CITY OF GRAND PRAIRIE

City Hall
300 W. Main Street
Grand Prairie, Texas

MINUTES

City Council Meeting

Tuesday, April 21, 2026 **5:30 PM** **City Hall - Council Chambers**

CALL TO ORDER

Mayor Jensen called the meeting to order at 5:30 p.m.

PRESENT
Mayor Ron Jensen
Deputy Mayor Pro Tem Kurt G. Johnson
Council Member District 1 Jorja Clemson
Council Member District 2 Jacquin Headen
City Council Member District 4 John Lopez
Council Member District 5 Tony Shotwell
Council Member At Large Place 7 Bessye Adams
Council Member At Large Place 8 Rodney Anderson

AGENDA REVIEW

Deputy Mayor Pro Tem Johnson asked if Council had questions on any Consent Agenda items. Council Member Shotwell asked to pull item eleven for Individual Consideration. Deputy Mayor Pro Tem Johnson thanked Parks, Arts and Recreation Director Ray Cerda and staff for review of item fifteen.

EXECUTIVE SESSION

There was no closed session.

RECESS MEETING

Mayor Jensen called a recess at 5:31 p.m.

RECONVENE MEETING

Invocation by Pastor Rusty George of Church 360.

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

PRESENTATIONS

1. Update on Informational Outreach Related to 2026 General Obligation (GO) Program

   Management Services Director Thao Vo and Assistant Director Latifia Coleman presented information and showed a video on the 2026 GO Bond Program and election. The outreach project has been completed, and early voting is now underway. Four events remain scheduled,

with more than 708 attendees having participated in previous events. Harold Willis, 538 Lindly, spoke in support of this item.

PRESENTED

PUBLIC COMMENTS

Citizens may sign up to speak to the City Council regarding any item on the agenda. All speakers must complete a comment card prior to the meeting being called to order. For items listed on the Consent Agenda, each speaker will have a total of up to five (5) minutes for all items to address the Council. Citizens may speak for up to three (3) minutes on any item scheduled for a Public Hearing, individual consideration or during Citizen Comments. Applicants for zoning items may speak for up to five (5) minutes. The full meeting agenda packet and supporting documents are available online on the City's website at www.gptx.org.

CONSENT AGENDA

Deputy Mayor Pro Tem Johnson advised item eleven would be moved to Individual Consideration and asked if Council had any further questions on the Consent Agenda. Hearing none, he then moved, seconded by Council Member Lopez, to approve Consent Agenda Items two through ten and items twelve and thirteen. The motion carried unanimously.

2. Minutes of the April 7, 2026, City Council meeting

   Approved on Consent Agenda

3. Boards and Commissions – Appointments to fill vacancies on the Planning and Zoning Commission and the Housing and Community Improvement Commission

   Approved on Consent Agenda

4. Quarterly Investment Report (Reviewed by the Finance and Government Committee on 04/07/2026)

   Approved on Consent Agenda

5. Annual Contract for heavy equipment maintenance and repair services on City-owned equipment to Holt Texas, Ltd dba Holt Cat for in an amount not to exceed $250,000.00 annually. This contract will be for an initial one-year term, with the option to renew for two additional one-year periods totaling $750,000.00 if all extensions are exercised (Reviewed by the Finance and Government Committee on 4/7/2026)

   Approved on Consent Agenda

6. Fourth Amendment to April 2024 Development Agreement with Provident Corp. (Formerly Provident Realty Advisors, Inc.) on Behalf of Their Affiliates and Prairie Ridge Municipal Management District No. 1 to Make Approximately 197.593 Acres of Land Located in Ellis County, South of U.S. Hwy 287 and North of Lakeview Drive, Subject to the Development Agreement and Establish Development Standards for the Portion of the Land Located Within the City of Grand Prairie's Extra-Territorial Jurisdiction

Approved on Consent Agenda

7. Change Order #3 to Construction Services Agreement with RLM EarthCo, Inc. in the amount of $30,180.87 to add construction scope services for the Turner Park Phase II Project, bringing the total project cost to $2,693,498.31 (Reviewed by the City Council Development Committee on 04/16/2026)

   Approved on Consent Agenda

8. Professional Engineering and Architectural Services Agreement with Westwood Professional Services, Inc. for professional civil engineering, land surveying & landscape architectural services for the Great Southwest Nature Trail Canopy Design and Bank Stabilization Project in the amount of $170,010.00 (Reviewed by the City Council Development Committee on 04/16/2026)

   Harold Willis spoke in support of this item.

