CITY OF GRAND PRAIRIE

City Hall
300 W. Main Street
Grand Prairie, Texas

MINUTES

City Council Meeting

Tuesday, September 01, 2026 **4:30 PM** **City Hall - Council Chambers**

CALL TO ORDER

Mayor Jensen called the meeting to order at 4:31 p.m.

PRESENT
Mayor Ron Jensen
Mayor Pro Tem Kurt G. Johnson
Deputy Mayor Pro Tem Jacquin Headen
Council Member District 1 Jorja Clemson
Council Member District 3 David Chappelle
Council Member District 4 John Lopez (arrived at 5:21 p.m.)
Council Member District 5 Tony Shotwell
Council Member At Large Place 7 Bessye Adams
Council Member At Large Place 8 Rodney Anderson

STAFF PRESENTATIONS

1. General Update on Oncor Outages, Repairs and Response Times

   Oncor Area Manager Johnny Walker and Customer Operations Manager Shawn Reddie provided updates on Oakdale Substation, outage causes, Mira Lagos and Westchester outages, and power-quality improvements. They discussed vegetation trimming, substation upgrades, transformer testing and replacement, IntelliRupters, TripSavers, and system sectionalization. Council requested additional information on IntelliRupter locations, current installations, planned installations, citywide outage data, and strategies to reduce outages. Wind, vegetation, and lightning were identified as major weather-related outage causes. The group also discussed scheduled outages, underground equipment repairs, copper theft, streetlight outage reporting, and communication with the Westchester Homeowners Association when service is restored.

   PRESENTED

2. Grand Opening Announcement of the Great Southwest Nature Park and Recognition of Nathaniel Laurent and Scout Family Troop 195

   Parks, Arts and Recreation Director Ray Cerda and Public Infrastructure Director Noreen Housewright discussed the park's location, grant funding used to enhance amenities in 2024, and additional improvements completed in 2025, including new signage and a Boy Scout project. Future plans include installing a protective canopy and stabilizing the creek bank. Ms. Housewright also presented a video of the nature park. Mayor Jensen recognized Nathaniel Laurent with a Certificate of Appreciation for his efforts, and Council Members Adams,

Anderson, and Clemson praised the park and Parks staff, with suggestions to promote the park and host a welcoming event. Deputy City Manager Megan Mahan noted that parking is limited but said a ribbon-cutting ceremony could be scheduled.

PRESENTED

AGENDA REVIEW

Mayor Pro Tem Johnson asked if there were any questions regarding the agenda. Council Member Shotwell requested to pull Items 14 and 15 to Individual Consideration. Deputy Mayor Pro Tem Headen requested to pulled Item 13 to Individual Consideration. Mayor Pro Tem Johnson then noted items to be pulled to Individual Consideration would include items 5, 13, 14, 15. Dr. Patricia Redfearn presented additional information regarding items 22 and 23. Council Member Lopez arrived at 5:21 p.m. City Manager William A. Hills noted for Item 21 the recommendation is that each city should vote no because it has not been fully flushed out regarding what charge back amounts to cities will be. Mayor Jensen confirmed Item 47 will need discussion.

EXECUTIVE SESSION

Mayor Jensen called a closed session at 5:23 p.m. pursuant to Chapter 551, Subchapter D of the Government Code, V.T.C.A., to discuss Section 551.074 "Personnel Matters" - City Manager's Contract.

RECESS MEETING

Mayor Jensen adjourned the closed session, opened the regular meeting and called a recess at 6:20 p.m.

RECONVENE MEETING - REGULAR COUNCIL MEETING 6:30 p.m.

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

Invocation led by Council Member Adams.

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

PRESENTATIONS

3. Certificate of Recognition-Vietnam Veterans of America, Chapter 1013

   Mayor Pro Tem Johnson read the certificate of appreciation and Mayor Jensen presented it to the group.

   PRESENTED

CONSENT AGENDA

Mayor Pro Tem Johnson moved, seconded by Deputy Mayor Pro Tem Headen, to moved agenda Items 5, 13, 14 & 15 to Individual Consideration and approve the remaining Consent Agenda items. The motion carried unanimously.

