CITY OF GRAND PRAIRIE

City Hall
300 W. Main Street
Grand Prairie, Texas

MINUTES

City Council Meeting

Tuesday, July 16, 2024 **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. Presentations for master developer services for the Downtown Grand Prairie Redevelopment Property Project Request for Expressions of Interest (RFEI) #23166

   City Manager Bill Hills introduced first presenters Carlee and Jason Smith. Mr. Smith discussed their vision of the Annex building for community engagement. Their concept would create more walkability and noted their property of interest is the City Hall Annex. Mr. Smith described their vision to include concept art renderings, noting old buildings are of interest to them, and described the indoor would include a bright open space, dining hall, art gallery and a Bankhead Hall. He described a creative studio space and reviewed the music and dance hall space (Bankhead Hall). Mr. Smith described the indoor stage and bar, a historic revelation on the dining hall side, and said he understands the west wing has structural issues noting their design takes that into account. He described the bespoke bar which would be a speakeasy bar and described the influence of Hollywood on Main Street and marketing for immediate growth. Mr. Smith described their five-year journey at their current restaurant on Main Street, Firehouse Gastro Park. He described Covid-19 challenges, and their contribution to making the city music friendly. Mr. Smith described having hosting various events and achieving number one restaurant in Grand Prairie on Yelp with a high Google rating as well. He described the great team they have at Firehouse Gastro Park and described their 5+ years in business there as a masterclass which has been tough but great with their collaboration with the city. Mr. Smith said they are really good at events – over 200 events held per year and discussed the possibility of a corporate party bringing in between $250,000-$300,000. He projected fanfare and future bookings for the Annex and drawing in new visitors to Grand Prairie. Council Member Del Bosque noted Main Street would be constructed in the near

future from two lanes to one lane each way and asked if they considered where visitors would park. Mr. Smith said operations would not take place every day, mostly on weekends, and said they would enter into a parking agreement for the use of nearby parking and would use valet/shuttle services, if needed. He described a current restaurant in Bishop Arts District in Dallas and how they allow for rental of parking for some of the nearby tenants. There was further discussion of parking in residential areas and taking that into consideration. Council Member Johnson noted Mr. Smith did not present any numbers and asked what his ask of the city will be. Mr. Smith discussed a rental opportunity and noted all sales would be channeled through Firehouse and Mama's Medicine with hopes to engage city established vendors. He added the rental of space would be $8,000 to $10,000 per day and said the bar package is based on price per head at about $25.00 to $50.00 per person. Mr. Smith added catering can be provided but is not the main focus. He would like to engage local businesses for that. He also said he would be interested in purchasing the building, but if leasing he would ask for leasehold improvements and first refusal. Council Member Johnson asked if leasehold improvements are not enough, what would be his next ask. Mr. Smith said he would ask for offset of rent and if he is paying for things the city owns, he would request to split the cost and negotiate. Council Member Lopez asked if the city's vision is something different, would you he be willing to work with the city. Ms. Smith said absolutely. Council Member Adams asked if he plans to execute this at once or in stages. Mr. Smith confirmed all at once and said the Annex would be the biggest earner. Council Member Shotwell said he likes the presentation and idea, as well as saving the architecture; but he does not have cost information. Mr. Smith said he is shooting in the dark at what Council may want and said he had made an offer to purchase the building at one point. He advised Council he has not been given access to building to perform an analysis, but noted he can get a budget together with access. Council Member Del Bosque asked if he understand the building has asbestos. Mr. Smith confirmed. Council Member Headen said doing it all together would be ideal and asked if financing a question, what can be partially done. Mr. Smith said, if necessary, the Bankhead Hall would not need to be open first, but he would like to open all at once.

Michael Salcedo with Salcedo Group advised he is representing West End Gateway Developers. He reviewed the organization chart noting he is the project developer, YNS Development Services is the multifamily partner, Deric Salser is their retail partner, Trey Neville is their hospitality partner and Chris Brickman with Brickman Homes and Construction from Grand Prairie is their housing partner. Mr. Salcedo reviewed past projects in Dallas including Pacific Plaza, Harold Simmons Park, Grand Prairie City Hall noting they have had twenty-nine public and private projects since 2015 in Grand Prairie. He reviewed several projects in the cities of Dallas, Gun Barrel, Cedar Creek Lake and Fort Worth. Mr. Salser discussed working on The Woods United Methodist Church in Grand Prairie years ago and reviewed recent projects in Sunnyvale and Melissa, showing renderings and described residential components. He said the multifamily partners will work with what the city desires. Mr. Salcedo discussed utilizing local talent including Mr. Brickman who has built several homes in Grand Prairie. He described the project area and noted his property at 401 College Street would bring value to this project. Mr. Salcedo then reviewed the master site plan, noting a big part of this project are pedestrian friendly spaces allowing incoming businesses to be successful. He said it includes a Woonerf street concept and wants to incorporate open space which would allow people to spend time here. Mr. Salcedo displayed annex building colonnade features, reviewed existing façade with a pedestrian alleyway and discussed their building at 401 College Street. He said their firm plans, designs and delivers on a regular basis. Council Member Johnson asked what they are asking of the city. Mr. Salcedo said it is a complicated

project and he needs to take time with the city to review. He said he would like a short shot clock and to negotiate the outline of an agreement to proceed forward. Council Member Johnson said he was hoping to have numbers. Mr. Salcedo said if their team is lucky to succeed in moving forward, that information can be provided. Mayor Jensen noted the city has negotiated a developers' agreement in the past and discussed the first choice for the Firehouse did not work. He also added Mr. Salcedo would have to know how much each unit will cost, and the city has not decided what is going to be done yet. Council Member Lopez noted this presentation looks different from their first presentation - the Main Street area looks different - there is a lot of retail and restaurants. He said a vision around parking would need to be addressed and asked if the thirty-one houses will be priced as other homes or at market price. Mr. Salcedo said most is the same except for color touch ups and advised there is a garage in the drawing. He said this is the beginning of the conversation, and changes can be made and added they would explore pricing with the city to make sure it is best value for the city. Council Member Lopez asked if they are open to the idea of collaborating with others. Mr. Salcedo confirmed they are open to working with city in whatever capacity, are flexible in how they can participate with the city and are open to any role the city would find for them. Council Member Headen said they have to be careful regarding retail; other cities have independent businesses, and some cities get unique businesses. There was discussion on Grand Prairie's desire to bring in small businesses and having multiple vendors in a space. Mr. Salcedo said he is a small business owner and wants to help provide incubation for small businesses. He said he thinks of spaces like Tyler Station in Oak Cliff. Mr. Salser said it is about flexibility and this type of retail can easily be built into this project. There was discussion of downtown McKinney Square and its growth and preparing infrastructure for growth. Mayor Pro Tem Clemson asked if selected whether they would be open to working with Jason and Carlee Smith on the Annex building project. Mr. Salcedo confirmed, said he believes there is room, and noted this is a complicated project with many talented people in Grand Prairie. Council Member Shotwell asked if they would work on this project if the Annex were carved out. Mr. Salcedo confirmed. Council Member Shotwell said he wants to see people in downtown, as residential is a big part of this and asked if they would be involved in leasing, renting or developing to sell. Mr. Salcedo said it would probably end up with a property management company in the long term but would be a long-term hold. He said it is a complicated project and there would have to be discussion. There was discussion on the Calvary Church lot. Mr. Shotwell expressed concern with flipping residential, and Housing Finance Corporations. Council Member Lopez said once Main Street is rebuilt, Council would like to see this project completed and asked what their vision is for completion. Managing Director Walter Shumac said Main Street should be completed in 2028. Mr. Salser said it is market driven and described Phase I then Phase 2 and said having the master plan in place would dictate what the priorities are for the city. Council Member Ezeonu said he is a big fan of retail with apartments on top and inquired why they are looking to place townhomes on bottom and apartments above. Mr. Salcedo said they may taper the buildings back and would give consideration of the five houses back there. Council Member Headen said Council would prefer this is up and going when Main Street is done and asked if there is planned retail for the Annex. Mr. Salcedo confirmed. Mayor Jensen noted anyone here will have difficulty advising what they do until Council decides and tells them what is desired. Council Member Johnson said he is happy they are willing to partner with the city and wants them to stick to their vision. He asked them to give council recommendations, and noted density is needed. Council Member Adams asked for their willingness to work with another group and asked if they are looking at home sales/ownership and what the projected price point and square footage would be. Mr. Salcedo said it will be based on the market and incentives available. He said it is too early to determine square footage. Mr. Brickman said currently

1500 to 1600 square feet at the current market would be at a price in the mid $300,000 range. Mr. Salcedo said the town homes would be for sale and there can be merchant associations for bonding factor to the retail.

