CITY OF GRAND PRAIRIE

City Hall
300 W. Main Street
Grand Prairie, Texas

MINUTES

City Council Meeting

Tuesday, May 06, 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. Review of Dino Fest, Dino Dash and Epic Central Spring Break

   Library Director Peter Sime, Epic Central Manager Zane King and Epic Recreation Center Manager Chris Ginapp presented information on various events held for the families of all ages, noting 10,900 people attended. Mr. Ginapp advised the Dino Dash 5K and Fun Run sold out with 200 attendees and a timed organizer was utilized. Mr. King thanked the council for their support and advised every restaurant had record breaking sales for the three weeks, with hotels at full capacity during spring break, and noted this is the largest event held there to date with 158,000 total guests for Dinofest and 264,400 guests during spring break. Mr. King thanked Deputy City Manager Megan Mahan for the idea. Mayor Jensen noted traffic was well contained.

   PRESENTED

2. Utility Customer Service Replacement Project - System demonstration of new Customer Service Portal

   Engineering and Utilities Director Noreen Housewright introduced Utility Operations Superintendent Tonja Woody who showed a demo video on how to access the new water customer service portal, noting it would go live on June 16th. She advised the video would be shared with all residents and business customers. Deputy Mayor Pro Tem Ezeonu asked if a customer is paperless, could the customer still receive The Pipeline Newsletter. Ms. Woody confirmed, noting the customers would have to request it. Council Member Headen asked if one has to login to make payment, and Ms. Woody advised logging in is not required to use the a

one-time payment option. Council Member Admas asked to clarify how long it takes to begin service and Ms. Woody confirmed it takes forty-eight hours, but they are looking to move to a shorter turn on time. Ther was discussion on the donation option and which charities are currently listed. Deput City Manager Megan Mahan confirmed Grand Prairie United Charities helps people pay their water bills, and the board of directors decide how PlayGrand Adventures' funds are used.

PRESENTED

3. Calvary Church Campus & Downtown- Asbestos Remediation & Demolition Plan

City Manager William A. Hills briefly provided an update on current downtown redevelopment efforts. Ms. Mahan discussed asbestos remediation and demolition plans, noting there would be three phases pausing for Main Street Fest 2025 and the Texas County Reporter Fest in 2026. She reviewed relative agenda items twenty and twenty-four on tonight's agenda, the cost of asbestos remediation of each phase and renderings of downtown streets before and after development. There was discussion on not having a center median for allowance of parades, width of sidewalks and adding a walking trail. Managing Director Walter Shumac advised the bike lane is required by the Texas Department of Transportation (TxDOT). There was discussion on available street and parking garage parking spaces, location of the first round about, and keeping proposed landscaping and trees.

PRESENTED

AGENDA REVIEW

Mayor Pro Tem Clemson advised Item 13 would be tabled to a later date and Item 25 is the first reading of the ordinance with a second reading to be held June 17th. She then asked asked if there were questions on any consent agenda items. Council Member Shotwell asked to clarify Item 20 the cost of asbestos clean up. City Manager William A. Hills advised 20% is the consultant's cost. Public Health Director Cindy Mendez provided information on the consultant's contract and advised the consultant's fee also includes air monitoring onsite.

EXECUTIVE SESSION

Mayor Jensen called a closed session at 5:20 p.m. pursuant to Chapter 551, Subchapter D of the Government Code, V.T.C.A., to discuss (1) Section 551.071 "Consultation with Attorney" - Management Agreement with American Resort Management, Inc.; and (2) Section 551.072 "Deliberation Regarding Real Property."

RECESS MEETING

Mayor Jensen adjourned the closed session, the opened regular meeting and called recess at 6:01 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 Martita Lynch of Gateway Church Grand Prairie.