4. Minutes of the August 18, 2026, City Council Meeting

   Approved on Consent Agenda

5. Amendment to the 2026 City Council Meeting Schedule

Mayor Pro Tem Johnson moved, seconded by Deputy Mayor Pro Tem Headen, to change to the regular meeting schedule to hold one regular council meeting on November 3, 2026. He then moved to amend his motion to also cancel the currently scheduled November 17, 2026, meeting, therefore only having the one meeting on November 3rd. Amendment to motion accepted and seconded by Deputy Mayor Pro Tem Headen. The motion carried unanimously.

Approved with Changes

6. 2027 City Council Meeting Dates

Approved on Consent Agenda

7. Annual Contract with Forterra Pipe & Precast LLC dba Rinker Materials for Reinforced Concrete Pipe purchases in an amount up to $60,000.00 annually. This contract will be a one-year initial term with the option to renew for two additional one-year periods totaling $180,000.00 if all extensions are exercised (Reviewed by City Council Development Committee on 08/20/2026)

Approved on Consent Agenda

8. Award Contract for Goods and Services to OW Investors, LLC dba Mars Company for the purchase of a Water Meter Test Bench System (including equipment, software, and a five-year warranty) in the total amount of $228,859.00 (Reviewed by the City Council Development Committee on 08/20/2026)

Approved on Consent Agenda

9. Amendment to contract with Sirsi Corporation dba SirsiDynix to renew Horizon Integrated Library System software and software maintenance and support services for a three-year term in the amount of $122,864.83 (Reviewed by the Public Safety, Health & Environment Committee on 08/18/2026)

Approved on Consent Agenda

10. Authorize and confirm the purchase of a Sanitary Sewer Easement and Temporary Construction Easement (in three parts) located on a portion of Lot 1, Block A of the O'Neal Steel BTS Addition, commonly known address of 4005 IH 30, Grand Prairie, Dallas County, Texas, from Lex Grand Prairie L.P. for $2,179.00, the appraised value, plus anticipated closing costs of up to $750.00 for a total cost of $2,929.00; and Authorize the City Manager to execute any and all legal instruments necessary for the same (Reviewed by the City Council Development Committee on 08/20/2026)

Approved on Consent Agenda

11. Change Order No. 2 to Construction Contract with Western Municipal Construction of Texas, L.L.C. for the 2017 CWSRF Wastewater & Water project in the amount of $451,955.00 for additional work related to the project, bringing the total project cost of $9,050,580.89 (Reviewed by the City Council Development Committee on 08/20/2026)

Approved on Consent Agenda

12. Ordinance amending Ordinance No. 11762-2025 for the FY 2025/2026 Operating Fund Budgets and Ordinance No. 11764-2025 for the FY 2025/2026 Capital Improvements Projects Budget to transfer $63,710.98 from the unobligated fund balance in the Epic and Epic Waters Fund to the new Epic Waters Utility Repairs Project within the Epic CIP Fund (Reviewed by the City Council Development Committee on 08/20/2026)

    ADOPTED

    ORD 11915-2026

13. Ordinance Amending Chapter 13, Article XII "Mobile Food Vendors" of the Grand Prairie Code of Ordinances to modify permitting requirements to align with changes in state law effective July 1, 2026 (Reviewed by the Public Safety, Health & Environment Committee on 08/18/2026)

    Werner Rodriguez, Public Health Manager, presented proposed regulations to align the City with the state's Food Truck Freedom Bill, which allows mobile food units to operate in all Texas cities and requires each unit to obtain a state permit. The City may continue regulating zoning, fire, life-safety, and related requirements. There was discussion on application of Article 4 including provisions for individual food trucks and food truck parks requiring a special-use permit. Push carts are also regulated by the state, and information will include a link to the state website. Mr. Rodriguez confirmed that state fees are significantly higher. A motion by the Mayor Pro Tem Johnson to approve the item as presented by staff was seconded by Council Member Chappelle and approved unanimously.