Jason Claunch introduced JStreet noting the are involved in acquisition work. He said they would be excited to work with Jason and Carlee Smith and have work with them on other projects. Shay Byers, CEO and one owner of the company, described a catalytic development, noting they are not civil engineers. He said they are a thirty year property management, development and project construction management/mixed use company based in Addison. He discussed their company history, reviewed their project property in Washington, DC. He said in Texas they are primarily a developer company and discussed their leadership team. Daniel Wheeler, Vice President of Development, reviewed residential capabilities. He said they build develop, lease and manage. Mr. Wheeler reviewed their suite of 3rd party services advising they self-capitalize. He reviewed their developer thesis – consisting of mixed use and multifamily operating and property management in five different states. Mr. Wheeler described Grand Prairie as having existing bones of an emerging walkable place. He discussed their successes in Celina and Lewisville. Mr. Wheeler discussed their financing techniques – noting they use market rate financing via HUD 221 D4 (100% insured by federal taxpayer); and discussed a vision of a collaboration effort with the city. He discussed their four story redevelopment project in Lewisville – The Mill Old Town – noting it is urban and modern, described the street parking built for the project and reviewed renderings. Mr. Wheeler described a wrap project, all to be built at once. He said they would incorporate the annex, but they did not previously explore that option. Mr. Wheeler said it would have retail space at the corner and a wrap with activation space. He provided visual representation of what the wrap might look like. Mr. Wheeler said they are a preferred HUD developer, discussed a demand analysis report – indicating Grand Prairie has excess demand of three hundred sixty-nine units. He said they have letters of recommendation in their packet from Lewisville and Celina and Crain Mortgage Group (a HUD lender). Council Member Shotwell said he has seen Lewisville project grow, noting they do good work, and the construction area has been clean. Council Member Headen said she liked the activation green space and added they are great at multifamily but not so much retail. She asked how much time they have had with HUD lending. He said thirty years. Council Member Lopez expressed his support of the presentation.

Mr. Hills introduced the Grand Prairie staff. Managing Director Walter Shumac provided an introduction of the city staff presentation and showed the video staff put together of downtown revitalization with two hundred ninety-one residential units, a five story building on Main Street and 4th Street, forty-three thousand square feet of retail space with the possibility of an additional thirty-six thousand square feet of retail space, thirteen town houses, seven hundred thirty-three public and private parking spots, with a walkable lifestyle. The video described incubator office space, a corner brewery, greenspace, art installations, a repurposed retail area, a public gathering space and a state of the art event stage. The video discussed a new road and creating a community to be proud. Mr. Shumac introduced staff who took part in the presentation. Council Member Lopez asked if the city is looking to find partners. Mr. Hills confirmed the city would be the quarterback and can pull partners together to make this a reality. Council Member Shotwell asked what the staff vision is, to build and keep or to build and flip. Mr. Hills said they would be working with partners, acquiring financing, and the partners would be owners/operators. He said the city would be willing to work with any and all of the presenters in this overall project and would be the general contractor. Council Member Shotwell asked for costs information. Mayor Jensen said that would be negotiated. Council

Member Adams supported staff's presentation, said she appreciates the greenspace and noted staff touched on all desires of Council. She asked if grocery stores would be in the discussion. Mr. Hills said because of the concentration of people, we feel we can have a neighborhood store utilizing the old Finance Administration Building. Council Member Headen asked how staff feels about a space accommodating multiple vendors within that space. Mr. Hills said there is additional city owned property that can be built out as incubator space for small and startup businesses. There was discussion on negotiating delayed rent for some of those business. Council Member Adams asked if the town homes would be for sale. Mr. Hills said they would be leased and will be part of the apartments. Council Member Headen asked about square footage. Mr. Hills said 1500 to 1600 square feet.

PRESENTED

AGENDA REVIEW

Mayor Jensen called a recess at 6:26 p.m.

Mayor Jensen called to the meeting order at 6:33 p.m. Mayor Pro Tem Clemson asked if there were any questions on Consent Agenda items. Council Member Johnson asked to clarify item eleven. City Manager Bill Hills said staff would ask to table item eleven until the August 20th Council meeting. Council Member Johnson said he has concerns with item twelve being a split purchase. Kelly Eddlemon, Parks Administration and Community Engagement Manager said they are using a Master Interlocal Agreement with City of Irving, and the price was set by Irving, noting only fifteen percent of sponsorships will be paid. Council Member Johnson inquired about item fourteen as to why the veterinarian in Arlington was selected instead of a Grand Prairie veterinarian. Police Chief Daniel Scesney said he would love for a Grand Prairie veterinarian to bid, but they did not, maybe due to requirements such as they would be required to go to the city Animal Shelter to conduct care. Council Member Ezeonu said he would like to pull item nineteen for Individual Consideration. He added for item twenty-five, he would like for nominee Angela Luckey to be voted on separately. Council Member Lopez said he would like to move item six to Individual Consideration. Mayor Pro Tem Clemson noted the items to be moved to Individual Consideration and Mayor Jensen advised there may be additional items to pull.

EXECUTIVE SESSION

Mayor Jensen called a closed session at 6:38 p.m. pursuant to Chapter 551, Subchapter D of the Government Code, V.T.C.A., to discuss Section 551.071 "Consultation with Attorney" - Regulation of Group Living Residential Units, Section 13-632 of the Grand Prairie Code of Ordinances; 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 7:10 p.m.

6:30 PM Council Chambers

RECONVENE MEETING

Invocation led by Pastor Christopher Davis of New True Vine Miracle Tabernacle.

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

PRESENTATIONS

2. Certificate of Recognition for Faisal Akhtar for volunteer efforts during World Cup Cricket

   Mayor Jensen read and presented the certificate to Mr. Akhtar.

   PRESENTED

3. Proclamation Acknowledging Epic Waters Indoor Waterpark Day

   Council Member Shotwell read the proclamation and Mayor Jensen presented it to the American Resort Management team for Epic Waters.

   PRESENTED

4. Certificates of Recognition – Journey to Ignite Youth Organization

   Mayor Jensen and Deputy Mayor Pro Tem Ezeonu presented the certificates and medals to the Journey to Ignite Youth in recognition for receiving the U.S. President's Service Award.

   PRESENTED

CONSENT AGENDA

Mayor Jensen advised items six and nineteen would be pulled for individual consideration. Mayor Pro Tem Clemson moved, seconded by Deputy Mayor Pro Tem Ezeonu, to approve item five, pull item six for Individual Consideration, approve items seven through ten, table item eleven to the August 20th City Council meeting, approve items twelve through eighteen, pull item nineteen for Individual Consideration and approve items twenty through twenty through twenty-four. The motion carried unanimously.