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

PRESENTATIONS

4. Mayor's Teen Council Final Presentation

   Managing Director Lisa Norris and Mayor Jensen discussed various events and projects attended by Mayor's Teen Council. She showed a summary video of students participating in each event. Mayor Jensen thanked the students, and Ms. Norris presented award certificates to the students.

   PRESENTED

5. Proclamation Acknowledging Tourette Syndrome Awareness Month

   Council Member Adams read the proclamation, and Mayor Jensen presented it.

   PRESENTED

6. Municipal Clerk / City Secretary's Week Proclamation

   Deputy Mayor Pro Tem Ezeonu read the proclamation. Mayor Jensen discussed duties of the City Secretary's Office, acknowledged Records and Information Coordinator Linda Yowell, and presented the proclamation to City Secretary Mona Lisa Galicia.

   PRESENTED

CONSENT AGENDA

Mayor Pro Tem Clemson noted as discussed at Briefing, item thirteen will be tabled to a later date and additional verbiage will be added to item twenty-five indicating it is the first reading and a second reading will be held on June 17. She then moved, seconded by Deputy Mayor Pro Tem Ezeonu, to approve items seven through twelve, to table item thirteen to a later date, approve items fourteen through twenty-four, add verbiage as noted to item twenty-five and approve, and approve items twenty-six through thirty. The motion carried unanimously.

7. Minutes of the April 15, 2025, City Council Meeting

   Approved on Consent Agenda

8. Award Professional Engineering Services Contract to Cobb, Fendley & Associates, Inc. up to $500,000 annually for various Street Services and other department projects. Award secondary to Parkhill, Smith & Cooper, Inc. dba Parkhill (up to $500,000 annually). Secondary awardee will be used if primary is unable to fulfill the needs of the City. Each contract will be for an initial one-year term with the option to renew for two additional one-year periods totaling $1,500,000, if all renewals are exercised (Reviewed by the City Council Development Committee on 04/15/2025)

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

   Approved on Consent Agenda

9. Professional services contract with Freese and Nichols, Inc. for the preparation of a Comprehensive Plan Update for the section of the City located between Ragland Road and Pioneer Parkway in the amount of $250,000 (Reviewed by the City Council Development Committee on 04/15/2025)

Approved on Consent Agenda

10. Annual sole source agreement with Invictus Apps, for Prepared Assist Communications Service, in the amount of $49,536 for one year, with the option to renew for two additional one-year periods for $49,536, totaling $148,608 if all renewal options are utilized (Reviewed by the Public Safety, Health, and Environment Committee on 04/21/2025)

Approved on Consent Agenda

11. Professional Design Services Contract with Parkhill, Smith & Cooper, Inc. in the amount of $88,850 for Master Plan Design Services associated with the Solid Waste Landfill Facilities (Reviewed by Public Safety, Health & Environment Committee on 04/21/2025)

Approved on Consent Agenda

12. Professional services contract with Freese and Nichols, Inc. for the Stormwater Utility Fee Review project in the amount of $78,900 (Reviewed by the City Council Development Committee on 04/15/2025)

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

Approved on Consent Agenda

13. Authorize an amendment to an existing Interlocal Agreement with the City of Irving to update the Beltline Service Area Map in Exhibit A therein to reflect the City of Irving's wastewater service to the Scannell Shady Grove Warehouses development (Reviewed by the City Council Development Committee on 04/15/2025)

TABLED

14. Professional services contract with Westwood Professional Services, Inc. for drainage study services for the Indian Hills Neighborhood Drainage Improvements project in an amount up to $153,820 (Reviewed by the City Council Development Committee on 04/15/2025)

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

Approved on Consent Agenda

15. Authorize and confirm the dedication of a permanent drainage easement located in the Charles Babcock Survey, Abstract No. 59, being a portion of Lot 1R-2B, Block C, Epic West Towne Crossing, Phase 1, commonly known address of 3116 S. Highway 161, Grand Prairie, Dallas County, Texas from CR Fitness Grand Prairie, LLC for the proposed improvements under CEP-24-0017; Authorizing the City Manager to execute any and all legal instruments necessary for the same (Reviewed by the City Council Development Committee on 04/15/2025)

