# CITY OF GRAND PRAIRIE

**City Hall**
**300 W. Main Street**
**Grand Prairie, Texas**

# MINUTES

## City Council Meeting

**Tuesday, October 10, 2023** **4:30 PM** **City Hall - Council Briefing Room and Chambers, 300 W. Main Street**

## CALL TO ORDER

*Mayor Jensen called the meeting to order at 4:33 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 5 Cole Humphreys*
*Council Member District 6 Kurt Johnson*
*Council Member At Large Place 7 Bessye Adams*
*Council Member At Large Place 8 Junior Ezeonu*

## STAFF PRESENTATIONS

1. City Sponsorship Requests:
   1) Hispanic Heritage Ambassadors DFW - $2000.00 for Dia De Los Muertos Event
   2) Hispanic Heritage Ambassadors DFW - $5000.00 for Thanksgiving of Hope Dinner for Food Pantry
   3) Hispanic Heritage Ambassadors DFW - $2800.00 for Magic Christmas Toy Distribution/Spaghetti Dinner
   4) League of United Latin American Citizens - $10,000 for GP 5 de Mayo, MLK Day, GP Fiestas Patrias, D3 Convention, State and National Conventions, GOTV

   **PRESENTED**

2. Legislative Update

   *Assistant to the City Manager Gerald Hodges provided an overview of legislative interim activities during session break. Mayor Jensen discussed the new Extra Territorial Jurisdiction (ETJ) legislation. Brandon Aghamalian of Focused noted they have represented the city since 2011. He discussed prior legislative accomplishments, current legislative delegation and noted Special Session #3 started yesterday which includes topics of education freedom, border security, public safety and ending Covid Restrictions. Mr. Aghamalian reviewed Special Session #2 items and pre-session preparation. He discussed successes with Cricket Senate Bill 2325 passage and House Bill 718 eliminating issuance of temp paper plates. Mr. Aghamalian*

*discussed governor's priorities, major issues from the 88th session, 76 bills bill vetoed by the governor many related to property tax relief and vouchers. He discussed the preemption bill which passed and legal action, as well as Senate Bill 2038 relative to ETJ release. There was discussion on land use bills.*

**PRESENTED**

3. Hotel Update

*Deputy City Manager Cheryl De Leon introduced Kristie Bird Regional Director, Donna Runnels General Manager and Lauren Brown Director of Sales with Concord Hospitality. They discussed room amenities for Hilton Garden Inn and Homewood Suites, convention center / event space and their plans for promotion of the proposed experience packages – EpicCentral packages. Ms. Bird noted Hilton participates in the Amplify and Elevate digital ad program. She discussed Hilton's Ad Optimization solution, placement on Google Ads, and Hilton Honors members offers. There was discussion on commercials, pricing and branding, use of social media and working with Animare to increase awareness and improve customer engagement. Ms. Bird confirmed their opening date is December 7, with a small ribbon cutting scheduled December 14.*

**PRESENTED**

## AGENDA REVIEW

*Mayor Pro Tem Lopez asked if there were any questions on agenda items. Chief Scesney clarified item twenty-seven is common with other cities our size and noted the microchip would help return animals to their owners. He noted the cost would be fifteen dollars, registration would not be required and nor is the intention to fine citizens if their animals are not chipped. Deputy City Manager Megan Mahan noted item thirty-six was reviewed at the Finance and Government Committee, and she investigated the item, spoke with the losing bidder who is satisfied and advised all was done appropriately. Council Member Headen asked to clarify item thirteen. Ms. Mahan advised it would be discussed in Executive Session.*

## EXECUTIVE SESSION

*Mayor Jensen called a closed session at 5:34 p.m. pursuant to Chapter 551, Subchapter D of the Government Code, V.T.C.A., to discuss Section 551.071 "Consultation with Attorney" - Short Term Rentals; Legal Update on SB 2038; Section 551.072 "Deliberation Regarding Real Property" and Section 551.087 "Deliberations Regarding Economic Development Negotiations."*

## RECESS MEETING

*Mayor Jensen adjourned the closed session, opened the regular meeting and called a recess at 6:27 p.m.*

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**6:30 PM Council Chambers**

## RECONVENE MEETING

*Mayor Jensen called the meeting to order at 6:35 p.m.*

**Invocation led by Pastor Bill Skaar of First Baptist Church Grand Prairie.**

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

**PRESENTATIONS**

*There were no presentations.*

**CONSENT AGENDA**

*Mayor Pro Tem Lopez moved, seconded by Deputy Mayor Clemson to approve agenda items four through thirty-one; and amending item twenty-seven to include verbiage that microchipping of dogs and cats will be free at the animal shelter. The motion carried unanimously.*

