CITY OF GRAND PRAIRIE

City Hall
300 W. Main Street
Grand Prairie, Texas

MINUTES

City Council Meeting

Tuesday, May 20, 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. Fiscal Year 2025-2026 Capital Improvement Plan Review

City Manager William A. Hills provided an overview and noted this is best practice. Management Services Director Thao Vo and Budget Manager Krystal Crump presented major projects in CIP and discussed debt funded projects. Ms. Crump provided an overview of CO funded projects: downtown main street (Street), Duncan Perry Bridge at Johnson Creek, Wildlife Parkway. Council Member Shotwell asked to clarify funding and Mr. Hills advised a majority is from the Texas Department of Transportation (TxDOT) & North Texas Council of Governments (NTCOG). Mr. Vo discussed the Phase 2 of ERP Software Replacement. Ms. Crump provided an overview of the General Fund noting vehicles and equipment funded with new CO bonds. Mayor Jensen asked to clarify where related bills are in legislative process. Legislative Affairs Officer Vanna Ngo described current bills. Ms. Crump discussed Goodland road design and construction. Council Member Shotwell asked if this is the final piece and Ms. Crump confirmed, then discussed the Miller Road development. Mayor Jensen advised for 2026 they city may need to look at a bigger bond package and asked staff to start working on it. Ms. Crump discussed water/wastewater revenue bonds and projects. She reviewed all others which are cash funded including the cemetery grounds construction. General Services Director Jayson Ramirez discussed the location which includes the area south of the pond which would complete the 25 acres and noted it would extend services for hopefully twenty more years. Ms. Crump reviewed Parks infrastructure – repairs and renovations as needed, Solid Waste vehicles and equipment, for aging trucks and a compactor, storm drainage CIP for the Briarhill erosion project to resolve/ mitigate ongoing erosion, the Grand Prairie Metropolitan Utility and Reclamation District (GPMURD) – petitioning FEMA to design and mitigate.

Engineering and Utilities Department Director Noreen Housewright advised a feasibility study was presented to the City Council Development Committee (CCDC) today, noting this is for taking the study results and design to get permitting for construction of what comes out of the flood plain, building up the land. Mr. Hills said the funds will allow for building levees and satisfy engineer plans to build it out. Ms. Housewright confirmed they are only looking at land the city and GPMURD owns and reviewed a map. She said the study will take about six to nine months. Ms. Crump provided information on the Wastewater CIP for downtown Main Street. Managing Director Walter Shuma discussed transportation plans through downtown. Mayor Jensen discussed how City of Frisco's downtown renovations and businesses were hurt by their ongoing construction. Ms. Crump provided information on Wastewater Main Replacements, Downtown Main Street (Water), large meter vault replacement construction, unidirectional flushing program update, utility cuts – used to repair/replace pavement after utility work, water main replacements, Water Waste Water (W/WW) Impact Fee Fund related projects.

PRESENTED

AGENDA REVIEW

Mayor Pro Tem Clemson advised item sixteen would be pulled to Individual Consideration and asked if there were questions on any other Consent Agenda items. There were none. Mayor Jensen said there is a lot to discuss and consider for item eighteen; and if the majority of City Council supports, he suggests a simple resolution to keep the maps as they are until the next census.

EXECUTIVE SESSION

Mayor Jensen called a closed session at 5:07 p.m. pursuant to Chapter 551, Subchapter D of the Government Code, V.T.C.A., to discuss Section 551.071 "Consultation with Attorney" and Section 551.072 "Deliberation Regarding Real Property."

RECESS MEETING

Mayor Jensen adjourned the closed session, opened the regular meeting and called a recess at 6:15 p.m.

6:30 PM Council Chambers

RECONVENE MEETING

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

Invocation led by Pastor Willie Milbry of Good Shepherd Baptist Church.

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

2. Certificate of Election and Oath of Office for Council Member District Two and Mayor at Large

   Council Member Headen discussed her work with economic development and support of small businesses, looking forward to serving another three years and thanked the voters. Mayor Jensen thanked all who set the path before him and helped to get him where he is now, including his father, Wayne Hanks and his wife/life partner of 54 years Rebecca Jensen. He

also thanked the late Council Member Jim Swafford who said, "we have one chance to get it right," and said he is proud of city accomplishments and future.

PRESENTED

PRESENTATIONS

3. Proclamation Acknowledging Memorial Day

   Council Member Shotwell discussed recently celebrating VE Day and in August there will be a VJ Day celebration. He then read and presented the Memorial Day proclamation.