Approved on Consent Agenda

16. Change Order/Amendment No. 2 to the Construction Contract with Landmark Structures I, LP for the Robinson Road Elevated Storage Tank (EST) Project in the net amount of $38,128.00 (Reviewed by the City Council Development Committee on 04/15/2025)

Approved on Consent Agenda

17. First Amendment to Professional Services Contract with Freese and Nichols, Inc. for additional engineering services for the State Highway 360 Waterline Extension and Fire Station #11 Water/Wastewater Line Design Project in the amount of $100,980, and extending the term of said Contract to December 31, 2025 (Reviewed by the City Council Development Committee on 04/15/2025)

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

Approved on Consent Agenda

18. Construction contract with North Texas Contracting, Inc. for the Trinity River Authority (TRA) Point of Entry Relocation at Duncan Perry Road for the total amount of $324,833.00 for base bid and potential alternatives; and a 5% construction contract contingency in the amount of $16,241.65 for a total project cost of $341,074.65 (Reviewed by the City Council Development Committee 04/15/2025)

Approved on Consent Agenda

19. Authorize and confirm the City of Grand Prairie's conveyance of a permanent Utility Easement and Right-Of-Way to United Electric Cooperative Services, Inc. located on a portion of the Joseph Lawrence Survey, Abstract No. 616, commonly known address of 11005 Davis Drive, Grand Prairie, TX 76065 for a total sum of approximately $75.00 for recording fees

Approved on Consent Agenda

20. Cooperative Contract with HP Ecological Services, LLC dba HP EnviroVision for Asbestos Abatement Services at 421 W. Church Street in a total amount not to exceed $100,972.40, including $96,164.19 base cost and a 5% contingency ($4,808.21) for unforseen conditions (to be used at City's sole discretion), through a Cooperative Agreement with The Interlocal Purchasing System (TIPS)

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

Approved on Consent Agenda

21. Resolution supporting the application for and acceptance of a FY 2024 Justice Assistance Grant (JAG) from the United States Department of Justice (DOJ), Bureau of Justice Assistance to be used for law enforcement purposes for $30,676 in total funding with an agreement for $9,202.80 to be allocated to funding Dallas County projects and $1,503.12 to be allocated to the City of Dallas for fiscal administration fees and expenditures leaving a net amount of $19,970.08 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 04/21/2025)

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

ADOPTED

RES 5475-2025

22. Resolution of Support of Ryder Truck Rental, Inc. to the Texas Commission for Environmental Quality for a Municipal Setting Designation at 408 113th Street in Arlington, Texas (Reviewed by Public Safety, Health & Environment Committee on 04/21/2025)

ADOPTED

RES 5476-2025

23. Resolution Consenting to the Addition of Approximately 19.955 Acres of Land into Ellis County Fresh Water Supply District No. 1; Providing for Severability and Declaring an Effective Date

ADOPTED

RES 5477-2025

24. An Ordinance amending the FY 2024/2025 Economic Development CIP Fund Budget by transferring and appropriating $323,400 from the unobligated fund balance in the Economic Development CIP Fund to the AOB Remediation & Demolition for the Calvary Church Campus Project; Approve Demolition Services Contract with JR's Demolition & Excavating, Inc. for the demolition of the former Calvary Church Campus generally located northwest of the intersection of W Main St. and NW 4th Street, in a total amount not to exceed $323,400, including a $233,000 base bid, $75,000 for an additional backfill and a 5% contingency ($15,400) for any unforeseen conditions (to be used at City's sole discretion)