4. Minutes of the September 19, 2023, City Council Meeting

   **Approved on Consent Agenda**

5. Water Tower Site Lease with T-Mobile West LLC for Installation of Antennas and Equipment for Cellular Communications at 2201 109th Street in the amount of $30,000 per year for the first five years totaling $150,000 with an increase of 15% at the end of each 5 year term, and totaling $1,011,357.20 over 25 years (Reviewed by the Public Safety, Health & Environment Committee on 09/11/2023)

   *Harold Willis, 538 Lindly noted his opposition of T-Mobile and the annual lease amount and asked for clarification of how the amount was decided. Engineering and Utilities Services Director Noreen Housewright noted it is the standard rate. She said the two locations will have different rates and this one will have six antennas.*

   **Approved on Consent Agenda**

6. Fence and Landscape Variance Request for the Hardrock Gas Well Pad Site located at 2501 Hardrock Road (Reviewed by the Public Safety, Health & Environment Committee on 09/11/2023)

   **Approved on Consent Agenda**

7. Annual Contract for highway safety and traffic control products from Centerline Supply, LTD (up to $400,000.00 annually) through a national interlocal agreement with BuyBoard. This contract will be for one year with the option to renew for three additional one-year periods totaling $1,600,000.00 if all extensions are exercised (Reviewed by the City Council Development Committee on 09/19/2023)

   **Approved on Consent Agenda**

8. Professional Engineering Services contract with Graham Associates, Inc. in the amount of $1,387,202 for road improvements along State Highway (S.H.) 360 Frontage Road at Riverside Parkway

   **Approved on Consent Agenda**

9. TIRZ #1 Allocation of $693,601 to Fund City Share of SH 360 Elevated Service Road Design

**Approved on Consent Agenda**

10. Cooperative Purchase Agreement for eight (8) new Dodge Ram 1500 crew cab 4x4 pickups with accessories ($45,026 each) for Code Compliance and Engineering; five (5) new Dodge Ram 1500 crew cab 4x4 pickups with accessories ($43,922 each) for Building Inspections, Signs & Markings, and Water; three (3) new Dodge Ram 1500 crew cab 4x4 pickups with accessories ($44,545 each) for Water and Epic Central Maintenance; three (3) new Dodge Ram 1500 crew cab 4x4 pickups ($42,699 each) for Fire; one (1) new Ram 1500 crew cab 4x4 pickup with accessories ($42,955) for Landfill; one (1) new Ram 1500 crew cab 4x4 pickup with accessories ($45,896) for Aquatics; and one (1) Ram 2500 crew cab 4x4 pickup ($53,195) for Fire from Grapevine Dodge CJR for a total of $983,596 through a Cooperative Agreement with BuyBoard

    *Harold Willis spoke in opposition, discussed the cost of fuel for pick-up trucks and inquired why these will be purchased from San Antonio. Ms. Mahan said there is a long range plan for incorporating electric / fuel efficient vehicles in fleet. Fleet Services Superintendent Colby Frantz discussed price and availability.*

    **Approved on Consent Agenda**

11. Purchase of Ten (10) Motorola APX Consolette Radios for Public Safety Emergency Communications Center from Motorola Solutions in the amount of $93,990.10 through a national cooperative agreement with Houston Galveston Area Council (HGAC) (Reviewed by the Public Safety, Health & Environment Committee on 09/11/2023)

    **Approved on Consent Agenda**

12. Annual Contract for One Solution software from Central Square in the amount of $322,607.79 through a Master Cooperative Agreement with the Department of Information Resources (DIR). This contract will be for one year with the option to renew for four additional one-year periods, allowing an increase not to exceed 15% annually with an estimated total of $2,175,144.71 due to software cost increase and adding additional licenses if a renewal exceeds the requested 15% this item will be resubmitted for council's review if all extensions are exercised (Reviewed by the Public Safety, Health & Environment Committee on 09/11/2023)

    **Approved on Consent Agenda**

13. Authorize the City Attorney to Take All Necessary Actions, Including Legal Action, to Investigate and Respond to Petitions Submitted to the City Pursuant to Local Government Code Section 42.102 or Local Government Code Section 42.152

    *Harold Willis noted his opposition and asked to clarify what this item would accomplish. Ms. Mahan discussed the new law, noting this directs staff to investigate whether or not there is authority to pursue legal action.*