   PRESENTED

4. Certificate of Recognition of South Grand Prairie High School Graduate and Athlete Anyla Herbert

   Deputy Mayor Pro Tem Ezeonu read the certificate of recognition and Mayor Jensen presented it to Miss Herbert.

   PRESENTED

5. Certificate of Recognition for Muralist Juan Velazquez

   Council Member Headen read the certificate of recognition and Mayor Jensen presented it to Mr. Velazquez.

   PRESENTED

CONSENT AGENDA

Mayor Pro Tem Clemson moved, seconded by Deputy Mayor Pro Tem Ezeonu, to approve items six through fifteen and move item sixteen to Individual Consideration. The motion carried unanimously.

6. Minutes of the May 6, 2025, City Council Meeting and the May 13, 2025 Special City Council meeting

   Charlie Garza, 2611 Naples Ln, spoke in opposition of this item.

   APPROVED

7. Purchase and Installation of the alerting system for Fire Station 11 made by US Digital Designs, and installed and managed by Mobile Communications of America, Inc., for the price of $102,570. This purchase is an expansion of the existing software system installed at all fire stations (Public Safety, Health, and Environmental on 05/09/2025)

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

   APPROVED

8. Rescind award for litter fence purchase for the Grand Prairie Landfill to Hawaii Drillers, Inc. dba Coastal Netting Systems of Bakersfield, California and award purchase to Metta Technologies of Jackson, Michigan in the amount of $80,500 (Reviewed by the Public Health, Safety and Environment Committee on 02/10/2025)

   Charlie Garza, 2611 Naples Ln, spoke in opposition of this item.

   APPROVED

9. Landfill Gas Agreement Which Transfers Ownership of Landfill Gas to Morrow Energy, LLC, Authorizes Construction of Gas Processing Facilities at the Landfill, and Provides Revenue Sharing and Royalties to the City (Reviewed by the Public Safety, Health and Environment Committee on 04/21/2025)

   Charlie Garza, 2611 Naples Ln, spoke in opposition of this item.

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

   APPROVED

10. Amendment #1 to Cooperative Contract with Trane U.S., Inc. to increase the authorized amount for HVAC repairs at the EPIC from $100,000 to up to $200,000 annually, bringing the total annual cost, including maintenance costs, to an amount up to $264,292 and increasing the total contract amount to up to $1,321,960, if all extensions are exercised (Reviewed by the Finance and Government Committee on 05/06/2025)

    APPROVED

11. Interlocal Agreement with the University of North Texas in an amount not to exceed $63,144 for Health Assessment component of the Parks Master Plan (Reviewed by the Public Safety, Health & Environment Committee on 05/09/2025)

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

    APPROVED

12. High Hawk PID Contract with Classic Construction & Restoration, Inc. for phase 5 perimeter wall replacement in the amount of $271,460 (Council Districts 4 and 6) Approved by the High Hawk PID Advisory Board on 4/28/2025

    APPROVED

13. Amendment of High Hawk PID Contract with Flock Safety for License Plate Readers to Extend the Term of the Agreement for Two Years for an Additional Amount of $56,000 (Council Districts 4 and 6)

    APPROVED

14. Resolution Appointing Grand Prairie Local Government Corporation Board of Directors Through the Term Expiring July 31, 2028

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

ADOPTED

ORD 5479-2025

15. Resolution Appointing Grand Prairie Hotel Development Corporation Board of Directors Through the Term Expiring July 31, 2028

ADOPTED

RES 5480-2025

16. Resolution accepting the project listing for the Fiscal Year 2025-2026 Capital Improvement Plan for Bond funded and non-debt funded Projects

Motion to approve made by Deputy Mayor Pro Tem Ezeonu, Seconded by Council Member District 3 Del Bosque. Voting Yea: Mayor Jensen, Mayor Pro Tem Clemson, Deputy Mayor Pro Tem Ezeonu, Council Member District 2 Headen, Council Member District 3 Del Bosque, City Council Member District 4 Lopez, Council Member District 6 Johnson, Council Member At Large Place 7 Adams

Council Member District 5 Shotwell expressed concerns in spending that much money from this year's CIP budget. Council Member Johnson said he appreciates staff's work on the CIP and discussed Goodland and current danger crossing Highway 287. He noted the need to plan ahead for problems and said it is best to plan for the entering and exiting and widening of roads before there are issues, not is not favorable of waiting for and being reactive to problems. Voting Nay: Council Member District 5 Shotwell. The motion carried, 8-1.