    ADOPTED

    ORD 11916-2026

14. Ordinance Approving a Negotiated Settlement Between the Atmos Cities Steering Committee and Atmos Energy Corp., Mid-Tex Division Regarding the Company's 2026 Rate Review Mechanism Filing (Reviewed by the Finance and Government Committee on 09/01/2026)

    Assistant City Attorney Chuong Phung reviewed Atmos Energy's rate request and the agreed-upon amount, which the Atmos Cities Steering Committee determined to be fair. The discussion included proposed residential and commercial charges and whether the residential increase was a customer charge or usage fee. Al Hernandez of Atmos clarified that the increase applies to the base meter charge and does not reflect usage. Harold Willis, 538 Lindly, spoke in opposition of this item. Staff supported approval of the ordinance; however, Council Member Shotwell moved to table the item until the next regular council meeting for further clarification, with Council Member Clemson seconding. The motion carried unanimously.

    TABLED to the September 15, 2026, City Council Meeting

15. A Resolution to Deny SiEnergy Gas, LLC's (the "Company") Statement of Intent to Increase Gas Rates; Require Reimbursement of the City's Reasonable Rate Case Expenses; Find That the Meeting at Which This Resolution is Passed is Open to the Public as Required by Law; Require Notice of This Resolution to the Company and Legal Counsel (Reviewed by the Finance and Government Committee on 09/01/2026)

Mr. Phoung presented the resolution and advised that staff recommends denial. Harold Willis asked whether the item applied to the Goodland area, and Chuong explained that there are currently no customers in Grand Prairie. Mr. Willis did not wish to speak but recorded his opposition of this item. Mayor Pro Tem Johnson moved to approve the resolution to deny the request as recommended by staff, seconded by Council Member Headen. The motion passed unanimously.

ADOPTED

RES 5565-2026

16. Resolution authorizing the City Manager to enter into an Agreement with the Texas Department of Transportation (TxDOT) for the temporary closure of a portion of W. Main Street (SH-180) on Thursday Morning October 22, 2026, through Monday Morning, October 26, 2026, for the Main Street Festival (Reviewed by the City Council Development Committee on 8/20/2026)

ADOPTED

RES 5566-2026

CITIZEN COMMENTS

Geno Pearson, 10531 Fire Fly Ct, supports using GO Bond funds for amenities south of Grand Peninsula in the Greenway Trails area.

Sayeda Syed, 6705 Sapphire Circle North, Colleyville, discussed her candidacy for the Tarrant Appraisal District, annual appraisals, and appraisal inconsistencies.

Holly Smith, 3431 April Breeze Trail, supports adding recreational amenities in southern Grand Prairie and discussed growth, noting these amenities would benefit Greenway Trails and nearby communities.

Harold Willis, 538 Lindly, discussed neighborhood power outages and poor work performed by Oncor subcontractors.

ITEMS FOR INDIVIDUAL CONSIDERATION

17. City Manager's Contract

Mayor Pro Tem Johnson moved, seconded by Council Member Adams, to amend the contract as discussed in Executive Session with a pay increase of 3%. The motion carried unanimously.

APPROVED

18. Ordinance amending Ordinance No. 11764-2025 for the FY2025/2026 Capital Improvements Project Budget in the amount of $675,000 for EpicCentral Infrastructure; Authorize the City Manager to execute a Memorandum of Understanding (MOU) and negotiate a Ground Lease and Development Agreement with Moon Brothers Management, Inc., for the development and construction of a full service 4-star brand Hotel, Convention Center and Parking Garage Facility at Epic Central

Deputy City Manager Cheryl De Leon presented plans for a four-star luxury hotel and convention center at Epic Central, to be developed by Moon Brothers Management. She reviewed the company's hotel portfolio, proposed amenities, budget, design concepts, and the 6.7-acre site layout. The City's estimated investment is $30.5 million, with funding sources identified. The City will retain hotel occupancy, sales, and property tax revenues and receive annual ground-lease payments under an agreed schedule. The presentation also addressed shared parking, hotel management by Concord, and the potential use of Brimer Bill revenue from the state's portion of hotel occupancy taxes.