    **Approved on Consent Agenda**

14. Lease of Golf Cart Fleet for Prairie Lakes Golf Course and Tangle Ridge Golf Club from Club Car, LLC, in the amount of $972,000.00, five-year term through VGM Financial, Club Car,

LLC's preferred leasing partner (Reviewed by the Finance and Government Committee on 10/03/2023)

*Mr. Willis noted his opposition and asked to clarify who VGM Financial is. Stephen Bowles, Parks Arts and Recreation Department Supervisor, discussed leasing versus owning the one hundred four electric powered golf carts and their maintenance.*

**Approved on Consent Agenda**

15. Tarrant County 9-1-1 District FY 2024 Budget (Reviewed by the Public Safety, Health, and Environment Committee on 09/11/2023)

    **Approved on Consent Agenda**

16. Contract with Salcedo Group, Inc. in the amount of $90,000 for the design of four National Fitness Campaign sites including EpicCentral, Fish Creek Linear Park, Charley Taylor Park, and Freedom Park (Reviewed by the Finance & Government Committee on 10/03/2023)

    *Patsy Ray, 2217 El Paso, recorded her opposition and said she was concerned initially that this would be a recreation center, but has since found that this will be fitness equipment with one located at Tyree Park. She asked how residents would be informed and if there would be a member fee. Park, Arts and Recreation Director Ray Cerda noted the various avenues of communication they would be using including the Pipeline Newsletter and Social Media. Mayor Jensen noted these will be outdoor confirmed no use fee would be charged.*

    **Approved on Consent Agenda**

17. Professional Services Contract with Mosaic Public Partners for Executive Search Services for $28,000 (Reviewed by the Finance and Government Committee on 10/3/23)

    *Mr. Willis asked to clarify why this item is needed. City Manager Bill Hills said the city is looking for a new City Attorney and will be conducting a nationwide search.*

    **Approved on Consent Agenda**

18. Construction Contract Revision No. 3 with Arch-Con Corporation in the amount of $203,253.57 for EpicCentral dual-brand hotel and convention center work, including additional temporary construction fencing, added roof drainage, electrical infrastructure for public art lighting, and increased quality and durability of interior finish materials (Reviewed by the Finance & Government Committee on 10/03/2023)

    **Approved on Consent Agenda**

19. Ratification of a construction contract with North Texas Contracting, Inc., for an emergency wastewater repair at 333 NE 5th Street in the total amount of $157,176.00 (Reviewed by the Finance and Government Committee on 10/3/2023)

    **Approved on Consent Agenda**

20. Ratification of a construction contract with North Texas Contracting, Inc., for an emergency repair of a 24inch water line located on the 1900 block of northbound State Highway 161 in the

total amount of $138,960.00 (Reviewed by the Finance and Government Committee on 10/03/2023)

**Approved on Consent Agenda**

21. Annual Maintenance Contract for Siemens Industry, Inc. to provide a one (1) year renewal for the Milestone Care Plus license for the City's surveillance cameras for the annual cost of $49,810.81 with an option to renew for four additional one-year periods, allowing an increase not to exceed 10% with an estimated total of $304,094.81 if all extensions are exercised (Reviewed by the Finance and Government Committee 10/03/23)

    **Approved on Consent Agenda**

22. Annual Software and Maintenance Agreement with the sole source provider, ESRI, in the amount of $67,847.68 for the City's enterprise Geographic Information System software used by Police, Fire, Public Works, Planning, Engineering, Transportation, and other departments. This contract will be for one year with the option to renew for four additional one-year periods, allowing an increase not to exceed 15% with an estimated total of $457,454.89 if all extensions are exercised (Reviewed by the Finance and Government Committee on 10/03/2023)

    **Approved on Consent Agenda**

23. Resolution supporting the application for and acceptance of a FY 2023 Justice Assistance Grant (JAG) from the United States Department of Justice (DOJ), Bureau of Justice Assistance to be used for law enforcement purposes for $37,610 in total funding with an agreement for $11,283 to be allocated to funding Dallas County projects and $1,842.89 to be allocated to the City of Dallas for fiscal administration fees and expenditures leaving a net amount of $24,484.11 to the City of Grand Prairie and authorizing the City Manager to execute documents relative to the acceptance, rejection, alteration, or termination of the grant, including an interlocal agreement with the City of Dallas, Dallas County, and other Dallas County subrecipients (Reviewed by the Public Safety, Health, and Environment Committee on 09/11/2023)