ADOPTED

RES 5481-2025

ITEMS FOR INDIVIDUAL CONSIDERATION

17. Contract with Infinity Cube, LLC dba Cinnaholic for Food and Beverage Concessions at the EPIC Recreation Center with a 10% commission back to the City based on gross revenues for an initial one-year term with the option to renew for up to two additional one-year terms; Authorize the City Manager or his designee to execute any documents necessary to exercise optional renewals (Reviewed by the Finance and Government Committee on 05/06/2025)

Epic Recreation Center Manager Chris Ginapp presented information regarding the Epic Eats Café. He noted The Epic has 12,000+ members primarily ages 12-29. He discussed previous café vendors, Cinnaholic's Bid, which was the only bid received, though it was sent to ninety-eight entities and reviewed bid criteria. Mr. Ginapp said Cinnaholic's owner is a Grand Prairie franchise and resident. He advised commission return to the city would be 10%, discussed operating hours and products to be sold and catering options. Council Member Johnson said this was discussed during the Finance and Government Committee meeting and expressed concerned with the image projected to the city since it is a fitness facility. He is opposed to receiving 10% from owner and would like to increase that to 20-30%. Mayor Jensen supports having something there, though he is not in favor of making them pay more. Deputy Mayor Pro

Tem Ezeonu supports the point Council Member Johnson made regarding patrons going to The Epic to get fit. He noted members will have an opportunity with the menu to purchase healthy options and discussed the coffee shop type vibe created there. Council Member Ezeonu noted she is a Grand Prairie resident and meets the goals for local, minority owned vendor and discussed the one-year contract with option to renew. Council Member Shotwell asked if this is the sole caterer there. Mr. Ginapp advised they allows others, specifically rental patrons, to bring their own catered food. Mayor Pro Tem Clemson supports Council Member Johnson's concerns but also appreciates the fact the owner has added items to the menu since reviewed during the Finance and Government Committee meeting. There was discussion on changing the name, but the owner cannot since it is a requirement of the franchise. Council Member Del Bosque inquired about a Jamba Juice concept and asked for pricing information. Mr. Ginapp reviewed product pricing. Mayor Jensen confirmed patrons can get something similar to a smoothie there. Council Member Headen noted there are several activities happening there, not just fitness and she has had inquiries about adding food options there. Council Member Johnson supports voting it down and rebidding it. Council Member Headen asked to review bidding process. Management Service Director Thao Vo advised the HUB vendor list was used with generic description. There was discussion on other vendors failing there. Mr. Ginapp discussed previous vendor Epic Waters Concessions which operated at a loss there for several year, noting it was not focused on the morning sales or nor rentals. Council Member Del Bosque said he would rather wait for the best product then to settle.

Motion to approve made by Council Member District 5 Shotwell, Seconded by Mayor Jensen. Voting Yea: Mayor Jensen, Deputy Mayor Pro Tem Ezeonu, Council Member District 2 Headen, City Council Member District 4 Lopez, Council Member District 5 Shotwell, Council Member At Large Place 7 Adams

Voting Nay: Mayor Pro Tem Clemson, Council Member District 3 Del Bosque, Council Member District 6 Johnson. Motion carried, 6-3

APPROVED

18. Resolution Regarding Proposed Tarrant County Redistricting

City Attorney Maleshia McGinnis read the resolution. Harold Willis, 538 Lindly, spoke in opposition of this item

Deputy Mayor Pro Tem Ezeonu stated that the resolution is encourages maintaining the lines. He noted Tarrant County redistricting would be potentially packing one district and if lines are redrawn, certain residents would not be able to vote on their commissioner until 2028. Deputy Mayor Pro Tem Ezeonu asked to follow normal rules to consider redistricting in 2031. He then moved, seconded by Council Member Adams, to approve this resolution to maintain the current lines. The motion carried unanimously.