5. Minutes of the June 18, 2024, City Council Meeting

   APPROVED

6. Grand Prairie Sports Facilities Development Corporation Board of Directors Appointments

   Mayor Jensen moved, seconded by Deputy Mayor Pro Tem Ezeonu, to approve this item. Council Member Lopez inquired about the difference in appointment for this board and asked if the Mayor brings forth the recommendations. Mayor Jensen confirmed and said it is different due to its individual corporation structure. There was a question as to whether applications received. Special Districts Administrator Lee Harriss said most board members were already members and she has not seen applications. City Secretary Mona Lisa Galicia advised she did receive applications and recalls Mr. Stewart's application. The motion carried unanimously.

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

   APPROVED

7. Peninsula PID Contract with LandCare for Pond Bank Erosion Prevention and Mitigation for Pond 3 on England Parkway in the amount of $81,230 for Phase 1, $23,865 for Phase 2, $53,226.50 for Phase 3, and $43,027.47 for the Right-of-Way along the Screen Wall between Molina and Benissa on Grand Peninsula Drive for one year in the total amount of $201,348.97 in Peninsula PID (Council Districts 4 and 6) Approved by the Peninsula PID Advisory Board on 6/4/2024

   APPROVED

8. Construction Contract Amendment No. 2 with Modern Contractors, Inc. in the amount of $92,115.00 for Public Safety Storage Facility work, including site utility revisions, change of site soil preparation methods, added dumpster enclosure, door hardware credits, backflow preventer changes, full panel concrete replacement, structural pier reconciliation, electrical cord drop provisions, lighting changes and credit for third-party owner testing charges (Reviewed by the Finance & Government Committee on 07/10/2024)

   Harold R. Willis, 538 Lindly, did not record support/opposition but asked for clarification of the item.

   APPROVED

9. Construction Contract Amendment No. 2 with Key Construction in the amount of $98,364.60 for Emergency Operations Center and Fire Station 6 work, including electrical additions, plumbing quality and capacity upgrades, emergency generator docking station provisions, roof trellis removal credit, additional franchise utility fiberoptic ground boxes, stucco finish credit, wage fraud software licensing, grease trap inclusion, structural steel revisions and enhanced landscaping (Reviewed by the Public Safety, Health, and Environment Committee on 07/08/2024)

   Harold R. Willis, 538 Lindly, did not record support/opposition but asked for clarification of the item.

   APPROVED

10. Reject all bids for construction services for RFB #24138 for PlayGrand Adventures Inclusive Spinner

    APPROVED

11. Contract with Krunchies Popcorn, LLC for one year with four one-year renewal options for food and beverage concessions at Prairie Lights with a 20% commission back to the City estimated at $85,000 annually based on gross revenues collected by vendor totaling $425,000 (estimate), if all extensions are exercised (Reviewed by the Finance and Government Committee on 07/10/2024)

    TABLED

12. Annual Contract for Event Sponsorship and Management Services from JL Event Pro, LLC (up to $49,999 annually) through a Master Interlocal Agreement with the City of Irving, Texas. The contract will be for one year with the option to renew for one additional one-year period

totaling $99,998 if all extensions are exercised (Reviewed by the Finance and Government Committee on 07/10/2024)

Harold R. Willis, 538 Lindly, did not record support/opposition and noted he received information prior to the meeting regarding this item.

APPROVED

13. Purchase (1) new Starcraft Allstar 24' Passenger Bus ($129,552) for Parks, Arts and Recreation from Model 1 Commercial Vehicles located in Irving, Texas through a Cooperative Agreement with Houston-Galveston Area Council (HGAC) (Reviewed by the Finance & Government Committee on 7/10/2024)

APPROVED

14. Annual contract for veterinary services from Animal Health Care Center, in the amount of up to $40,000 for one year, with the option to renew for four additional one-year periods, totaling $200,000 if all extensions are exercised (Reviewed by the Public Safety, Health & Environment Committee on 07/08/2024)

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

APPROVED

15. Annual Contract with sole provider, Aware, Inc., in the amount of $10,192.00 for their AFIX Tracker Fingerprint Identification Software. This contract will be for one-year with the option to renew for four additional one-year periods totaling $56,317.23 if all extensions are exercised (Reviewed by the Public Safety, Health, and Environment Committee on 07/08/2024)

Harold R. Willis, 538 Lindly, did not record support/opposition but asked for clarification of the item.

APPROVED

16. Annual Contract with sole provider Vistacom for the Eventide recording system maintenance and support in the amount of $28,602, with the option to renew for four additional one-year periods, totaling $143,010 if all extensions are exercised (Reviewed by the Public Safety, Health, and Environment Committee on 07/08/2024)

Harold R. Willis, 538 Lindly, did not record support/opposition but asked for clarification of the item.

APPROVED

17. Purchase of security cameras and implementation services for the Public Safety Building Detention Center from Siemens Inc., in the amount of $196,975.00 through a Cooperative Purchasing Agreement with Sourcewell, Contract #030421 (Reviewed by the Public Safety, Health & Environment Committee on 07/08/2024)

Harold R. Willis, 538 Lindly, did not record support/opposition but asked for clarification of the item.

APPROVED

18. Amend the Lone Star Consulting, LLC agreement through August 31, 2025, in an amount not to exceed $117,000 in total, for city-wide grant facilitation, tracking, reporting and community engagement services related to grant activities for the City of Grand Prairie (Reviewed by the City Council Development Committee on 07/16/2024)

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

    APPROVED

19. Resolution Authorizing the City Manager to Execute a Chapter 380 Agreement for economic development incentives with Mars Partners, Ltd. And Poly-America, LP (Reviewed by the Finance & Government Committee on 07/10/2024)

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

    Motion to deny made by Mayor Pro Tem Clemson, Seconded by Deputy Mayor Pro Tem Ezeonu. Voting Yea: Council Member At Large Place 7 Adams Voting Nay: Mayor Jensen, Mayor Pro Tem Clemson, Deputy Mayor Pro Tem Ezeonu, Council Member District 2 Headen, Council Member District 3 Del Bosque, City Council Member District 4 Lopez, Council Member District 5 Shotwell, Council Member District 6 Johnson; Motion carried, 8-1.

    DENIED

20. A Resolution ratifying a FY 2025 First Responder Mental Health Program grant application to the Office of the Governor, Victims of Crime Act Formula Grant Program, for the purpose of providing first responder mental health resources not to exceed $31,964.00 and authorizing the City Manager to accept, reject, alter, or terminate the grant, if awarded (Reviewed by the Public Safety, Health and Environment Committee on 07/08/2024)

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

    ADOPTED

    RES 5417-2024

21. Resolution ratifying a FY 2025 CI-Byrne State Crisis Intervention Program application for the Office of the Governor, Public Safety Office, for the purpose of funding a Crisis Support Specialist position's annual salary, fringe benefits and training in the amount of $89,740.00, and authorizing the City Manager to accept, reject, alter or terminate the grant, if awarded (Reviewed by the Public Safety, Health and Environment Committee on 07/08/2024)

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

    ADOPTED

    RES 5418-2024

22. Resolution ratifying a FY 2025 Justice Assistance Grant (JAG) application for the Office of the Governor, Public Safety Office, Criminal Justice Division for the purpose of funding a Crisis

Support Specialist position's annual salary, fringe benefits and training in the amount of $89,985.00, and authorizing the City Manager to accept, reject, alter or terminate the grant, if awarded (Reviewed by the Public Safety, Health and Environment Committee on 07/08/2024)