    **ADOPTED**

    **RES 5373-2023**

24. Resolution Authorizing the Grand Prairie Municipal Airport South Service Road Reconstruction and Widening Project and Request for Assistance Through the Texas Department of Transportation (TxDOT); Appointing TxDOT to as Agent for Administration of Federal and State Project Funds; Authorizing the City Manager to Execute All Documents Relative to the Project (Reviewed by the Public Safety, Health, & Environment Committee on 10/09/2023)

    **ADOPTED**

    **RES 5374-2023**

25. Resolution Authorizing the City Manager to Execute a Chapter 380 Agreement for economic development incentives with Dezaiffe Enterprises, Inc. for the total reimbursement of $100,000.00 pursuant to the City of Grand Prairie Retail Redevelopment Program (Reviewed by Council Development Committee on 10/10/2023)

*Mr. Willis noted his opposition to items twenty-five and twenty-six and asked to clarify what they entail. Economic Development Director Marty Wieder discussed the retail redevelopment program, Chapter 380 grant and noted Ace Hardware will be renovating. Mayor Jensen discussed Council's decision to help upgrade older properties through the retail development program.*

**ADOPTED**

**RES 5375-2023**

26. Ordinance for funding the Retail Redevelopment Program Chapter 380 Agreement with Dezaiffe Enterprises Inc. (Ace Hardware) for total funding request of $100,000.00 (Reviewed by Council Development Committee on 10/10/2023)

**ADOPTED**

**ORD 11448-2023**

27. Ordinance amending Section 5-11, "Microchipping of Dogs and Cats" of the Code of Ordinances of the City of Grand Prairie; Providing a Penalty Clause, a Savings Clause, and a Severability Clause; and Providing an Effective Date after Publication (Reviewed by the Public Safety, Health, and Environment Committee on 09/11/2023)

*Patsy Ray noted her support of this item. She said she is concerned with requirements of and cost for microchipping. Police Department Assistant Director Ryan Simpson noted the fee would be fifteen dollars and discussed microchipping would allow Animal Services staff to identify owners for the return of loss pets and help with crowding of the shelter. Ms. Ray asked for a flyer at Dalworth Recreation to get the information to neighbors. There was discussion on removing the fee for microchipping.*

**ADOPTED with Amendment**

**ORD 11449-2023**

28. Ordinance amending the Code of Ordinances by adding Section 18-29.2, prohibiting possession of coolers and glass containers in the Public Entertainment Zone (EpicCentral) (Reviewed by the Public Safety, Health, & Environment Committee on 09/11/2023)

**ADOPTED**

**ORD 11450-2023**

29. Ordinance amending the FY2023/2024 Capital Improvement Projects Budget; Professional Design Services Contract with KAI Design for initial programming, master plan and conceptual design for the Lake Ridge Community Center in the amount of $81,000 with additional supplemental services and project allowances of $54,500 for a total funding request of $135,500 (Reviewed by the Finance and Government Committee on 10/03/2023)

**ADOPTED**

**ORD 11451-2023**

30. Ordinance amending the FY 2023/2024 Capital Improvement Projects Budget; Amended Construction Manager at Risk (CMAR) Contract for the Public Safety Storage Facility with Modern Contractors, Inc. in the amount of $9,318,933.00; owner-controlled construction contingency in the amount of $393,981.18; low voltage direct contracts with Siemens Industry, Inc., Graybar, and Flair Data Systems in the amount of $163,733.82; independent third-party owner construction testing contract with CMJ Engineering in the amount of $98,352.00 and a furniture, fixtures, and equipment (FF&E) allowance of $100,000 for a total funding request of $10,075,000.00 (Reviewed by the Finance and Government Committee on 10/03/2023)

    *Mr. Willis noted his support of this item. He as where this would be built and timeline for construction. Mr. Hills confirmed this would be on the property where the city's Fleet Services facilities is located. Construction and Design Director Andy Henning advised construction begins in three weeks. There was discussion on location of emergency generators.*

    **ADOPTED**

    **ORD 11452-2023**

31. Ordinance to appropriate funding in the amount of $850,000 in the Street CIP Fund for Easement and Alley Clearing (Reviewed by the City Council on 09/19/2023 and Finance and Government Committee on 10/03/2023)