ADOPTED

RES 5482-2025

19. Public Hearing and Resolution to expand Public Improvement District No. 5, Forum Estates through annexation of The Preserve at Forum (Reviewed by the Forum Estates PID Advisory Board on 04/23/2025)

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

TABLED

PLANNING AND ZONING FOR INDIVIDUAL CONSIDERATION

20. STP-25-04-0012 - Site Plan - Rise Up Retail at Midtown (City Council District 2). Site Plan for two multi-tenant buildings for retail and restaurant uses within Midtown Development on 2.60 acres. A portion of Lot 4, Block 1, Slink Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-397, within the 161 Corridor Overlay District and tentatively addressed as 3731 S Hwy 161 (On April 28, 2025, the Planning and Zoning Commission recommended approval by a vote of 9-0)

    Council Member Shotwell filed the proper paperwork with the City Secretary and recused himself from hearing this item. Chief City Planner Savannah Ware presented the site plan request for two multi-tenant buildings. She reviewed aerial map, noted it meets landscaping and screening requirements, discussed the pergola with seating water feature, reviewed building elevations and noted two requested variances – Maximum Height and Overall Windows. Ms. Ware noted the Planning and Zoning Commission (P&Z) and Development Review Committee (DRC) recommend approval. There was discussion on the previous developer's plan. Mayor Jensen asked if this fulfills the intent of previous plan. Ms. Ware discussed the landscape plan proposed outdoor lighting. Planning Director Rashad Jackson said Kalterra had string lights between retail and buildings, noting the previous plan was not going to work but in this plan the lighting has been moved between the buildings. Council Member Headen asked if there are confirmed tenants. Applicant Stephanie Laughlin advised she will provide the information. There was discussion on window glazing. Mr. Jackson said they concluded to have the higher standard to have the variation option for details of back of house. Council Member Headen moved, seconded by Mayor Pro Tem Clemson to approve this item with the condition of the addition of twinkle lights. The motion carried with the absence of Council Member Shotwell, 8-0, who then returned to the dais after the vote.

    APPROVED

21. STP-25-03-0009 - Site Plan - Warehouses at Arkansas (City Council District 2). Site Plan for two industrial warehouses on 10.0 acres. Tract 3A, William Thompson Survey, Abstract No. 1558, City of Grand Prairie, Tarrant County, Texas, zoned PD-459, and addressed as 2801 Arkansas Ln and 2800 S Great Southwest Pkwy (On April 28, 2025, the Planning and Zoning Commission recommended approval with conditions by a vote of 9-0)

    Ms. Ware reviewed the site plan and aerial view. She noted it meets density, dimensional and parking requirements. Ms. Ware advised they are providing a masonry screening wall and reviewed building elevations. She said P&Z and DRC approved with conditions: a drainage impact analysis must be reviewed and approved by the Engineering Department during the Civil Engineering Plan (CEP) review. The drainage impact analysis should show that the project would not create additional flooding or erosion as required by the City's Drainage Design Manual; The design and location of driveways must be approved by the Transportation

and Mobility Services. The revised design shall comply with the dimensions approved in the concept plan for ZON-24-04-0010, except for the main truck entrance proposed on the S. Great Southwest Parkway; The applicant shall provide the required 25 ft. x 25 ft. corner clip at S. Great Southwest Parkway and Arkansas per the Article 23 of the UDC. Deputy Mayor Pro Tem Ezeonu asked if the applicant has already begun building. Ms. Ware reviewed another light industrial area under construction. Council Member Headen asked if any letters were received. Ms. Ware confirmed none were received. Council Member Headen asked to review the extent of wall. Ms. Ware noted they are adding an eight foot wall. Council Member Lopez asked to review the exit. Transportation Directo Caryl Devries reviewed right in and right out path on Arkansas Lane with main opening on Great Southwest Parkway. There was discussion on adding impact fees for industrial warehouses due to more truck traffic near residential. Council Member Adams asked for a drainage impact analysis. Mayor Jensen noted they may have to do some mitigation. Ms. Ware confirmed they would have to do it through their civil plans. There was discussion on impact resulting in a retention plan. Council Member Shotwell asked to clarify the location of the masonry wall and trees. Ms. Ware noted they are all along the east side. Council Member Headen asked if there are any standards to ensure trees are maintained. Mayor Jensen said issues can be reported to Code Compliance. Jonathan Tooley, 2125 Bardin Road, was available for questions. Council Member Headen moved, seconded by Council Member Adams, to approve this item. The motion carried unanimously.