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

ADOPTED

RES 5419-2024

23. A Resolution ratifying a FY 2025 Victim Assistance Program continuation grant application from the Office of the Governor, Public Safety Office, Victims of Crime Act Formula Grant Program, for the purpose of funding two Victim Assistance Coordinators' annual salary, fringe benefits, and training, in the amount of $171,266.75, and authorizing the City Manager to accept, reject, alter, or terminate the grant, if awarded (Reviewed by the Public Safety, Health & Environment Committee on 07/08/2024)

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

    ADOPTED

    RES 5420-2024

24. A Resolution ratifying a FY 2025 Violence Against Women Advocate grant application to the Office of the Governor, Public Safety Office, Violence Against Women formula grant, for the purpose of funding one Violence Against Women Advocate's annual salary, fringe benefits, and training, in the amount of $60,304.30 and authorizing the City Manager to accept, reject, alter, or terminate the grant, if awarded (Reviewed by the Public Safety, Health, and Environment Committee on 07/08/2024)

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

    ADOPTED

    RES 5421-2024

ITEMS FOR INDIVIDUAL CONSIDERATION

25. Boards and Commissions appointments for vacancies and terms expiring on July 31, 2024

    Deputy Mayor Pro Tem Junior Ezeonu asked council to consider voting against the nomination of Angela Luckey to be appointed to the Planning and Zoning Commission, noting board members are to be of high moral character and respectful, prioritize and represent the city in a positive light. He said Ms. Luckey has made it a priority to defame and demean a number of community members and has launched false attacks on individuals to further her personal or political goals and recently attacked the current chairwoman of the Planning and Zoning Commission with false claims of over fraud. Council Member Ezeonu said these behaviors and acts are well beneath the dignity of a Planning and Zoning Commissioner. He asked Council to deny her the privilege of serving on such a prestigious body of government that provides Council with guidance and recommendations from their deliberations. He then moved,

seconded by Council Member Adams, to deny Ms. Luckey's appointment to the Planning and Zoning Commission.

Council Member Johnson said he appointed Ms. Luckey three years ago to the Park Board. He discussed someone who made racial remarks to him during his 2021 campaign. Council Member Johnson said since Ms. Luckey has been on the Park Board there have been no complaints, and she has attended all board meetings. He discussed his nomination of Ana Coca three years ago to the Planning and Zoning Commission. Council Member Johnson said Ms. Luckey has a first amendment right to speak and advised they are defaming the President of Grand Prairie NAACP by saying this is her character, and the person who is defaming her character is also a member of the NAACP. Council Member Johnson said they all took an oath and said if Council does not support Ms. Luckey, they would be setting a precedence for all Council members to attack or say who they like or don't like. He said it is a bad precedence to be set. He said to speak of her defaming the Planning and Zoning Commission president, that member admitted to making some errors. Council Member Johnson said she has her First Amendment right to speak, as do all. He said a year ago he asked Mayor Jense why he put Deputy Mayor Pro Tem Ezeonu on the Finance and Government Committee since he had no work experience and no life experience, and Mayor Jensen affirmed him. He then asked Council to support his nomination of Ms. Luckey for the Planning and Zoning Commission.

Deputy Mayor Pro Tem Ezeonu said he respects Council Member Johnson's perspective and council has the right to deny a nomination, giving everyone a fair chance but said the biggest issue is unfairly attacking people in the community. He said he is not one to attack anyone's character and feels everyone should be treated equally, given a fair chance and maybe two or three chances. He does not support when someone unfairly characterizes and comes against and attacks people within the community. Council Member Ezeonu said if she is representing city in a bad light, he cannot in good conscience vote for her but respects his fellow council members opinions and their voting rights. Council Member Adams explained her experience with Ms. Luckey. She said Ms. Luckey was in favor of putting Council Member Adams on the ballot. She asked her to run, got endorsements for her and stood at the polls. She said Ms. Luckey also encouraged someone else to falsely accuse Council Member Adams of some lies in order to defame her, which negatively impacted Council Member Adams's personal job and family. Council Member Adams said Ms. Luckey, who is the President of the Grand Prairie NAACP, attacked her for not agreeing with what she said or with something she wanted to. Council Member Adams said it was communicated to her job where she works as a Desoto ISD Controller, with over 30 years managing taxpayer dollars on the local, state and federal level, in order to defame her. Council Member Adams said it is about an oath and ethics, and advised she is disappointed and saddened. She said if you have the privilege of serving the community, you should be honest and not defame and lie about someone else. Council Member Del Bosque agreed it is unfortunate and said he campaigned with a past school president who had made very racists remarks and was on the Park Board back then. He said it is unfair when things like this happen, and confirmed everyone is entitled to the right to appoint. Council Member Headen said she does not want to micromanage fellow councilmember selections although there were serious things said and can acknowledge when there is a special situation. Council Member Johnson noted Ms. Luckey is not here tonight to defend the comments made. Deputy Mayor Pro Tem Ezeonu said Council Member Del Bosque has a point, but Council Member Ezeonu never had the opportunity to vote in that individual case. He added last year three council members voted against him when he was appointed to the Sports Development Corporation Board. He said it is not personal and wants the city to be represented right.

Council Member Shotwell said this is disheartening noting he can speak from past tradition when people have been removed for cause. He advised he has not reappointed people who ran against him in the past, but he also never removed anyone. Council Member Shotwell believes in the right for a council person to appoint who they want. He did not know the depth of the problems with concerning Council Member Adams, and he feels bad for her but feels Council Member Johnson has the right to appoint who he wants; and once appointed, they need to be held to a higher standard. Council Member Shotwell said sometimes it happens after appointment and said he would be the first to remove her if she does not hold a higher standard. Council Member Adams said it was fact, not an allegation and she was on a city board therefore should be held to that higher standard. Council Member Lopez said there are certain processes we follow, and he supports running with tradition of the process. Council Member Adams asked if integrity trumps tradition. Mayor Pro Tem Clemson said she does not feel this vote is against the person, it is a vote for or against the process that has been in place over the years. She added council members make recommendations and would expect if she nominates someone that she would have that right. Council Member Adams asked what the process entails. Mayor Jensen explained the council nomination and approval process. He added, it is not always a tradition, but it is Council's right. Deputy Mayor Pro Tem Ezeonu said for those watching from home, this is a democracy, freedom to voice an opinion. He asked for Council Member Adams to be heard as she is not the only one who has dealt with something like this. He said he joined the Grand Prairie NAACP because Ms. Luckey is the president, and he wants to hold her accountable should she be doing wrong by that organization, or should she act in an unethical way especially when it comes to people, she is sought to defend. Deputy Mayor Pro Tem Ezeonu said he prays for the ability to discern right from wrong. He added many people have dealt with many terrible things from Ms. Luckey. Council Member Adams said she respects the decision, tradition and the appointments everyone has and asked council to consider who is best for Grand Prairie and who has Grand Prairie in their best interest. Council Member Johnson asked if comments made were toward the city or against Council Member Adams directly. Council Member Adams said she would allow Council Member Adams to speak to her attorney off the dais about the legality of what was said. Mayor Jensen said he was going to vote to deny Ms. Luckey's appointment because of things Ms. Luckey has personally done to him, moved, seconded by Deputy Mayor Pro Tem Ezeonu to deny the appointment of Ms. Luckey.

