CITY OF GRAND PRAIRIE

City Hall
300 W. Main Street
Grand Prairie, Texas

MINUTES

City Council Meeting

Tuesday, August 04, 2026 **4:30 PM** **City Hall - Council Chambers**

CALL TO ORDER

Mayor Jensen called the meeting to order at 4:30 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
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. City Council State Legislative Priorities

   City Legislative Affairs Officer Vanna Ngo along with Brandon Aghamalian and Snapper Carr of Focused Advocacy reviewed draft priorities of upcoming legislative session. They reviewed key dates of session and discussed legislative positions, property tax proposal plans, smaller surplus of state revenue, opportunities to pursue and possibility to extend the hotel project rebate authority. There was discussion on legislation surrounding short term rentals, elections and communication with utilities.

   PRESENTED

AGENDA REVIEW

Mayor Pro Tem Johnson asked if there were any questions on agenda. Council Member Shotwell advised he would be recusing himself for item number fourteen. Council Member Anderson asked to move item four to Individual Consideration.

EXECUTIVE SESSION

Mayor Jensen called a closed session at 5:13 p.m. pursuant to Chapter 551, Subchapter D of the Government Code, V.T.C.A., to discuss Section 551.071 "Consultation with Attorney;" David Nicklas Organ Donor Awareness Foundation, Inc., and Rodney DeBaun v. City of Grand Prairie, et al, Cause No. DC-25-21696, 95th Judicial District Court, Dallas County, Texas; 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, called a recess at 6:33 p.m.

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

Mayor Jensen called the meeting to order at 6:44 p.m.

Invocation led by Pastor Samuel Jones of Dalworth Park Church of Christ.

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

CONSENT AGENDA

Mayor Jensen advised item four would be moved to Individual Consideration. Mayor Pro Tem Johnson moved, seconded by Council Member Adams, to approve items two and three, to move item four to Individual Consideration and approve items five through seven. The motion carried unanimously.

2. Minutes of the July 21, 2026, City Council Meeting

   Approved on Consent Agenda

3. Boards and Commissions – Appointments to fill vacancies on the Planning and Zoning Commission and the Building Advisory and Appeals Board

   Approved on Consent Agenda

4. Amendment of Forum Estates PID Contract with Flock Safety for License Plate Readers to Add Four Additional Cameras for one year ($12,600), with the option to renew for one year ($10,000) for a total Additional Amount of $22,6000 (Council District 2) Approved by the Forum Estates PID Advisory Board on 07/15/2026

   This item was moved to Individual Consideration. Special District Administrator Lee Harriss stated that the cameras had been approved by the Forum Estates Public Improvement District (PID) Board and that final approval was required from the City Council. Police Chief Daniel Scesney acknowledged residents' concerns and explained that the objective of the camera system is not to monitor citizens, but to identify individuals who intend to victimize citizens. He discussed how the cameras have been used to assist with investigations and noted that a significant number of offenses in Grand Prairie have been solved with the system. The Council discussed potential misuse of the camera system. Chief Scesney stated that all Flock searches involving Grand Prairie Police Department are audited weekly by Police Department supervisors. He also explained how the cameras operate. In response to Mayor Jensen's question about whether the cameras function like toll booths, Chief Scesney clarified that the cameras take photographs, including images associated with license plates. Council Member Anderson stated that there is considerable misinformation regarding the camera system. He expressed appreciation for the residents' input and thanked Chief Scesney for addressing the concerns. Council Member Shotwell asked where the collected data is sent and how many cameras were already located in the neighborhood. Chief Scesney explained that information

may be shared with law-enforcement agencies in the State of Texas and with the United States Postal Service, but not with other federal agencies. He stated that the information is deleted after 30 days. It was confirmed that the neighborhood currently has twelve cameras and is requesting four additional cameras. Ms. Harris explained that the proposal is to install one camera at each entrance to the subdivision. Council Member Headen noted that the PID establishes its own budget and that the proposal had been approved by the PID Board and asked whether residents had participated in the PID meeting. Ms. Harriss responded that attendance at PID meetings is typically low. Council Member Adams discussed the importance of audits and stated that the issue involves not only the tool itself, but also the individuals using it and the need to maintain integrity. Council Member Adams asked who within the PID would have access to the camera information. Ms. Harris confirmed that the PID president has access to the cameras. Chief Scesney clarified that the PID president may have access to data collected by the PID's own cameras. Council Member Adams encouraged PID residents to become involved in the PID and their meetings in order to determine the extent of access available to the PID administrator. The Council also discussed the type of information that may be obtained through a license plate reader.