   Approved on Consent Agenda

9. Amendment to the Services Price Agreement with River North Transit LLC to continue partnership for the Via rideshare program offered to Grand Prairie residents for an additional four and a half month term in the total amount of $1,577,025; Resolution authorizing the City Manager to execute the same (Reviewed by the City Council Development Committee on 04/16/2026)

   ADOPTED

   RES 5537-2026

10. Resolution Consenting to the Additon of Land Subject to the April 16, 2024 Development Agreement with Provident Corp. (formerly known as Provident Realty Advisors, Inc.) on behalf of Affiliated Entities and Prairie Ridge Municipal Management District No. 1, as Amended, into Prairie Ridge Municipal Management District No. 1, a Legislatively Created Municipal Management District, or any Municipal Management District created by the Subdivision Thereof

    Harold Willis spoke in support of this item.

    ADOPTED

    RES 5538-2026

11. Ordinance Amending the FY 2025/2026 CIP and Operating Budget (Reviewed by the Finance and Government Committee on 04/07/2026)

    ADOPTED

    ORD 11864-2026

12. Ordinance Amending the FY 2025/2026 CIP Budget (Reviewed by the Finance and Government Committee on 04/07/2026)

ADOPTED

ORD 11865-2026

13. Ordinance Amending the FY 2025/2026 Operating Budget (Reviewed by the Finance and Government Committee on 04/07/2026)

ADOPTED

ORD 11866-2026

CITIZEN COMMENTS

Bob Parker, of 1801 Wellington Drive, raised concerns about safety and vehicle noise related to New Castle.

Pam Hampton, of 3003 Dorothy Lane, Glenn Heights, discussed her candidacy for Justice of the Peace Precinct 4 in Midlothian.

Trina Hall, 2225 Avenue B, stated she does not support using bond funds for the Goodland Development and would prefer the money be spent in the northern area.

Sayeda Sayed, 6705 Spphire Circle North, Colleyville, who is running for an at-large position for the Tarrant Appraisal District, noted that approximately 190,000 Tarrant County properties should have received lower valuations, encouraged Tarrant County residents to protest their appraisals and claimed that values for existing properties are not being updated.

Dr. Angela Luckey-Vaughn, 4476 Harpers Ferry Drive, discussed the council being elected on a nonpartisan basis and congratulated Rodney Anderson. She emphasized that taking the oath of office requires integrity, honor, and service, and mentioned someone came to her family's door encouraging them to vote for the late Council Member Del Bosque.

Harold Willis, 538 Lindly, spoke about San Jacinto Day and referenced a voting block south of Interstate 20 that may oppose the bond election items concerning bridges and a botanical garden.

ITEMS FOR INDIVIDUAL CONSIDERATION

14. Public Hearing and Final Reading of an Ordinance Annexing Approximately 69.75 acres of land in Ellis County, Texas Being More Particularly Described and Graphically Depicted in Exhibit A, such tract is generally located south of Highway 287, East of VV Jones Road, North of Highway 67 and Including Land Situated in the L. Kelsey Survey, Abstract No. 593 and the B. Canfield Survey, Abstract No. 197 Being all of a Called 15.04 Acre Tract of Land Described in General Warranty Deed to Ronald Lee Burseen, Recorded in Instrument Number 1904974, Official Public Records of Ellis County Texas (OPRECT) and All of a Called 46.78 Acre Tract of Land Described in General Warranty Deed to W&L Jones Realty Holdings, LLC-Series 6 Recorded in Instrument Number 2243658 OPRECT and all of a Tract of Land Described in a Special Warranty Deed to Eagleridge Energy, LLC AND USG Properties Barnett II, LLC Recorded in Instrument No. 1817328 OPRECT and in a Surface and Mineral Deed to Marubeni Shale Investments LLC Recorded in Instrument No. 2405140 OPRECT and Being Described in Volume 2510, PAGE 2263 OPRECT, 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 Attorney Tiffany Bull explained that Provident purchased the land after the original agreement and that it is currently zoned for data/light industrial use. She noted the developer will fund most of the infrastructure. Mayor Jensen clarified that the proposed Proposition A does not provide funding for this project. Ms. Bull added that the item involves annexing the land into the city to allow proper zoning and generate property tax revenue. Harold Willis spoke in opposition of this item. Patsy Ray decided not to speak on this item. Mayor Jensen called for additional speakers, and there were none. Deputy Mayor Pro Tem Johnson moved, seconded by Council Member Headen, to close the public hearing and approve this item as presented by staff. The motion passed unanimously.