Voting Yea to Deny Angela Luckey's Appointment to the Planning and Zoning Board: Mayor Jensen, Deputy Mayor Pro Tem Ezeonu, Council Member At Large Place 7 Adams

Voting Nay: Mayor Pro Tem Clemson, Council Member District 2 Headen, Council Member District 3 Del Bosque, City Council Member District 4 Lopez, Council Member District 5 Shotwell, Council Member District 6 Johnson

City Secretary Mona Lisa Galicia read the list of board nominations. Motion to approve made by Council Member District 3 Del Bosque, Seconded by City Council Member District 4 Lopez.

Voting Yea: Mayor Jensen, Mayor Pro Tem Clemson, Deputy Mayor Pro Tem Ezeonu, Council Member District 2 Headen, Council Member District 3 Del Bosque, City Council Member District 4 Lopez, Council Member District 5 Shotwell, Council Member District 6 Johnson, Council Member At Large Place 7 Adams

APPROVED

26. Boards and Commissions - Member Removal/Appointment from Planning and Zoning Commission and Animal Shelter Advisory Committee

Julia Perez, 2614 Channing Dr., spoke in opposition of this item. She described her forced removal by Council Member Del Bosque from the Planning and Zoning Commission. During her term on the commission, she said she received a text message from Council Member Del Bosque telling her to vote yes for a poker house. Ms. Perez said she voted no because she did not have enough information. She said she was honored to accept the position on this board where she served as secretary and is currently co-chair. Ms. Perez said she personally takes consideration for items brought forth in their district, oftentimes driving by property to be reviewed on the agenda and has done the best to serve her city. She said she will not vote the way Council Member Del Bosque asks her to vote but instead vote with her conscience and information she is provided. Ms. Perez feels she has done the best for her district and the city.

Michelle Madden, 5311 Penny Lane, spoke in opposition of this item. Ms. Madden is a commissioner on the Planning and Zoning Commission and noted her support of Julia Perez remaining on the board. She said she is valued and takes her position serious. Ms. Madden said in May Council Member Del Bosque called the Planning and Zoning Commission incompetent, and Ms. Perez shared screenshots of text messages she had with him. Ms. Madden said Council Member Del Bosque wants to pull Ms. Perez of the board out of term and requested Council consider denial of her removal from the board.

Council Member Del Bosque said he shared the text messages in question with the city manager, and at the end of the day it is the decision of the council member. He said Ms. Perez did a great job and had great attendance, but he wants to give equal opportunity to others who want to serve. Council Member Shotwell said he agrees with Council Member Del Bosque even though he thinks it is wrong, noting the best questions from the Planning and Zoning Commission in his experience as a private consultant came from Ms. Perez. He said he hates to see this happen and commended her for first having served on the Library Board then the Planning and Zoning Commission and said she cares about her city. Council Member Lopez discussed term limits of board and commission members and providing fair opportunities. Mayor Jensen noted board and commission members do not have term limits, but they try to keep it to six years and discussed how a super majority can override it. Mayor Pro Tem Clemson thanked Ms. Perez for her dedication, for loving the city, being a proponent and said she is sorry it has come to this. She said she knows Ms. Perez will find a place to serve and encourages her to keep on. Council Member Adams thanked Ms. Perez for standing up for herself. Deputy Mayor Pro Tem Ezeonu thanked Ms. Perez for her service.

Motion made by Council Member District 3 Del Bosque to remove Julia Perez from the Planning and Zoning Commission and replace her with Victor Medina for the remainder of the term, Seconded by Council Member District 6 Johnson.

Voting Yea: Mayor Jensen, Mayor Pro Tem Clemson, Council Member District 2 Headen, Council Member District 3 Del Bosque, City Council Member District 4 Lopez, Council Member District 5 Shotwell, Council Member District 6 Johnson; Voting Nay: Deputy Mayor Pro Tem Ezeonu, Council Member At Large Place 7 Adams; motion carried.

Motion made by Council Member District 3 Del Bosque to remove Ms. Monroe from the Animal Shelter Advisory Committee and replace her with Robie Glenn for the remainder of the term, Seconded by Council Member District 6 Johnson. Motion carried unanimously.

APPROVED

27. Public Hearing on and Consideration of an Ordinance Adopting the Land Use Assumptions (LUA) and Capital Improvement Plans (CIP) for the City of Grand Prairie's Water and Wastewater Service Area (Reviewed by the Capital Improvements Advisory Committee on 06/12/2024)

Engineering and Utility Services Director Noreen Housewright advised this is a public hearing for land use assumptions and capital improvement plans for water and wastewater impact fees. Andrew Franko with Freese and Nichols presented information on the annual growth rate over the next ten years and water/wastewater eligible projects. He discussed the process and service areas for both water/wastewater and reviewed LUA growth projections. Mr. Franko discussed Impact Fee Eligible Water and Wastewater CIP and reviewed pertinent maps of the north and south sector noting forty-three water and twenty-nine wastewater projects. Ms. Housewright advised it is staff's recommendation to approve. Mayor Jensen called for speakers. Harold R. Willis, 538 Lindly, recorded his support of this item and asked what backup generators are at lift stations. Ms. Housewright advised it is not covered as part of this study and noted there is a separate order for generators. Council Member Del Bosque indicated this had been discussed in City Council Development Committee (CCDC). He then moved, seconded by Council Member Adams, to close the public hearing and approve this item per staff recommendation. The motion carried unanimously.

ADOPTED

ORD 11565-2024

28. Consent to sublease agreement between Lynn Creek SMI, Inc, LLC/Lynn Creek SMI Series LLC and Rockin'S Bar and Grill for the restaurant at Lynn Creek Park Marina, subject to approval by the United States Army Corp of Engineers (Reviewed by the Finance and Government on 07/10/2024)

Parks, Arts and Recreation Director Ray Cerda discussed the sublease agreement for a restaurant at Lynn Creek Marina. Brian Keelan with Suntex presented information on the Rockin S Bar and Grill chain, noting they have five water based operations in North Texas, and have been in business for over twenty-two years offering good food and live entertainment. He reviewed photos of their other operations in Lewisville, Granbury and Graham. Mr. Keelan discussed increased revenue projections and restoring full service to the restaurant which will increase revenue. He also noted the challenge for the need to remove all unencapsulated foam from inland marinas. Council Member Del Bosque asked to clarify the foam work and whether the prices and food will be improved. Mr. Keelan advised by 2028 those structures have to come down and be replaced, discussed current renovations and offered a meeting with vendor for council to give feedback. Council Member Headen asked if Mr. Keelan has visited their other locations and tried the food. Mr. Keelan confirmed and said the food was good. Council Member Lopez inquired about service and whether more be invested in the rest of marina. Mr. Keelan the restaurant will be full service and advised more will be invested. Council Member Johnson asked if there are currently music events and Mr. Keelan said no. There was discussion on whether or not there were complaints of loud music there in the past and it was noted music would not go late into the night and would face away from residential. Council Member Shotwell said the menu and prices look reasonable online. Harold R. Willis, 538 Lindly, recorded his opposition of this item and noted his concern with hours of operation, Mr.

Keelan said operations will likely be until 10:00 p.m. weekdays and 11:00 p.m. weekends. Council Member Johnson moved, seconded by Council Member Lopez, to approve this item as presented. The motion carried unanimously.

APPROVED

29. Consideration of selection for master developer services for the Downtown Grand Prairie Redevelopment Property Project Request for Expressions of Interest (RFEI) #23166

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

TABLED

PLANNING AND ZONING ITEMS TO BE TABLED

30. SUP-24-04-0017 - Specific Use Permit - 821 MacArthur Blvd (City Council District 5). Specific Use Permit for Auto Repair (Minor) at 821 MacArthur Blvd. Lot 261, a portion of the adjoining Southern tract, and a portion of Lots 168 and 169, Burbank Garden Addition, City of Grand Prairie, Dallas County, Texas, zoned Single Commercial (C) District, and with an approximate address of 821 MacArthur Blvd (On June 10, 2024, the Planning and Zoning Commission recommended approval by a vote of 7-0)

Mayor Pro Tem Clemson moved, seconded by Council Member Adams, to table this item. The motion carried unanimously.