APPROVED

PUBLIC HEARING ZONING APPLICATIONS

22. SUP-24-11-0047 - Specific Use Permit - EZ Food Mart at 688 W Pioneer (City Council District 2). Specific Use Permit for a convenience store without gas in an existing commercial lease space on 3.85 acres. Lot 1, Block 1, Pioneer Court Yard Shopping Center Addition, City of Grand Prairie, Dallas County, Texas, zoned General Retail, and addressed as 688 W Pioneer Pkwy Suite 140 (On May 12, 2025, the Planning and Zoning Commission recommended approval with conditions by a vote of 7-0)

    Ms. Ware reviewed the request to go into an existing suite in an existing shopping center, without gas sales. She said it meets parking requirements and reviewed business hours, products sold and noted number of employees would be six. Ms. Ware said P&Z recommended approval with condition. DRC recommended approval with same condition: Outside storage or display of merchandise shall be prohibited. This prohibition applies to propane gas tanks, ice machines, and other seasonal merchandise.

    Jacqueline Davis, 1605 Proctor St, spoke in support of this item. Council Member Headen asked if it is set back from the street and if there would be alcohol sales and smoking products sold. Council Member Lopez noted it is adjacent to an event center and church. There is also a neighborhood bakery and the church is concerned with trash in the parking lot. He advised the application to address it and to work with others there. Council Member Del Bosque asked if this was his first store. Owner Mahmood Dhanani, 401 E. Whitener, Euless said no, they have another store nearby, Handy Food Mart. He said it is a family oriented business, makes sure employees and cleaners taking care of the property. Mr. Dhanani confirmed they would not sell vaping products. Council Member Headen, moved, seconded by Council Member Johnson to

close the public hearing and approve with a review in one year with the staff recommendations of no outside storage. The motion carried unanimously.

ADOPTED

ORD 11701-2025

23. SUP-25-01-0002 - Specific Use Permit - Convenience Store at 203 N Belt Line Rd (City Council District 5). Specific Use Permit for a convenience store without gas in an existing commercial lease space on 0.73 acres. Lot 1, Block 1, KP Star Addition, City of Grand Prairie, Dallas County, zoned Commercial (C) District, and addressed as 203 N Belt Line Rd, Suite 200 (On May 12, 2025, the Planning and Zoning Commission recommended approval by a vote of 7-0)

Ms. Ware reviewed the request, aerial and street view of location and noted it meets parking requirements. She reviewed operational plans and products to be sold. Ms. Ware said the P&Z and DRC recommended approval.

Khiem Phan, 1611 Park Gardens Ct, owner of shopping center, said this concept is good for that area. He noted nearby coin laundry has customers looking to buy snacks for minors. Council Member Shotwell said there is not a lot of nearby housing. Kenny Gee, 7137 Chelsea Drive, North Richland Hills, said there is a lot of foot traffic and parking is always busy. He said they are not planning to sell beer and wine. Mr. Phan confirmed there is a restriction in the tenant's lease. Council Member Shotwell moved, seconded by Council Member Del Bosque, to close the public hearing and approve this item with no beer and wine sales, with no outside storage nor display of merchandise. The motion carried unanimously.

ADOPTED

ORD 11702-2025

24. SNC-25-03-0002 - Street Name Change - SW 5th Street to Sloppy Juan Way (City Council District 5). An Ordinance of the City of Grand Prairie, Texas renaming a portion of SW 5th Street, a dedicated public street in the City of Grand Prairie, Texas, to Sloppy Juan Way in order to commemorate an award-winning taco from Zavala's BBQ, and providing an effective date

Ms. Ware reviewed this request for a street name change requested by restaurant owner Joe Zavala. She noted staff does not object, and no businesses are impacted. Joe Zavala, 421 W. Main Street, discussed their restaurant business, with one of the top tacos sold in Texas, the Sloppy Juan Taco and their representation in the Texas Monthly. He said he was born and raised in Grand Prairie, graduated from Grand Prairie High School and discussed the Zavala Family Foundation. Council Member Shotwell thanked Mr. Zavala, he then moved, seconded by Council Member Johnson, to close the public hearing and approve this item. The motion carried unanimously.