Daniel Moon of Sam Moon Group, 2615 Preston Rd., Frisco, discussed the company's experience developing the Renaissance Hotel in Plano, the Hyatt Regency in Frisco, and the JW Marriott in Dallas. James Drysdale, 2615 Preston Rd, Frisco, reviewed the proposed hotel's unique features, as well as full-service restaurant, ballroom, and ability to attract conference groups, conventions, and visitors through its partnership with Marriott. Mr. Willis spoke in opposition of this item. He inquired about the $675,000 included in the Capital Improvement Plan, and Deputy City Manager Cheryl De Leon explained that it would fund the City's share of architectural and engineering services. Mayor Jensen reviewed the Brimer Bill revenue, which would provide 6% of hotel occupancy tax revenues for 10 years through monthly payments, and explained that Concord currently manages the City's hotels and convention center. Deputy Mayor Pro Tem Headen commended staff and moved, seconded by Council Member Adams, to approve the item which was approved unanimously.

ADOPTED

ORD 11917-2026

19. Authorize the use of Tax Increment Reinvestment Zone #1 (TIRZ #1) funds in an amount not to exceed $8,000,000 for eligible Project costs as a funding source within the City Contribution for the EpicCentral Hotel Project, contingent upon approval of the related Memorandum of Understanding with Moon Brothers Management, Inc (Reviewed by the TIF #1 Board on 09/01/2026)

Ms. DeLeon reviewed the item noting TIF #1 Board approved funds to be applied to agenda item eighteen. Mayor Jensen explained the use of TIF funds. Mr. Willis spoke in opposition of this item. Council Member Clemson moved, seconded by Council Member Chappelle, to approve this item. The motion carried unanimously.

APPROVED

20. Request the City Council to set a public hearing date of September 15, 2026, in which the City Council will meet to discuss and adopt the FY2026-2027 Operating Budget and Capital Improvement Plan

Management Services Director Thao Vo presented, noting staff recommends setting the public hearing date and approval of this item as presented. Mayor Jensen advised this item is to set the public hearing for Fiscal Year 2026-2027 annual budget. The city is required to hold a public hearing on the proposed budget and provide public notice of that hearing. The notice is scheduled to run the Fort Worth Star Telegram newspaper on September 2, 2026.

Mayor Pro Tem Johnson moved, seconded by Council Member Adams, to set the public hearing for the fiscal year 2026-2027 operating and capital budget for September 15, 2026 at 6:30 p.m and authorize publication of the notice as presented by staff. The motion carried unanimously.

APPROVED

21. Resolution Approving Building Acquisition Proposal for the Central Appraisal District of Johnson County

Mayor Pro Tem Johnson moved, seconded by Deputy Mayor Pro Tem Headen, to deny this item. The motion carried unanimously.

DENIED

RES 5567-2026

22. First Reading of an Ordinance of the City of Grand Prairie, Texas, Amending Chapter 26, Utilities and Services, of the Code Of Ordinances of the City of Grand Prairie, Texas by Amending Article VI, "Garbage Collection and Disposal," Sections 26-111 Placement of containers, 26-113 Residential Fees, and 26-115 Commercial Fees; Making This Amendment Cumulative; Repealing All Ordinances in Conflict Herewith; Providing a Savings Clause, Severability Clause, and a Penalty Clause; and Providing for an Effective Date

Dr. Redfearn presented items twenty-two and twenty-three. Mayor Pro Tem moved, seconded by Deputy Mayor Pro Tem Headen, to set the second and final readings of the ordinances for items twenty-two and twenty-three to September 15, 2026. The motion carried unanimously.

FIRST READING HELD

23. First Reading of an Ordinance Amending the Franchise Agreement for Solid Waste Collection and Recycling Services with Republic Waste Services of Texas Ltd., dba Republic Services of Arlington (Reviewed at the Budget Workshop on August 13, 2026)

FIRST READING HELD

24. Grand Prairie Public Improvement District No. 1, Westchester PID (City Council Districts 2 and 6)

Mayor Jensen opened the public hearings for items twenty-four through forty-two for Grand Prairie Public Improvement District numbers one through nineteen.