TABLED

PLANNING AND ZONING FOR INDIVIDUAL CONSIDERATION

31. STP-24-05-0023 - Site Plan - M2G Oakdale Industrial (City Council District 1). Site Plan for two industrial warehouses on 10.21 acres. Lot 1, Block 1, West Oakdale Addition, City of Grand Prairie, Dallas County, Texas, zoned LI and PD-326, within SH 161 Corridor Overlay District, with an approximate address of 2901 W Oakdale Road (On June 24, 2024, the Planning and Zoning Commission recommended approval with conditions by a vote of 8-0)

Chief City Planner Savannah Ware presented site plan to construct two office/warehouse buildings, noting it meets density, dimensional and parking requirements. She reviewed elevations and renderings. The applicant is removing 255 caliper inches of protected trees and is planting new trees to mitigate the trees being removed. She noted a requested variance to the requirement for a Type 1 fence on the eastern property line to allow the development to utilize the existing 5-foot wood fence along the property line. The existing fence was constructed with the mobile home development to the east. Ms. Ware said the Planning and Zoning Commission (P&Z) recommended approval with conditions and the Development Review Committee (DRC) recommends approval with the condition the applicant provide a Type 1 fence along the eastern property line adjacent to the mobile home community. Mayor Pro Tem Clemson moved, seconded by Deputy Mayor Pro Tem Ezeonu, to approve this item with staff recommendations. The motion carried unanimously.

APPROVED

32. STP-24-05-0022 - Site Plan - Constellation Rock Island (City Council District 1). Site Plan for a 286,357 sq. ft. industrial warehouse building on 16.83 acres. Multiple tracts out of John C. Read, City of Grand Prairie, Dallas County, Texas, zoned Planned Development (PD-450), within SH 161 Corridor Overlay, and approximate addresses of 3514-3560 Hardrock Rd and 4701 Hardrock Rd (On July 8, 2024, the Planning and Zoning Commission recommended approval by a vote of 7-0)

Ms. Ware reviewed the site plan for an office/warehouse building noting City Council must approve a site plan for any project involving industrial uses or that is new construction exceeding five acres or greater. Development at this location requires City Council approval of a Site Plan because the property is for industrial uses. She noted it meets density and dimensional requirements. She reviewed the rendering, building elevations and noted no variances were requested. Ms. Ware said the P&Z and DRC recommended approval. Mayor Pro Tem Clemson moved, seconded by Council Member Adams, to approve this item. The motion carried unanimously.

APPROVED

PUBLIC HEARING ZONING APPLICATIONS

33. CPA-24-05-0007 - Comprehensive Plan Amendment - Mayfield & Robinson (City Council District 2). A Comprehensive Plan Amendment to change the Future Land Use Map from Commercial, Retail, Office to High Density Residential on 10 acres. A portion of Tract 2.2, William Reed Survey, Abstract No. 1193, City of Grand Prairie, Dallas County, Texas, zoned PD-294, within the SH 161 Corridor Overlay District, and addressed as 1015 Ikea Place (On June 10, 2024, the Planning and Zoning Commission recommended approval by a vote of 7-0)

Items thirty-three through thirty-five were presented together by Ms. Ware who reviewed the requested Comprehensive Plan Amendment to change the Future Land Use Map (FLUM) from Commercial, Retail, Office to High Density Residential for multifamily and hybrid housing. She reviewed the location map and advised Planning and Zoning Commission recommended approval. Staff is unable to support the request because a portion of the proposal it is inconsistent with the FLUM.

Ms. Ware then reviewed the zoning change request. She reviewed the Planned Development District for General Retail, Single Family Townhouse, and Multi-Family Three and a Concept Plan depicting membership-only retail store with six fuel pumps, a sporting goods store, an entertainment/anchor use, and a residential development with 250 multi-family units and 24 hybrid housing (build-to-rent) units. She noted they reduced the number of units and added hybrid housing along Robinson Road. Ms. Ware noted requested variances include Land Uses Allowed By Right – The applicant is proposing to allow the following uses by right within the district: Garden Center, Large Retail with Gas Sales, Restaurant with alcohol sales including entertainment, Amusement Services (Indoor), Bowling Center, Skate Rink, Tool Rental (Indoor), Auto Tire and Battery in Conjunction with Retail, Grocery, or Wholesale Store, Financial Services, Propane Refill Station in Conjunction with Retail, Grocery, or Wholesale

Store; Perimeter Fence – The UDC requires that multi-family development have a gated perimeter fence. The applicant is proposing to construct the project without a perimeter fence and with a gated entry to control vehicular access; Dimensional Requirements for General Retail – The applicant is proposing to reduce building setback requirements and to increase the maximum allowable height and Floor Area Ratio; Density and Dimensional Requirements for Multi-Family – The applicant is proposing to reduce the building setbacks, increase the maximum allowable height, and increase the maximum percentage of one-bedroom units; Density and Dimensional Requirements for Single Family Townhouse – The applicant is proposing to reduce the building setbacks and increase the maximum allowable height for the hybrid housing (build-to-rent) units; Alternative Compliance to Appendix F – The applicant is proposing alternative compliance to Appendix F design standards for materials, articulation, and windows. Ms. Ware reviewed conceptual elevations and noted two letters in support were received and none in opposition. Ms. Ware said P&Z approved and staff recommends conditions: the applicant shall provide cross access easements to the adjacent property as required by the UDC; restaurant with alcohol sales including entertainment shall require City Council approval of a Specific Use Permit; a masonry screening wall along Robinson Road shall be provided for Tracts 1, 2, and 3.

Mayor Jensen commended Council Member Headen for the great work she did to fine tune this, noting she worked really hard with developer. Council Member Johnson feels it is a great project and inquired about traffic impact study. He expressed concerns with apartments coming and discussed having a masonry wall. Planning Director Rashad Jackson said the Transportation Department and others have reviewed, zoning remains the same and the Ikea Way extension is now proposed. Ms. Ware discussed the applicants request for relief for Appendix F allowing for aesthetics. There was discussion on the masonry wall behind Walmart Council Member Lopez inquired about adding a signal light, and there was discussion on the exit from the access road. Transportation Director Caryl Devries said there would be a warranted study and Managing Director Walter Shumac said there are four lanes there now with Robinson Road currently underutilized. Council Member Headen discussed the proposed restaurant with outdoor seating and a pedestrian walkway, town homes and the upcoming Top Golf and new membership store. She noted the applicant has been good partners with the city. Deputy Mayor Pro Tem Ezeonu asked to review hybrid housing elevations. Ms. Ware reviewed. Council Member Headen said the builder is open to feedback. There was discussion on having more town homes instead of apartments. Council Member Johnson asked for additional details on the restaurant. Mayor Jensn said a request for a Specific Use Permit request should be coming to Council.