    **ADOPTED**

    **ORD 11453-2023**

## ITEMS FOR INDIVIDUAL CONSIDERATION

32. Action Items Resulting from Staff Presentations:

    City Sponsorship Requests:
    1) Hispanic Heritage Ambassadors DFW - $2000.00 for Dia De Los Muertos Event
    2) Hispanic Heritage Ambassadors DFW - $5000.00 for Thanksgiving of Hope Dinner for Food Pantry
    3) Hispanic Heritage Ambassadors DFW - $2800.00 for Magic Christmas Toy Distribution/Spaghetti Dinner
    4) League of United Latin American Citizens – $10,000 for GP 5 de Mayo, MLK Day, GP Fiestas Patrias, D3 Convention, State and National Conventions, GOTV

    *Council Member Del Bosque moved, seconded by Council Member Johnson, to approve five hundred dollars each for items one through three, and approve item four requiring the applicant work with staff to make the wording legal and compliant including removing GoTV.*

    *Mayor Pro Tem Lopez moved to amend the motion to reflect approval of items one through three allowing for one thousand dollars each, seconded by Council Member Johnson. Voting Yea to the amendment: Mayor Jensen, Mayor Pro Tem Lopez, Deputy Mayor Pro Tem Clemson, Council Member District 2 Headen, Council Member District 3 Del Bosque, Council Member District 5 Humphreys, Council Member At Large Place 7 Adams, Council Member At Large Place 8 Ezeonu; Voting Nay to the amendment: Council Member District 6 Johnson; Motion to amend motion carried.*

*Voting Yea to approve with amendment to items one through three, and approve item four: Mayor Jensen, Mayor Pro Tem Lopez, Deputy Mayor Pro Tem Clemson, Council Member District 2 Headen, Council Member District 3 Del Bosque, Council Member District 5 Humphreys, Council Member District 6 Johnson, Council Member At Large Place 7 Adams, Council Member At Large Place 8 Ezeonu; Motion carried unanimously.*

33. Consider and Take Action on the Petition from James Hazelton Related to the Property Located at 241 Miller Road, Midlothian, Texas Pursuant to Legislative Authority as Authorized by Texas Local Government Code Section 42.023

    *Deputy City Manager Megan Mahan reviewed agenda items thirty-three and thirty-four. Mayor Pro Tem Lopez moved, seconded by Council Member Headen, to deny petitions. Motion carried unanimously.*

34. Consider and Take Action on the Petition from John R. Sutton Related to the Property Located at 447 Miller Road, Midlothian, Texas Pursuant to Legislative Authority as Authorized by Texas Local Government Code Section 42.023

35. Select Developer for the Downtown Grand Prairie Redevelopment Property Project RFEI #23166 and Authorize City Manager to negotiate the terms of the Development Agreement and Construction Schedule with the Chosen Developer

    *Jason Alan Smith & Carlee Smith, 2006 Bishop Street, noted Grand Prairie is home for them and are raising their daughter here. He noted they have had their business across on Main Street for five years now and thanked Council for their support. Mr. Smith said they have great vision and enthusiasm for the annex and old library buildings to revitalize them and are ready to begin tomorrow. He noted they are funded and have a plan.*

    *Mayor Jensen moved to select Westend Gateway Developers as the downtown redevelopment project developers and authorize the city manager to negotiate with the developer and bring the terms of the development agreement, conceptual plan and construction schedule back to city council within six months for consideration.*

    *Mayor Pro Tem Lopez proposed a substitute motion. He moved, seconded by Council Member Del Bosque, to amend the motion to consider approval of the Jim Lake Adaptive Urban Developer as the downtown developer. Voting Yea: Mayor Pro Tem Lopez, Council Member District 2 Headen, Council Member District 3 Del Bosque, Council Member District 6 Johnson, Council Member At Large Place 7 Adams, Council Member At Large Place 8 Ezeonu; Voting Nay: Mayor Jensen, Council Member District 1 Clemson, Council Member District 5 Humphreys; Motion carried 6-3.*

    *Motion to approve substituted amended motion to accept Jim Lake Adaptive Urban Developer as the downtown developer:*

    *Voting Yea: Mayor Jensen, Mayor Pro Tem Lopez, Deputy Mayor Pro Tem Clemson, Council Member District 2 Headen, Council Member District 3 Del Bosque, Council Member District 6 Johnson, Council Member At Large Place 7 Adams, Council Member At Large Place 8 Ezeonu Voting Nay: Council Member District 5 Humphreys; motion carried 8-1.*

36. Restaurant Lease with Crowns Bar-B-Que Sports Grill for Prairie Lakes Golf Course Food & Beverage Services with a Rent of 10% Gross Sales for a five (5) year term, with an Option for an Additional Five (5) Year Term (Reviewed by the Finance & Government Committee on 10/03/2023)