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

ADOPTED

ORD 11692-2025

25. First Reading of Ordinance Adopting the Annexation of Certain Territory Located in the Extraterritorial Jurisdiction of the City of Grand Prairie, Texas, to Wit: Being an Approximately 19.955 Acre Tract of Land in Ellis County, Texas and Being More Particularly Described and Graphically Depicted in Exhibit "A", Such Tract is Generally Located South of U.S. Highway 287 Including Land Situated in the W. Gardner Survey, Abstract No. 403 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

First Reading Approved as Amended

26. Ordinance accepting the dedication of real property located at 430 S.W. 3rd Street, Dallas County, from First Presbyterian Church of Grand Prairie for the city's community garden program for estimated closing and survey costs of $5,000 from the Capital Improvements Projects Fund; Amending the FY 2024/2025 Solid Waste Capital Improvements Projects budget to fund said expenditure; and authorizing the City Manager to execute all documents necessary for said acceptance (Reviewed by the Public Health, Safety, and Environment Committee on 04/21/2025)

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

    ADOPTED

    ORD 11693-2025

27. Ordinance Amending Chapter 18, Sections 18-12, "Protection of Wild Animals" and Section 18-14 "Swimming", of the Grand Prairie Code of Ordinances of the City of Grand Prairie, Texas and Adding Section 18-29.3 "Water Use Restrictions for Epic Central Illuvia Pond" to the Code of Ordinances of the City of Grand Prairie, Texas to clarify that boating, fishing, swimming, bathing, and wading are not permitted in Epic Central Illuvia Pond; Providing a Penalty Clause, Making the Ordinance Cumulative; and Providing an Effective Date After Publication (Reviewed by the Public Safety, Health, and Environment Committee on 04/21/2025)

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

    ADOPTED

    ORD 11694-2025

28. Ordinance amending the FY 2024/2025 Operating Budget to allocate $373,345 to Airport Fund and Risk Management Fund for insurance repairs that are offset by insurance proceeds; Change Order No. 1 to the Contract with Calvary Construction Company, LLC for the Rebuild and Mitigation of Grand Prairie Airport Hanger 4South in the amount of $373,345.24 for expanded scope of work, bringing the total contract amount to $1,194,012.05 (Reviewed by the Public Safety, Health and Environment Committee on 4/21/2025)

    ADOPTED

    ORD 11695-2025

29. Ordinance amending the FY 2024/2025 Capital Improvements Projects Budget to allocate $65,064 of unobligated Airport Capital Project Funds to the South Service Road Reconstruction and Widening Project; Authorize additional funds ($101,968) for improvements to the Grand Prairie Municipal Airport by the Texas Department of Transportation for the construction of the south service road reconstruction and widening project (Reviewed by the Public Safety, Health and Environment Committee on 04/21/2025)

    ADOPTED

    ORD 11696-2025

30. Ordinance amending Schedule II of the Traffic Register by establishing a speed limit within Grand Prairie City limits and lowering the existing posted limit on US 287 from 65 MPH to 60 MPH (Reviewed by the City Council Development Committee on 04/15/2025)

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

ADOPTED

ORD 11697-2025

ITEMS FOR INDIVIDUAL CONSIDERATION

There were none.

PLANNING AND ZONING FOR INDIVIDUAL CONSIDERATION

31. STP-24-08-0035 - Site Plan - TownePlace Suites (City Council District 4). Site Plan for a four-story extended stay hotel on 2.363 acres. Lot 1, Block B, Prairie Waters - Southgate Development Addition, City of Grand Prairie, Tarrant County, Texas, zoned PD-352, located within the SH-360 Corridor Overlay District and addressed as 3659 Prairie Waters Dr (On April 14, 2025, the Planning and Zoning Commission recommended approval by a vote of 9-0)

Assistant Director of Planning Savannah Ware presented the Site Plan request for a four-story extended stay hotel with 113 proposed rooms. She reviewed the location map, landscape plan and building elevations. Ms. Ware advised there are no hotels within one mile of the subject property. If this hotel is constructed, there will be one Midscale/Upper-Midscale hotel. Currently there are no existing Extended-Stay Hotels. She reviewed Tier 1 Amenities, Tier 2 amenities, Appendix X checklist and requested variances - Maximum Height, Number of Trees and Pool Surface. Ms. Ware noted the Planning and Zoning Commission (P&Z) recommended approval and staff recommended approval with conditions: Any EIFS (Exterior Insulation and Finish System) finishes shall be replaced with 3-Step Stucco finishes in compliance with Appendix F requirements; all required trees shall be provided on-site, outside any utility easements; operations shall comply with Section 28-10 of the City Code of Ordinances.