Ms. Ware advised the applicant is proposing a Unified Signage Plan that includes three multi-tenant monument signs and five single-tenant monument signs. She discussed requested variances: Maximum Area for Multi-Tenant Monument Signs; Maximum Height for Multi-Tenant Monument Signs; Setback for Multi-Tenant Monument Signs; Maximum Area for Single-Tenant Monument Signs; Maximum Height for Single-Tenant Monument Signs; Maximum Area for EMC; Masonry Cladding; and Multiple Signs on Single Frontage. There was discussion on the wall requirement and on minimum number of town homes Council Member Headen discussed the six townhomes in current plans. Council Member Ezeonu asked if there can be an increase in townhomes. Bill Dahlstrom, 2323 Ross Avenue, Suite 600, Dallas,

recorded his support of all three items and said they are agreeable to the number of townhomes currently planned and reviewed access to the homes; Michelle Franklin, 3317 Cathedral, spoke in opposition of items thirty-four and thirty-five. She said she lives in neighborhood east of Robinson Road and inquired who determines fence height. Mr. Jackson noted six feet is standard. Mayor Jensen inquired if eight foot fence is possible and asked if it was prefabricated. Mr. Dahlstrom confirmed it is prefabricated. There was discussion on truck access. Ms. Devries said she can review access, but trucks may be going there. Ms. Franklin asked if another wall can be placed on Robinson Road on residential side. Mayor Jensen said it is something to consider. There was discussion on installation of an additional light and on details of signage. Kerry Overall, 13642 Omega, Dallas, recorded his support of items thirty-three though thirty-five and was available for questions. Council Member Headen asked for clarification of ten-foot sign. Ms. Wares said up to a 25 foot sign is allowable. Council Member Headen asked if an 8-foot sign be done. Mr. Dahlstrom said yes to an 8-foot wall but would like to keep the 10-foot sign. There was discussion about the access space and loading area. Council Member Headen moved, seconded by Mayor Pro Tem Clemson, to close the public hearing and approve items thirty-three through thirty-five with the addition and requirement of an 8-foot masonry wall and anchor two restaurant returns for an SUP a requirement of no more than 225 apartment units, and requirement that eastern most apartment building along access road becomes town homes.

Voting Yea: Mayor Jensen, Mayor Pro Tem Clemson, Council Member District 2 Headen, Council Member District 3 Del Bosque, City Council Member District 4 Lopez, Council Member District 5 Shotwell, Council Member District 6 Johnson, Council Member At Large Place 7 Adams; Voting Nay: Deputy Mayor Pro Tem Ezeonu; Motion carried 8-1.

ADOPTED

ORD 11566-2024

34. ZON-24-04-0015 - Zoning Change/Concept Plan - Mayfield-Robinson Development (City Council District 2). Zoning Change from PD-294 for General Retail to a Planned Development District for General Retail, Single Family Townhouse, and Multi-Family Three and a Concept Plan depicting a 104,759 sq. ft. membership-only retail store with six fuel pumps, a 63,221 sq. ft. sporting goods store, a 35,000 entertainment/anchor use, and a residential development with 250 multi-family units and 24 hybrid housing (build-to-rent) units. A portion of Tract 2.2, William Reed Survey, Abstract No. 1193, Lot 2, Block 1, Mayfield Road Retail 1, and a portion of Lot 1, Block 1, Mayfield Road Retail 1, City of Grand Prairie, Dallas County, Texas, zoned PD-294, within the SH 161 Corridor Overlay District, and addressed as 965 Mayfield Rd and 1015 Ikea Place (On June 10, 2024, the Planning and Zoning Commission recommended approval by a vote of 7-0)

ADOPTED

ORD 11567-2024

35. VCC-24-04-0001 - Unified Signage Plan – Mayfield & Robinson Development (City Council District 2). Unified Signage Plan for a commercial and multi-family development within the

SH 161 Corridor. Lots 1 and 2, Block 1, Mayfield Road Retail 1 Addition and Tract 2.2, William Reed Survey, Abstract No. 1193, City of Grand Prairie, Dallas County, Texas, zoned PD-294, within the SH 161 Corridor Overlay District, and addressed as 965 Mayfield Rd, 1000 Ikea Way, and 3600 Robinson Rd (On June 10, 2024, the Planning and Zoning Commission recommended approval by a vote of 7-0)

APPROVED

Mayor Jensen called a recess at 9:50 p.m. Mayor Jensen called the meeting to order at 10:00 p.m.

36. CPA-24-05-0008 - Comprehensive Plan Update - 830 Dalworth St (City Council District 5). Amendment to the Future Land Use Map to change the designation from Mixed Use to Low Density Residential on 0.184 acres. Lot 13, Block 203, Dalworth Park Addition, City of Grand Prairie, Dallas County, zoned General Retail (GR) District, and addressed as 830 Dalworth St (On June 10, 2024, the Planning and Zoning Commission recommended approval by a vote of 7-0)

Ware presented items thirty-six and thirty-seven together. Council Member Shotwell moved, seconded by Council Member Adams, to close the public hearing and approve these items. The motion carried unanimously.

ADOPTED

ORD 11568-2024

37. ZON-24-04-0012 - Zoning Change – 830 Dalworth St (City Council District 5). Zone Change from General Retail (GR) District to Single Family-Four (SF-4) Residential District on 0.184 acres. Lot 13, Block 203, Dalworth Park Addition, City of Grand Prairie, Dallas County, zoned General Retail (GR) District, and addressed as 830 Dalworth St (On June 10, 2024, the Planning and Zoning Commission recommended approval by a vote of 7-0)

ADOPTED

ORD 11569-2024

38. ZON-24-04-0011 - Zoning Change – 1610 W Polo Rd (City Council District 6). Zoning Change from General Retail (GR) to Commercial (C) on 0.5 acres. Lot 1, Block 1, Polo Business Park Addition, City of Grand Prairie, Dallas County, Texas, zoned General Retail (GR) District, and addressed as 1610 W Polo Rd (On June 10, 2024, the Planning and Zoning Commission recommended approval by a vote of 7-0)

Ms. Ware presented the request for zoning change to rezone to commercial for contractor's shop. She reviewed the location, noting no variances were requested and there were no letters received in opposition nor for support. She said P&Z and DRC recommend approval. Chase Landry, 2122 Chisolm Trail, recorded his support and was available for questions. Council Member Johnson moved, seconded by Council Member Lopez, to close the public hearing and approve this item. The motion carried unanimously.

ADOPTED

ORD 11570-2024

39. ZON-24-04-0013 - Zoning Change – 2404 & 2408 W.E. Roberts St. (City Council District 1). Zone Change from General Retail (GR) District to Single Family-Attached (SF-A) Residential District on 0.3604 acres. Lots 3 & 4, Block A, Jefferson Heights Addition, City of Grand Prairie, Dallas County, zoned General Retail (GR) District, and addressed as 2404 & 2408 W.E. Roberts St (On June 24, 2024, the Planning and Zoning Commission recommended approval by a vote of 8-0)

Mr. Jackson presented the requested zoning change for two lots currently zoned general retail to single family attached, noting the lots are currently vacant. He said forty-one notices were sent and there was no opposition. Mr. Jackson said P&Z and staff recommend approval. Mayor Pro Tem Clemson moved, seconded by Council Member Lopez to close the public hearing and approve this item. The motion carried unanimously.

ADOPTED

ORD 11571-2024

40. SUP-24-05-0020 - Specific Use Permit - Laundry Bar Texas (City Council District 5). Specific Use Permit for a Laundry (Self Serve) in an existing commercial lease space in The Promenade on Carrier on 0.57 acres. A portion of Tract 11, Henry Bilsmirer Survey, Abstract No. 111, City of Grand Prairie, Dallas County, Texas, zoned General Retail (GR), within SH 161 Corridor Overlay District and addressed as 1101 N Carrier Parkway Suite 121 (On June 24, 2024, the Planning and Zoning Commission recommended approval by a vote of 8-0)

Mr. Jackson presented this request for self-serve laundromat. He displayed aerial view of location, discussed the requested SUP and operational plan noting at least one employee will be present during business hours and surveillance cameras will be installed throughout the facility. He said P&Z and DRC recommended approval. Mayor Jensen called for speakers and there were none. Council Member Shotwell moved, seconded by Council Member Adams, to close the public hearing and approve this item. The motion carried unanimously.