    *Ms. Mahan reviewed the proposed lease. Mayor Pro Tem Lopez moved, seconded by Council Member Johnson, to approve this item. The motion carried unanimously.*

    **APPROVED**

37. Ordinance Amending the FY 2023/2024 EpicCentral Operating Budget; Authorize a Short Term Agreement with mHe3 Productions LLC for Event Creation and Media Content Integration in the amount of $250,000 (Reviewed Finance and Government Committee on October 3, 2023 and City Council Development Committee on October 10, 2023)

    *Harold Willis recorded his opposition to this item.*

    *Mayor Jensen moved, seconded by Council Member Johnson, to deny this item.*

    *Mayor Jensen amended his motion, seconded by Council Member Johnson, to table this item indefinitely. The motion carried unanimously.*

    **TABLED**

**PLANNING AND ZONING ITEMS TO BE TABLED**

*Mayor Pro Tem Lopez moved, seconded by Council Member Johnson, to table items thirty-eight to forty-four. Council Member Johnson thanked citizens of Greenway Trails for their communication. The motion carried unanimously.*

38. 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 1,500 feet south of Lakeview Drive

    **TABLED**

39. 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

    **TABLED**

40. CPA-23-07-0013 - Comprehensive Plan Amendment - Yardly at Lynn Creek (City Council District 4). Comprehensive Plan Amendment to change the Future Land Use Map from

Commercial, Retail, Office to Medium Density Residential on 16.36 acres. Tract 5B, Jerome Lynn C Survey, Abstract No. 972, City of Grand Prairie, Tarrant County, zoned PD-255A, within SH 360 Corridor Overlay, and addressed as 5990 S Hwy 360

**TABLED**

41. ZON-23-07-0025 - Zoning Change/Concept Plan - Yardly at Lynn Creek (City Council District 4). Zone Change from PD-255A to a Planned Development for Hybrid Housing Development with 224 residential units on 16.36 acres. Tract 5B, Jerome Lynn C Survey, Abstract No. 972, City of Grand Prairie, Tarrant County, zoned PD-255A, within SH 360 Corridor Overlay, and addressed as 5990 S Hwy 360

    **TABLED**

42. CPA-23-09-0018 - Comprehensive Plan Amendment - Lakesong (City Council District 6 and Grand Prairie ETJ). Comprehensive Plan Amendment to change the Future Land Use Map from Low Density Residential, Open Space, and Commercial Retail Office on 1,201 acres to Open Space, Mixed Use, High Density Residential, Medium Density Residential, and Low Density Residential. Four parcels located within the City of Grand Prairie Extra-Territorial Jurisdiction, generally located south of Seeton Road, East of FM 661, North of 287, and North of Kimble Road, Ellis County, Texas identified by Ellis County Property IDs of 294666, 294715, 190594, and 297164, with approximate addresses of 5191 Hwy 287, Midlothian, Texas and 5101 HWY 287, Midlothian, Texas

    **TABLED**

43. 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, Sameul 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

    **TABLED**

44. ZON-23-08-0029 - Concept Plan - JPI Great SW Parkway (City Council District 4). PD Amendment/Concept Plan - Application for Amendment to PD-30 to adopt a Concept Plan for multi-family apartments with 428 units on 31.85 acres. Tract 1D, Memucan Hunt Survey, Abstract No. 758, Tract 1, Sameul 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

    **TABLED**

## PLANNING AND ZONING FOR INDIVIDUAL CONSIDERATION

45. STP-23-08-0022 - Site Plan - 1213 W Trinity - Proposed Industrial Warehouse (City Council District 1). Site Plan for an industrial warehouse on 4.48 acres. Lots 1 and 2, Block 3, Farmers Industrial Addition, and 2.929-acres out of John C. Read Survey, Abstract 1183, City of Grand Prairie, Tarrant County, Texas, zoned LI, within the SH 161 Corridor Overlay District and addressed as 1211 & 1213 W Trinity Blvd and 3030 Hardrock Rd (On September 25, 2023 the Planning and Zoning Commission recommended approval by a vote of 8-0)

    *Chief City Planner Savannah Ware presented this site plan for new office warehouse. She noted it meets density, dimensional standards, parking and landscape requirements. Ms. Ware reviewed building elevations and noted there were no requested variances. She said the Planning and Zoning Commission (P&Z) and Development Review Committee (DRC) recommended approval.*