Those who spoke in opposition to this item: Kenneth Martens, 2330 Dartmouth Drive, Kenneth Feagins, Plano; Joshua Ragland, 2460 Pebblebrook Ct; Anna and Sean Sparkman, 7219 Neblina Dr.

Motion to approve made by Mayor Pro Tem Johnson, Seconded by Council Member At Large Place 7 Adams. Voting Yea: Mayor Jensen, Mayor Pro Tem Johnson, Deputy Mayor Pro Tem Headen, Council Member District 1 Clemson, Council Member District 3 Chappelle, Council Member District 4 Lopez, Council Member At Large Place 7 Adams, Council Member At Large Place 8 Anderson; Voting Nay: Council Member District 5 Shotwell. Motion carried, 8-1.

APPROVED

5. Resolution Designating Method of Making Written Requests For Public Information, Naming a Designee for the Officer for Public Information and Providing An Effective Date

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

   ADOPTED

   RES 5560-2026

6. Resolution Approving Assignment of Private Activity Bond Authority to Texas Department of Housing and Community Affairs; and Containing Other Provisions Relating to the Subject

   Patsy Ray, 2217 El Paso St., spoke neutrally on this item.

   ADOPTED

   RES 5561-2026

7. An Ordinance amending Ordinance 11477-2023 and defining the number of authorized positions in each Civil Service classification of the Grand Prairie Police Department, repealing all conflicting ordinances, and providing an effective date

ADOPTED

ORD 11906-2026

CITIZEN COMMENTS

Geno Pierson, 10531 Firefly Ct, expressed support for a pickleball facility in his neighborhood and encouraged allocating GO bond funding for projects in the southern area of the city.

Hollie Smith, 3431 April Breeze, resident of Greenaway Trails and HOA board member, requested consideration for locating the multipurpose center and pickleball facility in the southern part of the city. Also voiced support for continued annexation efforts to the south.

Deloris Phillips, 2319 Dalworth Street, #119, commented on matters regarding AI use, a police report, and the foreclosure of her family's Habitat for Humanity home.

Shervon McGriff, 2682 Steppington St., discussed concerns related to the Police Department, inquired about the process for meeting with the City Manager, and referenced video footage captured around her home.

ITEMS FOR INDIVIDUAL CONSIDERATION

8. Public Hearing and Final Reading of an Ordinance Annexing Approximately 66.010 acres of land in Ellis County, Texas Being More Particularly Described and Graphically Depicted in Exhibit A, such tract is generally located south of Highway 287, North of Lakeview Drive, and Including Land Situated in the R. Wines Survey, Abstract No. 1178, the W. Gardner Survey, Abstract No 403 and the J. Ellis Survey, Abstract No. 1274, and being part of a called 198.07 Acre Tract of Land Described in Special Warranty Deed to Big View LLC, Recording in Instrument Number 2154286, Official Public Records, Ellis County, Texas, and All Adjacent Rights-of-way into the City of Grand Prairie, Texas; Providing for Incorporation of Premises, Amending of the Official City Map, and Acknowledging a Service Plan; Requiring the Filing of this Ordinance with the County Clerk; Prescribing for Effect on Territory, Granting as Appropriate to All the Inhabitants of Said Property All the Rights and Privileges of Other Citizens and Binding Said Inhabitants by All of the Acts, Ordinances, Resolutions, and Regulations of the City of Grand Prairie, Texas; Providing Cumulative Repealer, Severability, and Savings Clauses; Providing for Engrossment and Enrollment; and Providing an Effective Date

   Deputy City Attorney Tiffany Bull reviewed the proposed annexation of approximately 66 acres in the Riverbend area. She explained that the annexation would provide continuity for the property and support consistent development of the area. Mayor Jensen called for speakers and there were none. Mayor Pro Tem Johnson moved, seconded by Council Member Chappelle, to close the public hearing and approve this item. The motion carried unanimously.

   ADOPTED

   ORD 11907-2026

9. Public Hearing and Resolution Approving the FY 2026-2027 Budget Adopted by the Grand Prairie Crime Control and Prevention District (Reviewed by the Crime Control and Prevention District Board on 08/04/2026)

Assistant Director of Police Ryan Simpson presented the proposed 2027 Crime Control and Prevention District Board (CCPD) budget, which had been approved by the CCPD earlier that evening. He explained that the CCPD budget supports the hiring, equipping, and training of Police Department personnel and includes funding for 69 police positions. The Council discussed the absence of DART service and the role of citizens in voting on CCPD matters. Simpson reviewed routine budget fluctuations and explained that Capital Improvement Plan (CIP) funds had been transferred for roof and generator repairs or replacement. He stated that the fund remains in good financial condition.