ADOPTED

ORD 11867-2026

15. Reject all proposals for RFP# 25132 Operation and Management of Tangle Ridge Golf Course and authorize Parks staff to assume management and operations of Tangle Ridge Golf Course Club House and Food and Beverage, effective October 1, 2026.

Director of Parks, Arts, and Recreation Ray Cerda presented the proposed transition of Tangle Ridge Golf Course to a city-operated model, noting that approval of this item would reject current vendor proposals and shift full management to the city. Stephen Bowles, Administrative and Fiscal Chief, reviewed the operational model used at Prairie Lakes Golf Course, including financial performance, staffing plans, and comparisons between city-run and third-party management. Staff recommended adopting full city operation, citing key advantages while acknowledging considerations. Council Member Shotwell requested clarification on personnel costs, and Mr. Bowles explained differences in staffing between the city and vendor models. Mayor Jensen emphasized the importance of maintaining high customer service standards. Deputy Mayor Pro Tem Johnson suggested additional staffing may not be necessary and noted salary considerations. Council Member Anderson apologized for not reviewing more thoroughly previously, and he acknowledged prior Finance and Government Committee review and expressed support for the recommendation. Former Mayor Jerry Debo, 2230 S. Belt Line, spoke in support of this item. Patsy Ray recorded her neutrality on this item but did not wish to speak. Deputy Mayor Pro Tem Johnson moved, seconded by Council Member Adams, to approve this item. The motion carried unanimously.

APPROVED

16. Public Hearing and consider an Ordinance abandoning 0.010 acres (450 square feet) of a portion of alley right-of-way located at 314 S.W. 4th Street, Grand Prairie, Dallas County and authorizing the City Manager or his designee, to execute a Quitclaim Deed transferring said abandoned right-of-way to Victor Rangel (Reviewed by the City Council Development Committee on 04/16/2026)

Public Infrastructure Director Noreen Housewright presented the request for an abandonment ordinance, noting both the applicant and staff support its approval. She reviewed an aerial image and the plat. Patsy Ray, 2217 El Paso St., recorded her neutrality on this item but did not wish to speak. Mayor Jensen opened the floor for public comment, but no additional speakers came forward. Deputy Mayor Pro Tem Johnson moved, seconded by Council Member Adams, to close the public hearing and approve this item. The motion passed unanimously.

ADOPTED

ORD 11868-2026

PUBLIC HEARING ZONING APPLICATIONS

17. CPA-26-01-0001 - Comprehensive Plan Amendment - Goodland Riverbend (City Council District 6). Comprehensive Plan Amendment to change the Future Land Use Map from Medium Density Residential and Open Space/Drainage to Mixed Use, Medium Density Residential, and Open Space/Drainage on 128.20 acres. Generally located west of S Hwy 287, and north of Lakeview Drive, a portion of Parcel ID 303394, out of W. M. Gardner Survey, Abstract No. 403, R. K. Wines Survey, Abstract No. 1178, and J. D. Elis Survey, Abstract No. 1274, zoned Agricultural (A) District and PD-463, City of Grand Prairie, Ellis County, Texas (On March 24, 2026, the Planning and Zoning Commission recommended approval by a vote of 9-0)

    Assistant Planning Director Savannah Ware presented items seventeen and eighteen together. She reviewed the proposed concept plan, noting the purpose of the request is to change the Future Land Use Map to reflect the land uses shown on the amended Developer Agreement for the Goodland Development and the proposed Planned Development. The Zoning Change/Concept Plan requests to create a Planned Development District for the Goodland Riverbend area. Staff received a revised zoning exhibit, and it pertains only to the area in Grand Prairie. She reviewed the concept plan for mixed residential character area and mixed use character area and displayed the illustrative photos. Ms. Ware noted the Planning Zoning Commission (P&Z) recommended approval and Development Review Committee (DRC) recommends approval with condition: as part of the future development of the subject property, Lakeview Drive and necessary internal thoroughfares shall be constructed to accommodate the proposed development traffic in accordance with TxDOT and Transportation and Mobility Services Department standards. There was discussion on installation of infrastructure. Harold Willis spoke in opposition of this item. Deputy Mayor Pro Tem Johnson moved, seconded by Council Member Lopez, to close the public hearing and approve items seventeen and eighteen, with revised zoning as presented by staff. The motion carried unanimously.