a. Public Hearing - Service Plan - Assessment Roll and Rate;

b. Adoption of the Westchester PID 5-Year Service Plan;

c. Ordinance Approving the Assessment Roll and Rate;

d. PID Advisory Board Membership

Reviewed by the Westchester PID Advisory Board on 06/09/2026

ADOPTED

ORD 11918-2026

25. Grand Prairie Public Improvement District No. 2, Whispering Oaks PID (City Council District 2)

    a. Public Hearing - Service Plan - Assessment Roll and Rate;

    b. Adoption of the Whispering Oaks PID 5-Year Service Plan;

    c. Ordinance Approving the Assessment Roll and Rate;

    d. PID Advisory Board Membership

    Reviewed by the Whispering Oaks PID Advisory Board on 6/24/26

    ADOPTED

    ORD 11919-2026

26. Grand Prairie Public Improvement District No. 3, Fairway Bend PID (City Council District 1)

    a. Public Hearing - Service Plan - Assessment Roll and Rate;

    b. Adoption of the Fairway Bend PID 5-Year Service Plan;

    c. Ordinance Approving the Assessment Roll and Rate;

    d. PID Advisory Board Membership

    Reviewed by the Fairway Bend PID Advisory Board on 4/16/26

    ADOPTED

    ORD 11920-2026

27. Grand Prairie Public Improvement District No. 4, Brookfield PID (City Council District 2)

    a. Public Hearing - Service Plan - Assessment Roll and Rate;

    b. Adoption of the Brookfield PID 5-Year Service Plan;

    c. Ordinance Approving the Assessment Roll and Rate;

    d. PID Advisory Board Membership

    Reviewed by the Brookfield PID Advisory Board on 3/30/26

    Elizabeth Duenas, 938 Glenbrook Drive, is the President of their PID board and discussed lack of response from the property management company specifically regarding landscaping issue.

ADOPTED

ORD 11921-2026

28. Grand Prairie Public Improvement District No. 5, Forum Estates PID (City Council District 2)

    a. Public Hearing - Service Plan - Assessment Roll and Rate;

    b. Adoption of the Forum Estates PID 5-Year Service Plan;

    c. Ordinance Approving the Assessment Roll and Rate;

    d. PID Advisory Board Membership

    Reviewed by the Forum Estates PID Advisory Board on 5/6/26

    Marlena Vincent, 3345 Kimberly Ln, spoke in opposition of this item.

    Erin Owens, Forum Estates, attended PID meeting and support but expressed concern with PID Flock camera contract.

    ADOPTED

    ORD 11922-2026

29. Grand Prairie Public Improvement District No. 6, Walingford Village PID (City Council District 3)

    a. Public Hearing - Service Plan - Assessment Roll and Rate;

    b. Adoption of the Walingford Village PID 5-Year Service Plan;

    c. Ordinance Approving the Assessment Roll and Rate;

    d. PID Advisory Board Membership

    Reviewed by the Walingford Village PID Advisory Board on 6/4/26

    ADOPTED

    ORD 11923-2026

30. Grand Prairie Public Improvement District No. 7, Lake Parks PID (City Council Districts 4 and 6)

    a. Public Hearing - Service Plan - Assessment Roll and Rate;

    b. Adoption of the Lake Parks PID 5-Year Service Plan;

    c. Ordinance Approving the Assessment Roll and Rate;

d. PID Advisory Board Membership

Reviewed by the Lake Parks PID Advisory Board on 4/1/26

ADOPTED

ORD 11924-2026

31. Grand Prairie Public Improvement District No. 8, Peninsula PID (City Council Districts 4 and 6)

    a. Public Hearing - Service Plan - Assessment Roll and Rate;

    b. Adoption of the Peninsula PID 5-Year Service Plan;

    c. Ordinance Approving the Assessment Roll and Rate;

    d. PID Advisory Board Membership

    Reviewed by the Peninsula PID Advisory Board on 7/8/26

    ADOPTED

    ORD 11925-2026

32. Grand Prairie Public Improvement District No. 9, High Hawk PID (Districts 4 and 6)

    a. Public Hearing - Service Plan - Assessment Roll and Rate;

    b. Adoption of the High Hawk PID 5-Year Service Plan;

    c. Ordinance Approving the Assessment Roll and Rate;

    d. PID Advisory Board Membership

    Reviewed by the High Hawk PID Advisory Board on 7/1/26

    ADOPTED

    ORD 11926-2026

33. Grand Prairie Public Improvement District No. 10, Silverado Springs PID (City Council District 2)

    a. Public Hearing - Service Plan - Assessment Roll and Rate;

    b. Adoption of the Silverado Springs PID 5-Year Service Plan;

    c. Ordinance Approving the Assessment Roll and Rate;

    d. PID Advisory Board Membership

Reviewed by the Silverado Springs PID Advisory Board on 4/6/26

Michael Smith 2463 Canyon Springs Drive, expressed gratitude to Special District Administrator Lee Harriss for her assistance with their PID meetings.