    *Ruben Garza, 714 S. Greenville Ave, and Joe Lehman of Spiars Engineering, 9505 Hill View Drive, Dallas, recorded their support.*

    *Deputy Mayor Pro Tem Clemson moved, seconded by Council Member Headen, to approve this item. The motion carried unanimously.*

    **APPROVED**

46. STP-23-07-0018 - Site Plan - DHI Forum Multi-Family (City Council District 2). Site Plan for a multi-family development with 261 units on 11.02 acres. Being 11.02-acres out of Charles D. Ball Survey, Abstracts 197 and 1699, City of Grand Prairie, Tarrant and Dallas Counties, Texas, zoned Planned Development (PD-442) for Multi-Family use, within the I-20 Corridor Overlay District with an approximate address of 2300 S Forum Dr (On September 25, 2023, the Planning and Zoning Commission recommended approval by a vote of 8-0)

    *Ms. Ware presented this site plan for multi-family and reviewed the case history. She indicated it meets density, dimensional and landscape requirements. Ms. Ware reviewed building elevations. There were no requested variances and the P&Z and DRC recommended approval. There were no speakers. Council Member Headen noted letters of dissent were received and confirmed the city is not building an apartment complex, but the property is already zoned for it. She then moved, seconded by Mayor Pro Tem Lopez, to approve this item. The motion carried unanimously.*

    **APPROVED**

## PUBLIC HEARING ZONING APPLICATIONS

47. VCC-23-08-0004 - Unified Signage Plan - QuikTrip (City Council District 2). Unified Signage Plan to allow a pole sign, to exceed the maximum allowable height for a single-tenant monument sign, to allow gasoline price sign on a pole sign, and to exceed the maximum gasoline price sign area requirements. Tract 6 ACS 1.9045, Benjamin F Smith, Abstract No. 1377, Pg 505, City of Grand Prairie, Dallas County, Texas, zoned PD-16, within the IH-20 Corridor Overlay District, generally located on the southeast corner of IH-20 and S Belt Line

Road, and addressed at 4005 S Belt Line Road (On September 11, 2023, the Planning and Zoning Commission recommended approval by a vote of 9-0)

*Ms. Ware reviewed the Unified Signage Plan. She noted variance for prohibited pole sign and advised P&Z recommended approval. Ms. Ware said staff was unable to recommend approval as the sign does not meet Unified Development Code (UDC) requirements. Mayor Pro Tem Lopez asked if the nearby Racetrack gas station has a similar sign. Ms. Ware confirmed. Council Member Johnson asked to clarify sign height and visibility. Applicant Craig Honeywell, 4588 Mountain Laurel Drive, noted RaceTrack has thirty-five foot sign and this one would have about same height as others nearby businesses and it would be shorter than the nearby Jack-In-The-Box. Council Member Headen moved, seconded by Council Member Johnson, to close the public hearing and approve this item. The motion carried unanimously.*

**APPROVED**

48. SUP-23-08-0029 - Specific Use Permit - Special Event Center at 675 W Pioneer Parkway. (City Council District 3). Specific Use Permit request for a Special Event Center in an existing commercial lease space. Lot 11R, Block 1, Sharpston Heights No. 2 Addition, City of Grand Prairie, Dallas County, Texas, zoned General Retail, and addressed as 675 W Pioneer Parkway (On September 25, 2023, the Planning and Zoning Commission recommended approval by a vote of 7-1)

*Ms. Ware presented this special event center request noting event types to be held there would include up to two hundred attendees, the center would be open daily from 9:00 a.m. to 12:00 a.m. and would have food and beverage catering. She noted there were no requested variances and P&Z approved. Ms. Ware said the DRC recommends approval with the following conditions: the applicant shall have the building sprinkled according to fire codes and operations shall comply with Section 4.14 of the Unified Development Code. Council Member Del Bosque said he spoke with applicant. Kenneth LaMathe, 7605 White Fawn Road, Arlington, said he realizes there are a couple event centers in the area. He said they plan to bring in a financial literacy group to help train the community for free and reviewed other proposed event types.*

*Motion to close the public hearing and approve made by Council Member District 3 Del Bosque, Seconded by Council Member District 2 Headen.*

*Voting Yea: Mayor Jensen, Mayor Pro Tem Lopez, Deputy Mayor Pro Tem Clemson, Council Member District 2 Headen, Council Member District 3 Del Bosque, Council Member At Large Place 7 Adams, Council Member At Large Place 8 Ezeonu*

*Voting Nay: Council Member District 5 Humphreys, Council Member District 6 Johnson*