Harold Willis spoke in support of this item and expressed concern about using CCPD funds for infrastructure improvements. Simpson explained that the fund had also previously supported construction of the Public Safety Building (PSB). Mr. Willis asked whether the budget included funding for Flock cameras. Simpson stated that the CCPD funds an existing Flock safety camera agreement. Mayor Jensen called for additional speakers and there were none. Mayor Por Tem Johnson moved, seconded by Council Member Adams, to close the public hearing and approve the item. The motion passed unanimously.

ADOPTED

RES 5562-2026

PLANNING AND ZONING FOR INDIVIDUAL CONSIDERATION

10. STP-26-05-0008 - Site Plan - Oncor Oakdale Substation (City Council District 1). Site Plan to construct a new Electric Substation on 9.40 acres. Lot 1, Block 1, West Oakdale Addition, City of Grand Prairie, Dallas County, zoned PD-326 & Light Industrial (LI) Districts, within the SH 161 Corridor Overlay, and addressed as 1650 W Oakdale Rd (On July 14, 2026, the Planning and Zoning Commission recommended approval with conditions by a vote of 5-0)

    Assistant Director of Planning and Development Savannah Ware presented the site plan for a proposed electric substation. The presentation included a review of the berm area and noted that the site would not contain an occupiable structure or landscaping. Several variances were discussed, including requirements related to height, minimum landscaping, and pavement. The Planning and Zoning Commission recommended approval with conditions: the applicant shall increase the height of the proposed 6-foot masonry screening wall to 8 feet along the eastern property line; and the applicant shall provide an 8-foot solid wood or masonry fence along the northern property line. Ms. Ware advised the applicant revised the plans to include an 8-foot screening wall. Council Member Anderson expressed concern that increasing the screening requirement from six to eight feet could create an unnecessary additional cost for developers. Questions were also raised regarding the substation's distance from the data center. Ms. Ware clarified that development of a warehouse is proceeding in the area.

    Harold Willis spoke in opposition to this item. Applicant Representative Ashton Miller, 777 Main St., Fort Worth, explained that the substation is intended to improve overall system reliability and provide additional capacity for businesses and residents. He stated that the location would help distribute power evenly throughout the city and that the project represents the largest type of substation. Councilmembers asked about the need for additional capacity, particularly in the Westchester area, where residents have experienced outages. Mr. Miller

noted that Grand Prairie has more than one substation and agreed to obtain additional information from Shawn Reddie, the area manager. Mayor Jensen requested an overall status report on substations in Grand Prairie. Councilmembers also discussed fencing standards, security at other substations, and concerns about the proposed facility backing up to residential property. Staff was asked to facilitate a meeting in Mayor Pro Tem Johnson's district, add the matter to a future agenda, and provide supporting data. A presentation at a future briefing was also welcomed. Councilmember Adams characterized the matter as a public safety issue. Councilmember Clemson moved, seconded by Council Member Adams, to approve the request with the Planning and Zoning Commission's (P&Z) recommendations and a condition requiring an 8-foot fence between the property and neighboring residences. The motion carried unanimously.

APPROVED

PUBLIC HEARING ZONING APPLICATIONS

11. SUP-26-05-0009 - Specific Use Permit - Vics Mobile Auto Repair (City Council District 1). Specific Use Permit for an Auto Repair (Major) in a commercial lease space on 1.985 acres. Lot 19-RA, Block 4, Dalworth Hills Addition, City of Grand Prairie, Tarrant County, Texas, zoned Light Industrial, and addressed as 2337 Doreen Street, Suite 101 (On July 28, 2026, the Planning and Zoning Commission recommended approval with conditions by a vote of 5-0)

    Ms. Ware presented this item for major auto repair – mobile auto repair service. The proposal is to establish a mobile auto repair service within a commercial lease space to serve as a dispatch and administrative station. She noted the company owned vans, with some repairs taking place on site. She reviewed requested variance to number of parking spaces and noted staff confirms its proposed use is compatible with the area. Ms. Ware advised P&Z and staff recommended approval with conditions: operations shall comply with and remain consistent with Exhibit C – Operation Plan. If operations change to a traditional service model where the majority of repairs are completed onsite or parking exceeds the requested three spaces, the operator shall comply with parking requirements of 10 parking spaces; the business shall obtain a Certificate of Occupancy (CO) and an Auto-Related Business permit; the applicant shall provide proof of garbage services to Public Health and Environmental Quality (PHEQ) prior to issuance of the Certificate of Occupancy (CO); and all operations shall comply with the regulations found in Chapter 13, Article XX, Automotive Related Business Regulations, of the Grand Prairie Code of Ordinances. Mayor Jensen called for speakers and there were none. There was discussion on parking. Council Member Clemson moved, seconded by Council Member Chappelle, to close the public hearing and approve this item with conditions listed. The motion carried unanimously.