ADOPTED

ORD 11927-2026

34. Grand Prairie Public Improvement District No. 11, Monterrey Park PID (City Council District 3)

    a. Public Hearing - Service Plan - Assessment Roll and Rate;

    b. Adoption of the Monterrey Park PID 5-Year Service Plan;

    c. Ordinance Approving the Assessment Roll and Rate;

    d. PID Advisory Board Membership

    Reviewed by the Monterrey Park PID Advisory Board on 6/23/26

    ADOPTED

    ORD 11928-2026

35. Grand Prairie Public Improvement District No. 12, Parkview PID (City Council District 1)

    a. Public Hearing - Service Plan - Assessment Roll and Rate;

    b. Adoption of the Parkview PID 5-Year Service Plan;

    c. Ordinance Approving the Assessment Roll and Rate;

    d. PID Advisory Board Membership

    Reviewed by the Parkview PID Advisory Board on 3/18/26

    ADOPTED

    ORD 11929-2026

36. Grand Prairie Public Improvement District No. 13, Country Club Park PID (City Council District 2)

    a. Public Hearing - Service Plan - Assessment Roll and Rate;

    b. Adoption of the Country Club Park PID 5-Year Service Plan;

c. Ordinance Approving the Assessment Roll and Rate;

d. PID Advisory Board Membership

Reviewed by the Country Club Park PID Advisory Board on 6/1/26

Betty Hasting, 1313 Hollywood Drive, advised their PID Board needs help.

ADOPTED

ORD 11930-2026

James Parks, 1316 Holly Hill, spoke in opposition of this item.

37. Grand Prairie Public Improvement District No. 14, Southwest Village PID (City Council District 1)

a. Public Hearing - Service Plan - Assessment Roll and Rate;

b. Adoption of the Southwest Village PID 5-Year Service Plan;

c. Ordinance Approving the Assessment Roll and Rate;

d. PID Advisory Board Membership

Reviewed by the Southwest Village PID Advisory Board on 5/18/26

ADOPTED

ORD 11931-2026

38. Grand Prairie Public Improvement District No. 15, Oak Hollow/Sheffield Village PID (City Council District 4)

a. Public Hearing - Service Plan - Assessment Roll and Rate;

b. Adoption of the Oak Hollow/Sheffield Village PID 5-Year Service Plan;

c. Ordinance Approving the Assessment Roll and Rate;

d. PID Advisory Board Membership

Reviewed by the Oak Hollow/Sheffield Village PID Advisory Board on 6/18/26

Juanita Valadez, 4521 Amherst Ln., recorded her opposition but did not wish to speak.

ADOPTED

ORD 11932-2026

39. Grand Prairie Public Improvement District No. 16, Lone Star Meadows PID (City Council District 2)

    a. Public Hearing - Service Plan - Assessment Roll and Rate;

    b. Adoption of the Lone Star Meadows PID 5-Year Service Plan;

    c. Ordinance Approving the Assessment Roll and Rate;

    d. PID Advisory Board Membership

    Reviewed by the Lone Star Meadows PID Advisory Board on 3/23/26

    ADOPTED

    ORD 11933-2026

40. Grand Prairie Public Improvement District No. 17, Berkshire Park PID (City Council District 2)

    a. Public Hearing - Service Plan - Assessment Roll and Rate;

    b. Adoption of the Berkshire Park PID 5-Year Service Plan;

    c. Ordinance Approving the Assessment Roll and Rate;

    d. PID Advisory Board Membership

    Reviewed by the Berkshire Park PID Advisory Board on 6/29/26

    Brenda Villagomez, 932 Bentwood Trail, discussed destruction of flock cameras.