ADOPTED

ORD 11572-2024

41. SUP-24-05-0019 - Specific Use Permit/Site Plan - Kalterra Retail/Restaurant (City Council District 2). SUP/Site Plan for a full-service restaurant and a multi-tenant building with a drive-through restaurant within Kalterra Development on 3.25 acres. A portion of Lot 4, Block 1, Slink Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-397, within the 161 Corridor Overlay District and tentatively addressed as 3705 S Hwy 161 (On June 24, 2024, the Planning and Zoning Commission recommended approval by a vote of 8-0)

Mr. Jackson presented this item for a Black Bear Diner, sit down restaurant. He reviewed aerial map noting this would be located in a multi-tenant strip center. Mr. Jackson said it meets

landscaping screening, density and dimensional requirements, and he reviewed building elevations. He reviewed requested variances including Number of Parking Spaces; Windows on West and South Facades; and Overall Windows

Russell Malen, 1708 Daba Rd, Fort Worth, recorded his support. Applicant Colleen Thelen, 5117 Byers Ave, Fort Worth, recorded her support and was available for questions. Council Member Shotwell asked if the open area is included in this plan. Mr. Jackson said the concept plan initially proposed landscaping on back side, discussed the design of the internal drive and said it may not be possible. Council Member Headen asked what the drive thru will be. Ms. Thelen said it would be Qdoba and a veterinary clinic and as fitness studio are also in the works. Council Member Headen moved, seconded by Council Member Johnson, to close the public hearing and approve this item. The motion carried unanimously.

ADOPTED

ORD 11573-2024

42. VCC-24-05-0002 - Unified Signage Plan – Bass Pro Monument Sign (City Council District 2). Unified Signage Plan for commercial development within the SH 161 Corridor. Lot 3R-2, Block 1, The Sutherland, City of Grand Prairie, Dallas County, Texas, zoned PD-424, within the SH 161 Corridor Overlay District, and addressed 3720 S Highway 161 (On June 24, 2024, the Planning and Zoning Commission recommended approval by a vote of 8-0)

Mr. Jackson presented this request for an already existing sign. The applicant is proposing a Unified Signage Plan for a single-tenant monument sign for Bass Pro. He discussed requested variances for Maximum Area for Single-Tenant Monument Sign; Maximum Height for Single-Tenant Monument Sign; Maximum Width for Single-Tenant Monument Sign. Applicant Kyle Eggleston, 8604 Running River Ct, Fort Worth, recorded support and was available for questions. Council Member Headen moved, seconded by Council Member Johnson, to close the public hearing and approve this item as presented. The motion carried unanimously.

APPROVED

43. SUP-24-05-0021 - Specific Use Permit – 2100 E. Main St (City Council District 5). Specific Use Permit for Auto Dealer (Non-Franchise Used), Auto Repair (Major), Auto Body and Auto Paint Shop at 2100 E Main St. Lot 2, Block 2, Business Center Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-60, and addressed as 2100 E Main St (On July 8, 2024, the Planning and Zoning Commission recommended approval with conditions by a vote of 7-0)

Mr. Jackson presented this SUP request for Zoom Performance Center. He reviewed the site plan, proposed business hours and advised vehicles would be stored indoors and shown by appointment. Mr. Jackson noted there were three letters of opposition and said the item requires ¾ votes to approve. He said P&Z and DRC recommended approval. Mauricio Rodriguez, 4453 Preston Circle, Dallas, advised previous owner wrote opposition letter. Council Member Lopez asked if Mr. Rodriguez is an existing operator. Mr. Rodriguez confirmed he is, in Dallas. Council Member Lopez wanted to ensure Mr. Rodriguez is aware of the rules in this city. Council Member Shotwell said he spoke with the property owner on south

side and tenants, and a couple on the next street. He noted there are problems with this location and they desire four separate uses. Mr. Shotwell said the applicant is trying to put too much in too small an area. He then moved, seconded by Mayor Pro Tem Clemson, to close the public hearing and deny without prejudice so applicant can back with another plan and strongly suggested he decides what kind of business he wants for that one single business, not a body shop. Motion carried unanimously.

DENIED WITHOUT PREJUDICE

44. TAM-24-04-0004 - Text Amendment - Article 4: Permissible Uses. An Ordinance of the City of Grand Prairie, Texas, Amending Article 4: Permissible Uses of the Unified Development Code to add use Smoke Shop and allow it by SUP in GR, GR-1, C, C-1, CA, HC, LI and HI zoning districts and establish spacing requirements and amending Article 30: Definitions to define Smoke Shop; Repealing all Ordinances or Parts of Ordinances in Conflict Herewith; Containing a Savings Clause and a Severability Clause; and to become effective upon its passage and approval (On June 24, 2024, the Planning and Zoning Commission recommended approval by a vote of 8-0)

    Mr. Jackson presented this Text Amendment to Unified Development Code (UDC), noting this will classify smoke shops in its own classification. He said smoke shops would be prohibited unless more than 1 mile from another smoke shop, and an SUP will be allowed to be requested. Deputy Mayor Pro Tem Ezeonu asked to clarify the SUP requirements. Mr. Jackson described limits. Council Member Shotwell asked if current locations are mapped. Mr. Jackson confirmed, noting there are thirty-five throughout the city, more centrally located in Districts 3 and 5. There was discussion on the one-mile prohibition. Council Member Headen advised she requested this and said there are high hopes with family oriented places. Council Member Headen advised notification will need to be sent to current operators and magnify the grandfathered locations. She then moved, seconded by Council Member Lopez, to close the public hearing and approve this item. The motion carried unanimously.

    ADOPTED

    ORD 11574-2024

CITIZEN COMMENTS

Sharocka Corbitt, 2912 Alta, discussed having been a police office for twelve years, and also served in the Army and worked in corrections. She expressed concerns during her time as a Grand Prairie Police Officer, she discussed police policy, police response to a complaint from her daughter who recanted the complaint and described her arrest.

Derrick Corbitt, 2912 Alta, discussed agenda item twenty-two regarding the mental health program, and discussed his wife having served the city. He said their lives changed in September 2023 when his wife was arrested for DWI in Waxahachie. He described having spoken with a TMPA representative – Mr. Wyatt and said his wife was asked to resign noting she was charged with honesty charges. He discussed the matter still pending legal review.

Michelle Franklin, 3317 Cathedral, discussed having communicated with Code Enforcement regarding a sunken water meter and they told her the city is shorthanded, there is a hiring freeze, so service response may take a while.

Sayeda Sayed, 6705 Saffire Circle North, Colleyville, discussed her recent municipal election, where she ran for Place 1 Tarrant Appraisal District. She said she is a mechanical engineer and won several precincts in Grand Prairie. She described Grand Prairie City Council's history of not voting for several years and said she would like to be Grand Prairie's nominee then discussed how those board elections work.

Daniel Bennett, 408 Pemberton St., White Settlement, discussed Tarrant Appraisal District (TAD) Review Board, and why he feels TAD has been bad. He described changes in the law, noted Grand Prairie has one person on Appraisal Review Board and advised more applicants from Grand Prairie are needed.

Michelle Madden, 5311 Penny Lane, discussed what is right versus what is traditional, mentioned segregation is an example of a past tradition. She said although tradition is comforting, it does not make it right.

ADJOURNMENT

Mayor Jensen adjourned the meeting at 10:54 p.m.

The foregoing minutes were approved at the August 6, 2024, City Council meeting.

Mona Lisa Galicia, City Secretary