    ADOPTED

    ORD 11908-2026

12. ZON-26-05-0014 - Zoning Change/Concept Plan - Goodland Riverbend (City Council District 6). Zoning Change from Agricultural (A) District and PD-475 to a Planned Development District for Mixed Use, Mixed Residential Use, Commercial Use, and Open Space on 197.59

acres. Generally located west of S Hwy 287, and north of Lakeview Drive, all or portions of Parcel IDs 192557 and 303394, out of W. M. Gardner Survey, Abstract No. 403, R. K. Wines Survey, Abstract No. 1178, and J. D. Elis Survey, Abstract No. 1274, zoned Agricultural (A) District and PD-475, City of Grand Prairie and City of Grand Prairie ETJ, Ellis County, Texas (On July 28, 2026, the Planning and Zoning Commission recommended approval by a vote of 5-0)

Ms. Ware reviewed this request to rezone the property from Agriculture (A) District and PD-475 to Planned Development District for Mixed Use, Mixed Residential Use, Commercial Use, and Open Space. She reviewed the proposed concept plan, mixed residential character area, conceptual images and discussed staff analysis. Ms. Ware noted P&Z recommended approval. Council Member Shotwell discussed accessory dwelling units and Planning and Development Director Rashad Jackson noted the developer is looking for these to be attached to ADU's. Ms. Ware noted the town center PD center allows it. Harold Willis spoke in opposition of this item. Staff clarified that data centers are not permitted in this area. Mayor Pro Tem Johnson moved, seconded by Council Member Adams, to close the public hearing and approve this item as presented by staff. The motion carried unanimously.

ADOPTED

ORD 11909-2026

13. SUP-26-06-0014 - Specific Use Permit - Tattoo & Body Piercing Studio at 2100 N Highway 360 (City Council District 1). Specific Use Permit for a tattoo and body piercing studio in an existing commercial lease space. Tract 1, G.S.C. Development Corporation Addition, City of Grand Prairie, Tarrant County, Texas, zoned Light Industrial (LI) and addressed as 2100 N Hwy 360, Suite 1100B (On July 14, 2026, the Planning and Zoning Commission recommended approval with a condition by a vote of 5-0)

Ms. Ware presented this Specific Use Permit (SUP) request for a tattoo and body piercing studio. She noted it is for a single artist/owner/operator who would see two to five clients per day. Ms. Ware discussed the business's operation plan, reviewed the floor pan, and noted it meets zoning requirements. She reviewed staff analysis data and said the P&Z recommended approval with condition: Operations shall adhere to Exhibit B – Operational Plan and Exhibit C – Floor Plan.

Applicant Maya Sultana, 802 Burleson St, discussed her Grand Prairie residency and business goals. Council Member Clemson asked to clarify if she is currently working in another location. Ms. Sultana advised she currently works in a suite within a barber shop. Council Member Clemson then moved, seconded by Council Member Shotwell, to close the public hearing and approve this item with conditions and include a review of the SUP within six months. The motion carried unanimously.

ADOPTED

ORD 11910-2026

14. SUP-25-12-0047 - Specific Use Permit/Site Plan - Enfy Auto Sales (City Council District 5). Specific Use Permit for Auto Body Shop, Auto Paint Shop, Auto Body & Paint Shop, and Auto

Dealer (Non-Franchise Used) on 1.005 acres. Lots 29, 30, 31, 32 & 33, Block 1, Idlewild Heights Addition, City of Grand Prairie, Dallas County, Texas, zoned Heavy Industrial (HI) District, and addressed as 519, 521, 529, 533, & 537 Richardson Dr (On July 14, 2026, the Planning and Zoning Commission recommended approval with conditions by a vote of 5-0)