*Motion carried, 7-2.*

**ADOPTED**

**ORD 11454-2023**

49. SUP-23-08-0032 - Specific Use Permit - Auto Detailing at 2029 E Main Street (City Council District 5). Specific Use Permit request for a Car Wash to authorize an Auto Detailing use associated with an existing Auto Dealership. A portion of lots 15-18 and lots 19-22, Block C, Twin Airports Industrial Addition, City of Grand Prairie, Dallas County, Texas, zoned Light Industrial, and addressed as 2029 E Main Street (On September 25, 2023 the Planning and Zoning Commission recommended approval by a vote of 8-0)

*Ms. Ware presented this request for auto detailing and noted it would be in association with the existing dealer service. She said there were no requested variances. Ms. Ware noted P&Z approved and staff recommends approval with the following conditions: the applicant shall store chemicals used in operations in accordance with Fire Code regulations; discharge of water used to wash vehicles shall be to a sanitary sewer, and the applicant shall provide a sand grit trap. There were no speakers. Council Humphreys moved, seconded by Council Member Headen, to close the public hearing and approve this item. The motion carried unanimously.*

**ADOPTED**

**ORD 11455-2023**

50. TAM-23-09-0007 - Text Amendment - Article 15: Floodplain Management - Section 6: Basis for Establishing Special Flood Hazard Areas. An Ordinance of the City of Grand Prairie, Texas, amending Article 15: Floodplain Management of the Unified Development Code to Amend the descriptions of the Special Flood Hazard Areas adopted by the City; updating the effective dates of the Flood Insurance Study and accompanying Flood Insurance Rate Maps (FIRM) for Ellis County; also adding a reference to the Johnson County FIS and FIRM; and to become effective upon its passage and approval (On September 25, 2023, the Planning and Zoning Commission recommended approval by a vote of 8-0)

*Ms. Ware noted this text amendment is for establishing special flood hazard areas and advised P&Z and DRC recommended approval.*

*Harold Willis noted his opposition.*

*Mayor Pro Tem moved, seconded by Council Member Johnson, to close the public hearing and adopt this item. The motion carried unanimously.*

**ADOPTED**

**ORD 11456-2023**

51. TAM-23-09-0008 - Text Amendment - Article 4: Permissible Uses and Article 30: Definitions. An Ordinance of the City of Grand Prairie, Texas, Amending Article 4: Permissible Uses and Article 30: Definitions of the Unified Development Code to define Short-Term Residential Rental and set forth zoning regulations for such use; Amending Article 4: Permissible Uses by adding Subsection 4.16.3 Establishing an Interim Ban on Short-Term Residential Rentals; Repealing all Ordinances or Parts of Ordinances in Conflict Herewith; Containing a Savings Clause and a Severability Clause; Providing a Penalty not to exceed two thousand dollars

($2,000) for each violation of this Ordinance; and to become effective upon its passage and approval (On September 25, 2023, the Planning and Zoning Commission recommended approval by a vote of 8-0)

*Ms. Mahan noted staff would like to table items fifty-one and fifty-two. She advised there are current quality of life regulations in place and these items are whether or not to create a ban, but staff would like to see the results of litigation in Dallas and Fort Worth before considering changes.*

*Mr. Willis recorded support of the ordinance and asked how many short term rentals are located in Grand Prairie. Police Chief Scesney noted two hundred sixteen are located within Grand Prairie. Mayor Jensen advised they are watching this as it goes through the court. Mayor Pro Tem Lopez moved, seconded by Council Member Johnson, to table items fifty-one and fifty-two. The motion carried unanimously.*

**TABLED**

52. Ordinance Amending Grand Prairie Code of Ordinances Chapter 29 – Code Compliance by Replacing Article IX – Short-Term Residential Rentals

**TABLED**

## CITIZEN COMMENTS

*Harold Willis, 538 Lindly, discussed the 1973 war involving Israel and increase in oil prices.*

*Tamara Green, 5955 Waterford Drive, discussed her home near property owned by the Army Corp of Engineers and described removed vegetation, coyotes running loose, and unbearable noise.*

*Christina and JP Moly, 5951 Waterford Drive, said they understand the land near their property is owned by the Army Corp of Engineers and requested a noise study similar to the one that was conducted before the Highway 360 expansion.*

## ADJOURNMENT

*Mayor Jensen adjourned the meeting at 7:43 p.m.*

*The foregoing minutes were approved at the November 7, 2023, City Council meeting.*

*Mona Lisa Galicia, City Secretary*