    ADOPTED

    ORD 11934-2026

41. Grand Prairie Public Improvement District No. 18, Crescent Heights PID (City Council District 2)

    a. Public Hearing - Service Plan - Assessment Roll and Rate;

    b. Adoption of the Crescent Heights PID 5-Year Service Plan;

    c. Ordinance Approving the Assessment Roll and Rate;

    d. PID Advisory Board Membership

    Reviewed by the Crescent Heights PID Advisory Board on 3/24/26

    ADOPTED

ORD 11935-2026

42. Grand Prairie Public Improvement District No. 19, Greenway Trails PID (City Council District 6)

    a. Public Hearing - Service Plan - Assessment Roll and Rate;

    b. Adoption of the Greenway Trails PID 5-Year Service Plan;

    c. Ordinance Approving the Assessment Roll and Rate;

    d. PID Advisory Board Membership

    Reviewed by the Greenway Trails PID Advisory Board on 7/20/26

    ADOPTED

    ORD 11936-2026

Mayor Pro Tem Johnson moved, seconded by Council Member Chappelle, to close the public hearings and approve and accept the 5 year service plan, approve the ordinance setting the assessment roll and rate, and approve the advisory board membership for Grand Prairie Public Improvement District numbers one through nineteen. The motion carried unanimously.

PLANNING AND ZONING FOR INDIVIDUAL CONSIDERATION

43. STP-26-02-0005 - Site Plan - New retail at 3075 Claremont Dr (City Council District 4). Site Plan to construct a two-story retail building for commercial rental spaces and storage on 1.281 acres. Lot 1B, Block 1, Lodge Realty Addition No. 2, City of Grand Prairie, Tarrant County, Texas, zoned PD-140, within IH 30 Corridor Overlay District, and addressed as 3075 Claremont Dr (On August 11, 2026, the Planning and Zoning Commission recommended approval by a vote of 6-0)

    Assistant Planning Director Savannah Ware presented the site plan request for a new two story building. She noted it meets density, dimensional and landscaping requirements, and reviewed proposed elevations. Ms. Ware advised no variances were requested and the Planning and Zoning Commission (P&Z) recommended approval. Applicant Tommy Nguyen, 3075 Claremont Drive, did not wish to speak but was available for questions. Council Member Lopez inquired if the city would continue to mow the adjacent property, and Planning Director Rashad Jackson confirmed. He then moved, seconded by Mayor Pro Tem Johnson, to approve this item as presented by staff. The motion carried unanimously.

    APPROVED

PUBLIC HEARING ZONING APPLICATIONS

44. CPA-26-07-0010 - Comprehensive Plan Amendment - 300 SE 5TH ST (City Council District 5). Comprehensive Plan Amendment to change the Future Land Use Map from High Density Residential to Commercial/Retail/Office on 0.344 acres. Lot 1R, Block B, R. W. Bairds

Addition, City of Grand Prairie, Dallas County, Texas, zoned Central Area and Two Family Residential Districts, and addressed as 300 SE 5th Street (On August 11, 2026, the Planning and Zoning Commission recommended approval of the request by a vote of 4-2)

Ms. Ware presented Items 44 and 45 together, including the comprehensive plan and zoning change request to the Commercial District. She reviewed the property's existing conditions, aerial and street-view photographs, current and proposed zoning maps, permitted uses in the Central Area and Commercial District, and the staff analysis. Ms. Ware noted that the Planning and Zoning Commission recommended approval. Applicant Ron Cornelius, 1608 N. State Hwy 161, was available for questions, and Chase Ruziard, 1032 Rock Springs Drive, Burleson, reviewed the proposed project. Council Member Shotwell noted the property's proximity to a grandfathered automobile use and nearby residential zoning, stating that the surrounding conditions were known when the property was developed. It was clarified that the building would not be used as a grocery store. Council Member Shotwell moved, seconded by Council Member Clemson, to close the public hearing and approve items forty-four and forty-five. The motion carried unanimously.