Council Member Lopez asked to clarify the request for site plan, inquired about connecting the walking/jogging trail along the backside and noted the pool seems small. Ms. Ware confirmed a hotel is allowed there by right. There was discussion on pool sizes at other hotels being between 700-900 square feet. Planning Director Rashad Jackson confirmed the Staybridge is 700 square feet. and the Epic Hilton is 900 square feet. There was discussion on extended stay requirements and Unified Development Code (UDC) requirements regarding pool/water surface size.

City Attorney Maleshia McGinnis called for speaker/applicant Dev Surati, 3821 Laurens Place Rd, Denton, He advised he does not need a street tree variance. Council Member Lopez asked if he would increase the pool size to 1000 square feet, and Mr. Suza confirmed noting he would need to reduce other amenities like the planned pickle ball court or mini golf area. Mr. Suza said he was unaware of a walking trail but does not have an issue with making connection to the trail and requested a drawing. Ms. McGinnis advised Abdul Rahman Nuur, 2080 Hwy 360, recorded his support for this item.

Deputy Mayor Pro Tem Ezeonu asked staff to review the ordinance on pool size and consider amending. Council Member Lopez asked the applicant to ensure there is proper lighting along the trail on the hotel's side, and Mr. Suza agreed. There was discussion on the required masonry wall and the wrought iron fence already there. Council Member Lopez moved, seconded by Council Member Johnson, to approve this item with recommendations from staff and P&Z, and with the amendment that trees be allocated to the required number placed anywhere on property, and that the pool size be 1000 square feet, that the applicant construct a fence to match the adjacent property's fence already there, that the applicant connect a walking trail to the adjacent property's trail and that he work with staff to coordinate. The motion carried unanimously.

APPROVED

PUBLIC HEARING ZONING APPLICATIONS

32. SUP-25-02-0006 - Specific Use Permit - TruckSmart CDL Academy (City Council District 1). Specific Use Permit for a Vocational School (Auto)/Driving School at an office building on 3.05 acres. Lot 1, Block A, Carrier 360 Addition, City of Grand Prairie, Tarrant County, Texas, zoned Light Industrial (LI), within the SH 360 Corridor Overlay District, and addressed as 2080 N Hwy 360 (On April 14, 2025, the Planning and Zoning Commission recommended approval with conditions by a vote of 9-0)

Ms. Ware presented the requested Specific Use Permit (SUP) for a Vocational School (Auto)/Driving School. She discussed proposed operations: enrolling new students, explaining the process for obtaining a CDL, new student orientation, scheduling training sessions and testing days, and administrative/office functions. Ms. Ware noted the proposed operations are for in-classroom instruction only and the applicant currently leases a location in another city for truck/trailer storage and maneuvering exercise practice. She advised P&Z recommend approval with conditions: authorized operations shall be limited to in-classroom instruction and administrative functions; driving practice or maneuvering exercises in any vehicle are prohibited at this location; parking or storage of oversized commercial vehicles or semi-trailer trucks are prohibited at this location. Ms. Ware advised the Development Review Committee (DRC) recommended approval with conditions: authorized operations shall be limited to in-classroom instruction and administrative functions; driving practice or maneuvering exercises in oversized commercial vehicles or semitrailer trucks are prohibited at this location; parking or storage of oversized commercial vehicles or semi-trailer trucks are prohibited at this location.

