and nineteen together. She provided an update of the revisions and reviewed proposed renderings. Mr. Willis noted his opposition of items eighteen through twenty-one as he opposes apartments and the expressed concern over the lack of completion or slowness of construction. Mayor Jensen said council cannot put stipulations on approval and wishes council could require them to finish the work and/or make them start. Deputy City Manager Megan Mahan advised the city is not the developer nor tied to the land or how long it takes to construct. Mr. Jackson noted they have a certain amount of time to construct - while they have a building permit they should be actively building. Mayor Pro Tem Lopez said he appreciates the developer working with the city. Council Member Johnson asked if they are adding a No U-turn restriction on Great Southwest Parkway, and Mr. Jackson said staff will work with them. Mayor Pro Tem Lopez moved, seconded by Council Member Johnson, to close the public hearing and approve items eighteen and nineteen, with recommended conditions as presented. The motion carried, unanimously.*

    **ADOPTED**

**ORD 11486-2024**

19. ZON-23-08-0029 – PD Amendment/Concept Plan - JPI Great SW Parkway (City Council District 4). Amendment to PD-49 to adopt a Concept Plan for multi-family apartments with 450 units on 31.85 acres. Tract 1D, Memucan Hunt Survey, Abstract No. 758, Tract 1, Samuel T. Brown Survey, Abstract No. 84, and Tract 13, Samuel T. Brown Survey, Abstract No. 1689, City of Grand Prairie, Dallas and Tarrant Counties, zoned PD-49, within Lake Ridge Corridor Overlay, with an approximate address of 4610 S Great Southwest Pkwy (On November 13, 2023, the Planning and Zoning Commission recommended approval by a vote of 8-0)

**ADOPTED**

**ORD 11487-2024**

20. CPA-23-10-0022 - Comprehensive Plan Amendment - Prose Westcliff Multi-Family (City Council District 2). Comprehensive Plan Amendment to change the Future Land Use Map from Mixed Use to High Density Residential on 14.16 acres. Lots 1-4, Vickery Place Addition, a portion of Tract 4, J.W.E. Wallace Survey, Abstract No. 1517, and a portion of Tract 12, Benjamin F. Smith Survey, Abstract No. 1337, City of Grand Prairie, Dallas County, zoned PD-18, within IH-20 Corridor Overlay, and addressed as 901-913 E Fish Creek Road, 3971 Westcliff Rd and 1199 E IH-20 (On November 13, 2023, the Planning and Zoning Commission recommended approval by a vote of 8-0)

*Ms. Ware presented items twenty and twenty-one together, providing a project update with proposed elevations and added enhanced landscape buffer. Mayor Jensen said he appreciates the developers working with city and is pleased with updates. Council Member Headen said the developer is working to exceed standards, to add something nice to the entryway and appreciates the white stone and proposed enhanced monument or water feature. She then moved, seconded by Council Member Johnson, to close the public hearing and approve items twenty and twenty one as presented. The motion carried unanimously.*

**ADOPTED**

**ORD 11488-2024**

21. ZON-23-10-0034 - PD Amendment/Concept Plan - Prose Westcliff Multi-Family (City Council District 2). Application for Amendment to PD-18 to adopt a Concept Plan for a multi-family development with 300 dwelling units on 14.16 acres. Lots 1-4, Vickery Place Addition, a portion of Tract 4, J.W.E. Wallace Survey, Abstract No. 1517, and a portion of Tract 12, Benjamin F. Smith Survey, Abstract No. 1337, City of Grand Prairie, Dallas County, zoned PD-18, within the IH-20 Corridor Overlay District, and addressed as 901-913 E Fish Creek Road, 3971 Westcliff Rd and 1199 E IH-20 (On November 13, 2023, the Planning and Zoning Commission recommended approval by a vote of 8-0)

**ADOPTED**

**ORD 11489-2024**

## CITIZEN COMMENTS

*Harold Willis, 538 Lindy, discussed the ERCOT alert system, issues with ONCOR and concerns for inclement weather coming Monday through Wednesday of next week.*

*Steve Rankin, 2450 Harrison Street, discussed his dissatisfaction with VIA Rideshare due to cancelation of rides, rudeness of drivers, drivers' harsh braking and lack of service for door to door customers.*

*Sue Hibma, 2415 Harrison St., discussed her dissatisfaction with VIA Rideshare noting she had to walk two and a half blocks to get a ride, was twice left stranded, noting some drivers hit large potholes, are careless and do not stop at stop signs while other drivers are good.*

*Trina Hall, 2225 Ave B, discussed continued issues with those who set fireworks, requested an ordinance change for improvement acknowledging the city's efforts to get the word out but the issue still exists and asked Chief Scesney to provide her additional information. She also discussed the senior homeless population.*

## ADJOURNMENT

*Mayor Jensen discussed the recent loss of Congresswoman Eddie Bernice Johnson and paid respects to Ms. Sallye Moore and family. Mayor Jensen adjourned the meeting at 7:43 p.m.*

*The foregoing minutes were approved at the January 23, 2024, City Council meeting.*

*Mona Lisa Galicia, City Secretary*