    ADOPTED

    ORD 11869-2026

18. ZON-26-01-0001 - Zoning Change/Concept Plan - Goodland Riverbend (City Council District 6). Zoning Change from Agricultural (A) District and PD-463 to a Planned Development District for Mixed Use, Mixed Residential Use, Commercial Use, and Open Space on 128.20 acres. Generally located west of S Hwy 287, and north of Lakeview Drive, a portion of Parcel

ID 303394, out of W. M. Gardner Survey, Abstract No. 403, R. K. Wines Survey, Abstract No. 1178, and J. D. Elis Survey, Abstract No. 1274, zoned Agricultural (A) District and PD-463, City of Grand Prairie, Ellis County, Texas (On March 24, 2026, the Planning and Zoning Commission recommended approval by a vote of 9-0)

Harold Willis spoke in opposition of this item.

ADOPTED

ORD 11870-2026

19. CPA-26-03-0007 - Comprehensive Plan Amendment - Goodland Light Industrial (City Council District 6). Comprehensive Plan Amendment to change the Future Land Use Map from Low Density Residential, Mixed Residential, Business Park and Open Space/Drainage to Business Park. 1,522.18 acres generally located west of HWY 287, south of Prairie Ridge Blvd, all or portions of Parcel IDs 190600, 181262, 242136, 261509, 261512, 314084, 314085, 179561, 277740, 186391, 179552, 193077, 179637, 275132, 291089, 192959, 314125, 192956, 250565, 181316, and 230766, City of Grand Prairie, City of Grand Prairie ETJ, Ellis County, Texas, and addressed as 881 Miller Rd (On April 14, 2026, the Planning and Zoning Commission recommended approval by a vote of 6-0)

Ms. Ware presented items nineteen and twenty together. The purpose of the request is to change the Future Land Use Map (FLUM) to reflect the land uses shown on the amended Developer Agreement for the Goodland Light Industrial Development and the proposed Planned Development District under concurrent review. The applicant acquired additional land, which is surrounded by property within the existing PD-454B. PD-454B is a Planned Development District designated for light industrial uses, including data centers. This request adds a 69.75-acre tract of land to the overall development without changing the exterior boundaries of PD-454B. She reviewed the Goodland project and the current and proposed FLUM. Ms. Ware noted four letters in opposition were received. The P&Z and DRC recommended approval. Harold Willis spoke in opposition of this item. There was discussion on water usage restrictions. Mayor Jensen called for additional speakers, and there were none. Deputy Mayor Pro Tem Johnson moved, seconded by Council Member Adams, to close the public hearing and approve items nineteen and twenty as presented by staff. The motion carried unanimously.

ADOPTED

ORD 11871-2026

20. ZON-26-02-0005 - Zoning Change/Concept Plan - Goodland Light Industrial (City Council District 6). Zoning Change from Agriculture (A) and PD-454B to a Planned Development District for Light Industrial, including Data Center uses. 1,522.18 acres generally located west of HWY 287, south of Prairie Ridge Blvd, all or portions of Parcel IDs 190600, 181262, 242136, 261509, 261512, 314084, 314085, 179561, 277740, 186391, 179552, 193077, 179637, 275132, 291089, 192959, 314125, 192956, 250565, 181316, and 230766, City of Grand

Prairie, City of Grand Prairie ETJ, Ellis County, Texas, and addressed as 881 Miller Rd (On April 14, 2026, the Planning and Zoning Commission recommended approval by a vote of 6-0)

Harold Willis spoke in opposition of this item.