Council Member Shotwell asked to clarify the floorplan and whether building inspections would review. Ms. Ware confirmed. Ms. McGinnis called for speaker/applicant Abdul Rahman, 2080 N Hwy 360. Mayor Pro Tem Clemson asked if the operation would be for classroom only and to confirm if Mr. Rahman is the instructor. Mr. Rahman confirmed. Mayor Pro Tem Clemson discussed issues with truck drivers and violations in the area and asked Mr. Rahman to focus on the restricted area during operation and so there would be no truck violations. Mr. Rahman confirmed. Mayor Pro Tem Clemson moved, seconded by Council Member Del Bosque, to close the public hearing and approve this item with conditions. The motion carried unanimously.

ADOPTED

ORD 11698-2025

33. CPA-25-03-0005 - Comprehensive Plan Amendment - Prose Westcliff Multi-Family Ph 2 (City Council District 2). Comprehensive Plan Amendment to change the Future Land Use Map from Mixed Use to High Density Residential on 14.18 acres. Lots 11 & 12, Vickery Place Addition, and 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 1101 & 1105 E Fish Creek Road, 3971 Westcliff Rd and 1199 E IH-20 (On March 24, 2025, the Planning and Zoning Commission recommended approval by a vote of 8-0)

Ms. Ware presented items thirty-three and thirty-four together. She reviewed the requested Comprehensive Plan Amendment to change the Future Land Use Map from Mixed Use to High Density Residential. She said the applicant requested an amendment to the existing Planned Development by adopting a Concept Plan for a multi-family development with 300 dwelling units and noted multi-family use is currently allowed by right. Ms. Ware reviewed the aerial map, proposed concept plan with 8 buildings and units with 1-3 bedrooms, gated entry and proposed amenities including a clubhouse, pool, pickleball court, and dog park. She advised it meets density and dimensional requirements, with no requested variances. Ms. Ware noted P&Z recommended approval but staff is unable to support the request because it is inconsistent with the FLUM. However, staff notes that multi-family use is currently allowed by right. Council Member Lopez asked to review the area of proposed entrance. Ms. Ware reviewed.

Harold Willis, 538 Lindly, spoke in opposition of this item. Council Member Lopez asked to include appropriate lighting for a school stop on the property. Council Member Headen noted this is phase two. David Dierkes, 6947 Abbey Ct, Dallas, spoke in support of this item. Council Member Headen confirmed her desire to see the enhanced landscaping and use of similar materials for Phase II as in Phase I, noting she would like to review rendering. There was discussion using a combination of stones and paint colors and continuing meandering sidewalks and enhanced landscaping. Council Member Headen asked if the properties had two different price points and Mr. Dierkes confirmed they are stand-alone properties, with some distinctions between the two and the price points are similar. She then asked to confirm their business model. Mr. Dierkes said they develop to sell, holding for five years. He confirmed Phase I was conventionally financed and they do not plan that for Phase II. Council Member Headen then moved, seconded by Council Member Del Bosque, to close the public hearing and approve items thirty-three and thirty-four. The motion carried unanimously.

ADOPTED

ORD 11699-2025

34. ZON-25-02-0005 - Concept Plan - Prose Westcliff Multi-Family Ph 2 (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 14.18 acres. Lots 11 & 12, Vickery Place Addition, and 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 1101 & 1105 E Fish Creek Road, 3971 Westcliff Rd and 1199 E IH-20 (On March 24, 2025, the Planning and Zoning Commission recommended approval by a vote of 8-0)

David Dierkes, 6947 Abbey Ct, Dallas, spoke in support of this item.