ADOPTED

ORD 11703-2025

25. SUP-25-02-0011 - Specific Use Permit/Site Plan - Hawaiian Bros at 1210 Arkansas (City Council District 2). Specific Use Permit/Site Plan for a restaurant with a drive-through on 1.15 acres. Lot 5R, Block A, Bush & Pioneer Centre Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-351, within the SH 161 Overlay District, and addressed as 1210 Arkansas Ln (On May 12, 2025, the Planning and Zoning Commission recommended approval by a vote of 7-0)

Ms. Ware reviewed this request, reviewed landscaping and proposed elevations and noted requested variances: Number of Parking Spaces, Windows on South Façade, and Overall Windows. She said P&Z and DRC recommended approval. Council Member Shotwell asked to clarify what requires extra parking spaces. Ms. Ware advised the overlay district. Council Member Headen moved to close the public hearing and deny this item as she was dissatisfied with their Mansfield location. Council Member Del Bosque seconded the motion. Council Member Johnson asked to substitute or amend the motion. There was discussion on what the issues were with the location in Mansfield and it was determined this franchise does not own that particular restaurant with a different name. Vice President of Operations for the Franchisees, Calvin Miller, DXU Architects advised this is a franchise and they own 101 Jack in the Box restaurants and some additional Denny's restaurants. He said they own 19 Hawaiian Bros in Texas and the Google reviews for their group are 4.8. Council Member Headen asked how long the one in Arlington has been open. Mr. Miller noted two years. Council Member Headen amended her motion, seconded by Council Member Del Bosque, to close the public hearing and approve this item. The motion carried unanimously.

ADOPTED

ORD 11704-2025

26. CPA-25-03-0006 - Comprehensive Plan Amendment - Single Family Development (City Council District 1). Comprehensive Plan Amendment to change the Future Land Use Map from Commercial/Retail/Office to Low Density Residential on 0.436 acres. Lots 2, 3 & 4, Block 93, Dalworth Park Addition, City of Grand Prairie, Dallas County, Texas, zoned Commercial (C) District, within 161 Corridor Overlay District, and addressed as 2005, 2009, 2013 W Jefferson St (On May 12, 2025, the Planning and Zoning Commission recommended denial of the request by a vote of 6-1)

Ms. Ware reviewed items twenty-six and twenty-seven together. There were 56 letters in support - 46 unique locations – and 2 letters in opposition for the zoning request. She noted it proposes single family six to build single family homes. Ms. Ware said P&Z recommended denial and staff is unable to support due to proposed zoning does not align with the Future Land Use Map (FLUM).

Patsy Ray, 2217 El Paso, expressed concerned with single family development for low income. And asked for the price. Mayor Jensen advised they are not low income housing, they are low density.

Terry Banks said the homes would be 2700 square foot homes with 4 bedroom, 3 baths. And would be for sale for market value. He noted 2205 San Antonio is one of their homes. Mayor Pro Tem Clemson noted she supports new homes in that neighborhood. Mr. Jackson noted the intent for the FLUM was supposed to be a commercial corridor and though not personally opposed, there are concerns with surrounding commercial. Council Member Shotwell noted the east side of the lot is not pretty, the neighbor may be operating within set rules and he may have trouble selling. Mr. Banks confirmed he understood. Mayor Pro Tem Clemson moved, seconded by Council Member Johnson, to close the public hearing and approve items twenty-six and twenty-seven to include an 8 foot fence around the property. The motion carried unanimously.

ADOPTED

ORD 11705-2025

27. ZON-25-03-0008 - Zoning Change - 2005, 2009 & 2013 W Jefferson (City Council District 1). Zoning Change from Commercial (C) to Single Family-Six (SF-6) on 0.436 acres. Lots 2, 3 & 4, Block 93, Dalworth Park Addition, City of Grand Prairie, Dallas County, Texas, zoned Commercial (C) District, within 161 Corridor Overlay District, and addressed as 2005, 2009, 2013 W Jefferson St (On May 12, 2025, the Planning and Zoning Commission recommended denial of the request by a vote of 6-1)

ADOPTED

ORD 11706-2025

CITIZEN COMMENTS

Samuel Vongorde, 3334 Spring Meadow Lane, spoke is support of pickleball, discussed its popularity at Friendship Park, and proposed seating and a covered area at Friendship Park.

Charlie Garza, 2611 Naples Ln - was not present to speak when called.

Sayeda Syed, 6705 Sapphire Circle North, Colleyville, provided an update of Tarrant Appraisal District (TAD), noting 22,000 residents receive a property tax notice from TAD after receiving a postcard of no changes and discussed Tarrant County's request to waive delinquent taxes.

Harold Willis, 538 Lindly, discussed paper tags no longer allowed in Texas as of July 1st, the US library of Congress and Memorial Day Holiday.

ADJOURNMENT

Mayor Jensen adjourned the meeting at 8:58 p.m.

The foregoing minutes were approved at the June 3, 2025, City Council meeting.

Mona Lisa Galicia, City Secretary