ADOPTED

ORD 11872-2026

21. CPA-26-01-0002 - Comprehensive Plan Amendment - 1610 Walnut St (City Council District 5). Comprehensive Plan Amendment to change the FLUM from High Density Residential to Light Industrial on 15.72 acres. A 15.72-acre tract out of Richard Wilson Survey, Abstract No. 1548, City of Grand Prairie, Dallas County, Texas, zoned Single Family-One (SF-1) and Neighborhood Service (NS) District, within IH-30 Corridor Overlay District, and addressed as 1610 Walnut St (On March 10, 2026, the Planning and Zoning Commission recommended denial by a vote of 6-0)

Ms. Ware presented items twenty-one and twenty-two together. She reviewed the proposed amendment to change the Future Land Use Map (FLUM) from High Density Residential to Light Industrial. She reviewed the requested zoning change to a Planned Development for Light Industrial (LI) uses and a Concept Plan depicting industrial warehouse. She displayed an aerial view photo, reviewed prohibited land uses and requested variances – parking, screening and truck docks. She noted sixty-three letters of support and eighty-eight letters in opposition were received. P&Z recommended denial and Staff is unable to support the zoning change because the proposed zoning change does not align with the Future Land Use Map. Staff also notes that this area is predominantly zoned for single family use and that existing single family residences are located west, south, and east of the subject property and staff noted should City Council approve this request, the staff recommends the following conditions: The developer shall provide a landscaped berm or wrought iron fencing in conjunction with the evergreen trees and shrubs to screen truck docks and trailer parking along the IH-30 frontage road; the developer shall provide a noise study for review and approval by the Public Health and Environmental Quality Department (PHEQ) prior to a site plan being presented to the Planning and Zoning Commission (P&Z).

Applicant Tyler Thomas of Trumont Group, 11032 Rosser Road, Dallas, spoke in support of the item. He outlined surrounding land uses, provided an overview of the proposed project and site plan, and summarized neighborhood outreach and feedback. He presented renderings, noting an estimated $25 million investment and the expectation of two to three tenants. He also reviewed grading exhibits, explained that the variance requests are driven by design considerations, and stated that current market conditions and nearby businesses support the proposal. Griffin Neal, 6433 Woodland Drive, representing applicant discussed history of Trumont Group making a positive difference through thoughtful design, partnerships with cities, stewardship and noted investment in this area is needed. He reviewed outreach and engagement efforts with the community and discussed adjustments made as a result of meetings with neighbors. He noted they aspire to own the property long term.

Those who spoke in opposition of this item: Vanessa George, 1202 NE 19th St., Kaven George, 1118 NE 19th St., Eric Smith, 1405 E. Tarrant, Stephen Heidel, 2033 Walnut St., Doranna Corley, 910 NE 11th, Dr. Angela Luckey-Vaughn. Applicant Griffin Neil, 6433 Woodland Dr., recorded support of this item. Debbie Inglet, 1657 Walnut St., spoke in support of this item. Those who recorded support of this item but did not wish to speak: Matthew Keim, 3621 Brighton Road, Fort Worth; Shelby Moor, 725 Silver Creek Rd.; Amber Thomas, 1710 Cherry St.

Council Member Shotwell advised the FLUM is for high density residential and desires to leave zoning in place, noting there is a lot of warehousing along Interstate 30. He then moved, seconded by Deputy Mayor Pro Tem Johnson, to close the public hearing and deny items twenty-one and twenty-two. The motion carried unanimously.

DENIED

22. ZON-26-01-0002 - Zoning Change/Concept Plan - 1610 Walnut St (City Council District 5). Zoning Change from Single Family-One (SF-1) and Neighborhood Service (NS) District to a Planned Development for Light Industrial (LI) uses and a Concept Plan depicting industrial warehouse on 15.72 acres. A 15.72-acre tract out of Richard Wilson Survey, Abstract No. 1548, City of Grand Prairie, Dallas County, Texas, zoned Single Family-One (SF-1) and Neighborhood Service (NS) District, within IH-30 Corridor Overlay District, and addressed as 1610 Walnut St (On March 10, 2026, the Planning and Zoning Commission recommended denial by a vote of 6-0)

    Those who spoke in support of this item: Applicant Tyler Thomas, Juan Pablo Zepeda, 5816 Birchbrook Drive, Dallas. Those who spoke in opposition of this item: Vanessa George, Kaven George Eric Smith, Stephen Heidel, Doranna Corley, Dr. Angela Luckey-Vaughn. Debbie Inglet spoke in support of this item. Applicant Griffin Neil recorded support of this item. Those who recorded support of this item but did not wish to speak: Matthew Keim; Shelby Moor. Those who recorded support of this item but did not wish to speak: Amber Thomas, 1710 Cherry St.

    DENIED

ADJOURNMENT

Mayor Jensen adjourned the meeting at 8:22 p.m.

The foregoing minutes were approved at the May 5, 2026, City Council meeting.

Mona Lisa Galicia, City Secretary