ADOPTED

ORD 11937-2026

45. ZON-26-07-0017 - Zoning Change - 300 SE 5TH ST (City Council District 5). Zoning Change from Central Area and Two-Family Residential Districts to Commercial (C) District on 0.344 acres. Lot 1R, Block B, R.W. Bairds Addition, City of Grand Prairie, Dallas County, Texas, zoned Central Area and Two-Family Residential Districts, and addressed as 300 SE 5th Street (On August 11, 2026, the Planning and Zoning Commission recommended approval of the request by a vote of 4-2)

ADOPTED

ORD 11938-2026

46. ZON-26-06-0016 - Zoning Change - 1435 W Polo Rd (City Council District 6). Zoning Change from Planned Development-81 (PD-81) to Planned Development-81B (PD-81B) to clearly establish General Retail (GR) as the base zoning district on 0.42 acres. Lot 1, Block 1, Carwash Equipment Company Addition, City of Grand Prairie, Dallas County, Texas, zoned Planned Development-81 (PD-81) District, and addressed as 1435 W Polo Rd (On August 11, 2026, the Planning and Zoning Commission recommended approval by a vote of 6-0)

Ms. Ware presented the zoning change request, reviewing the aerial map, zoning district and map, and staff analysis. She reported that 16 notices were sent, with four letters in opposition and none in support. The P&Z recommended approval. Mayor Jensen called for speakers and there were none. The developer was not present. Mayor Pro Tem Johnson moved, seconded by Council Member Shotwell, to table this item until the next regular council meeting. The motion carried unanimously.

TABLED to the September 15, 2026, City Council Meeting

47. TAM-26-08-0002 - Text Amendment - Article 4: Permissible Uses, Article 11: Performance Standards, and Article 30: Definitions. An Ordinance of the City of Grand Prairie, Texas, amending portions of the Unified Development Code of the City of Grand Prairie, including portions of Article 4: Permissible Uses to add Mixed-Use Cigar Lounge as a use allowed by Specific Use Permit (SUP) in the Central Area (CA) District only and to establish specific standards for the Mixed-Use Cigar Lounge use; amending portions of Article 11: Performance Standards to allow on-premise sale and consumption of alcoholic beverages as an accessory use for Museum, Art Gallery, and Bookstore uses within the Central Area (CA) and Planned Development-443 (PD-443) Districts by Specific Use Permit and with certain conditions and to allow on-premise sale and consumption of alcoholic beverages as an accessory use for Mixed-Use Cigar Lounges within the Central Area (CA) District with certain conditions; and amending portions of Article 30: Definitions to define Museum, Art Gallery, Bookstore, and Mixed-Use Cigar Lounge; Repealing all Ordinances or Parts of Ordinances in Conflict Herewith; Containing a Savings Clause and a Severability Clause; Containing a Penalty Clause, and Establishing an Effective Date (On August 25, 2026, the Planning and Zoning Commission recommended approval by a vote of 7-0)

Ms. Ware presented proposed downtown zoning changes concerning mixed-use cigar lounges and bookstores, reviewing the affected area, applicable regulations, and alcohol sales as an accessory use. Council discussed the proposed alcohol-sales percentages, comparisons with other cities, entertainment components, food-service limitations, and whether the changes would permit outdoor smoking, which staff clarified they would not.

Mayor Pro Tem Johnson moved to amend the proposed text amendment with requirement of alcohol sales from 25% to 50%, Mayor Jensen seconded the motion. Mr. Jackson advised of the current smoking lounge requirements. There was discussion on the other entertainment components including bookstores. Mr. Jackson explained how the percentages were developed. Dr. Albert Mitchell, 7532 Brooklake Dr., spoke neutrally and addressed HVAC and ventilation requirements, including the use of HEPA filtration. Reace Smith, 1405 E. Tarrant Rd., spoke in support of the changes and described her proposed bookstore business model. Mayor Pro Tem Johnson amended his motion to establish a 49% alcohol-sales requirement for mixed-use cigar lounges and a 35% requirement for bookstores. Mayor Jensen, who seconded the motion, accepted amendments to the motion. The amended motion passed unanimously.

ADOPTED with Changes

ORD 11939-2026

ADJOURNMENT

Mayor Jensen adjourned the meeting at 8:39 p.m.

The foregoing minutes were approved at the September 15, 2026, City Council meeting.

Mona Lisa Galicia, City Secretary