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

ADOPTED

ORD 11700-2025

35. VCC-25-04-0002 - Fence Exception - Hidden Creek Screening Fence (City Council District 1). Exception to Required Fences in the Unified Development Code (UDC) to allow a wooden fence with masonry columns instead of the required masonry screening wall along Duncan Perry Rd and Avenue H East. The west side of Duncan Perry Rd and the north side of Avenue H East along the Hidden Creek Subdivision, City of Grand Prairie, Tarrant County, Texas (On April 28, 2025, the Planning and Zoning Commission recommended approval with a condition by a vote of 9-0)

Ms. Ware presented the request for a fence exception to allow a wooden fence with masonry columns instead of the required masonry screening wall. She said the Hidden Creek Homeowners Association (HOA) is proposing to replace the existing masonry wall with a board-on-board cedar fence with a concrete mow strip and to utilize the existing stone columns. As part of their request, the HOA has proposed a maintenance plan for the replacement fence that includes biannual inspection for damage, annual cleaning, periodic clear sealing or staining, repairs as required, and replacement of the fence with a like or superior fence when the fence's conditions necessitate replacement. The HOA has indicated that the wall will need to be replaced within five years and estimates that the cost of replacing the wall with a concrete panel fencing would cost $6,500 per home within the HOA. The HOA is requesting an exception to allow them to proceed with a financially feasible alternative. She noted approval of this exception will give the HOA the option to replace the existing wall with the proposed wooden fence. Ms. Ware reviewed renderings noting seventeen letters of support and four letters of opposition were received. She said P&Z approved with a condition: that for the first one to three years no sealing or staining shall be required. After that, sealing or staining shall occur every two years. Ms. Ware advised DRC recommended approval. Deputy Mayor Pro Tem Ezeonu asked to review the opposition map and. Ms. Ware reviewed. Council Member Shotwell asked to confirm wall height is six feet, and Ms. Ware confirmed. There was discussion on the use of stained Western Red Cedar. Council Member Johnson said he read Mr. Barron's comments regarding having a fence erected. He is in opposition, noting HOA fees increased to pay for a masonry wall but the HOA wants to construct a wood fence.

Brian Crowe, 2432 Kingsley Dr, spoke in support of this item. He advised he is on the board of the HOA and explained the wall was built with a construction defect and the developer refused to correct it. Mr. Crow said more than $250,000 was spent to repair the wall. He noted there are seventy-five properties there and discussed the wall assessment and dedicated fees. Mr. Crowe said the entire wall in Phase I is crumbling and noted Mr. Barron has not been involved in the planning discussions nor monitoring email on how things can be done and not done. He

noted the wall is a safety factor and only 24% of homeowners live along the wall. Mr. Crowe said homeowners who do not live along the wall are not as interested in replacing. Mayor Jensen asked if it is HOA board's opinion that this will save money over time. Mr. Crowe confirmed. Council Member Johnson asked if there would be an increase in the rate, and Mr. Crowe confirmed the increase would be 10% and has considered asking for a bond but it would raise the fee to $900 per property owner. Melvin Williams, 1504 Babbling Brook, spoke in opposition of this item, noting there is only one space between columns to be fixed and would like to see his remain. Mayor Pro Tem Clemson said Mr. Crow has done great leading the community in the past and noted this is a major concern and is dangerous. She supports the look of the board on board fence and thanked staff for working on this. Mayor Pro Tem Clemson moved, seconded by Council Member Adams, to close the public hearing and approve this item with conditions. The motion carried unanimously.

APPROVED

CITIZEN COMMENTS

Charlie Garza, 2611 Naples Ln, expressed concern about how awards are presented at City Council meetings, asked council to consider recognition of Memorial Day, Veteran's Day and Teacher Appreciation Week and discussed Police efforts to enforce speeding violations on Kingswood.

Harold Willis, 538 Lindly, recognized Sallye Moore who recently passed for her efforts in the community and discussed his opposition to apartment complexes that are not required to pay taxes.

ADJOURNMENT

Mayor Jensen adjourned the meeting at 8:27 p.m.

The foregoing minutes were approved at the May 20, 2025, City Council meeting.

Mona Lisa Galicia, City Secretary