Council Member Shotwell filed the proper paperwork with the City Secretary and recused himself at 8:29 p.m. from hearing this item. Ms. Ware presented this request, displayed property aerial view, discussed proposed use and site plan, reviewed building elevation, and provided staff analysis data. She noted this is an established Auto Related Business (ARB) and P&Z recommended approval with conditions: the Specific Use Permit (SUP) is contingent upon the final execution and recording of the License Agreement with the City for the right-of-way (ROW) use; prior to the issuance of a building permit or Certificate of Occupancy (CO), the subject property shall be platted into a single, unified lot; five of the seven parallel parking spaces located in front of the subject property, shall be reserved for visitor parking. Two of the seven parallel parking spaces may be used for employee parking. Additional employee parking spaces shall be located on the subject property; prior to the issuance of a building permit or Certificate of Occupancy (CO), the applicant shall submit a revised site plan that accurately reflects the designated parking allocations as detailed in the staff-provided Exhibit D – Parking Plan to the Planning and Development Department and Code Compliance Division; if any future changes to operations occur that will impact the required parking spaces, the applicant/operator shall submit a revised site plan that accurately reflects the revised parking allocations to the Planning and Development Department and Code Compliance Division. Such changes in operation may include, but shall not be limited to, adding a tenant, increasing the area devoted to auto sales, expanding the building, or constructing additional service bays; and, all operations shall comply with the regulations found in Chapter 13, Article XX, Automotive Related Business Regulations, of the Grand Prairie Code of Ordinances. Council Member Anderson asked to review site plan, why it is being platted into one property and asked to clarify the parallel parking. Ms. Ware noted the platting is a standard condition. Mr. Jackson discussed the possibility of parallel parking becoming a code issue.

Applicant Representative Chase Nuziard, 1032 Rock Springs Dr., Burleson, spoke in support of this item. Applicant Filadelfo Gorastieta, 8514 Wooded Trl, Dallas, was available to answer questions. Mr. Nuziard said he agrees with staff recommendations except for replatting. They are at the dead end space and clarified the employee/visitor parking noting no work will be done outside the fence. Council Member Lopez also expressed concern with parking. Council Member Anderson moved, seconded by Council Member Lopez, to close the public hearing and approve this item striking P&Z recommendation #2 (platting) and to amend parking to indicate use as employee and visitor parking. The motion carried unanimously, 8-0. Council Member Shotwell returned to the dais at 8:38 p.m.

ADOPTED

ORD 11911-2026

15. SUP-26-06-0012 - Specific Use Permit/Site Plan - Chipotle at 5303 Lake Ridge Pkwy (City Council District 4). Specific Use Permit and Site Plan for a restaurant with a drive-through on 0.937 acres. Portions of Lot 1-R1 and Lot 2, Block 1, Lake Parks Retail Addition, City of Grand Prairie, Tarrant County, Texas, zoned Planned Development-267A District, within the Lake Ridge Corridor Overlay District, and addressed as 5303 Lake Ridge Pkwy (On July 14,

2026, the Planning and Zoning Commission recommended approval with conditions by a vote of 5-0)

Ms. Ware reviewed the proposed SUP/Site Plan, aerial map photos, requested mobile order pick up lane and operating hours. She said it meets density, dimensional and landscape requirements. Ms. Ware reviewed requested number of parking spaces variance, building elevations and staff analysis data. She noted P&Z recommended approval with conditions. Since then, the applicant has made the following revisions or changes: Revised the Site Plan and Landscape Plan to show enhanced patio area with seating/outdoor furniture and bike racks, per staff recommendations. Revised Building Elevations to incorporate staff recommendations as follows: Integrated recessed light fixtures to the soffit above the main entry façade, linear LED lighting at the canopy above the main entry door, and exterior light poles to the patio area. Revised Building Elevations to select a darker, contrasting stone veneer, enhancing architectural articulation across all facades. The current pending P&Z condition: The applicant shall provide enhanced landscaping in an undulating pattern along the front row of parking to add visual interest and screen parked vehicles. Separately, additional shrub plantings should be provided along the south of the drive-through lane to screen the vehicle queue from Lake Ridge Pkwy. The additional plantings can count as alternative compliance for the Site Design & Building Orientation menu category.

Applicant Esmeraldo Conanan, 1801 N. Lamar St., Suite 100, Dallas, was available to answer questions. Mike Bloomfield, 3811 Turtle Creek Blvd, Dallas, was available to answer questions. Deputy Mayor Pro Tem Headen asked to clarify function of drive through. There was discussion between council and staff regarding the drive through. Council Member Lopez asked the applicant to ensure proper lighting is in their plans for walkability. He then moved, seconded by Mayor Pro Tem Johnson, to close the public hearing and approve this item as noted with conditions. The motion carried unanimously.

ADOPTED

ORD 11912-2026

ADJOURNMENT

Mayor Jensen adjourned the meeting at 8:46 p.m.

The foregoing minutes were approved at the August 18, 2026, City Council meeting.

Mona Lisa Galicia, City Secretary