CITY OF GRAND PRAIRIE

City Hall
300 W. Main Street
Grand Prairie, Texas

MINUTES

City Council Meeting

Tuesday, February 03, 2026 **4:30 PM** **City Hall - Council Chambers**

CALL TO ORDER

Mayor Jensen called the meeting to order at 4:35 p.m.

PRESENT
Mayor Ron Jensen
Mayor Pro Tem Junior Ezeonu
Deputy Mayor Pro Tem Kurt G. Johnson
Council Member District 1 Jorja Clemson
Council Member District 3 Mike Del Bosque
City Council Member District 4 John Lopez
Council Member District 5 Tony Shotwell
Council Member At Large Place 7 Bessye Adams

ABSENT
Council Member District 2 Jacquin Headen

STAFF PRESENTATIONS

1. Christmas Recap

Deputy City Manager Megan Mahan presented a recap of the downtown holiday events, highlighting increased attendance and a 60% reduction in costs compared to the previous year, noting Saturday foot traffic was especially strong, and discussed several key elements identified as top performers. She advised the event successfully supported small and local businesses, achieving greater impact at a lower cost, and thanked all participating departments for their contributions. Marketing and Communications Manager Eric Alvarez reviewed marketing efforts, including paid media, organic engagement, media relations, and digital campaigns. He shared key takeaways and discussed return on investment, noting strong performance and valuable lessons learned. Mayor Jensen discussed moving away from ice skating in holiday programming. Council Member Lopez thanked staff and suggested expanding the use of posted materials and QR codes to better promote local businesses during the event. Council Member Adams also thanked the Communications team and asked about improvements to the Mistletoe Market. Ms. Mahan explained that multiple markets held at different times caused confusion, and staff are working to streamline efforts and create a more cohesive experience. Council Member Adams suggested exploring the creation of an app, and Ms. Mahan agreed to review the idea. The discussion focused on maintaining successful elements, improving coordination and wayfinding, and enhancing tools to support local businesses and visitor engagement.

PRESENTED

AGENDA REVIEW

Mayor Jensen requested to pull agenda Item 10 to Individual Consideration noting he has a conflict, and he filed the proper paperwork with the City Secretary's Office. Mayor Pro Tem Ezeonu asked if Council had questions on any Consent Agenda items and there were none.

EXECUTIVE SESSION

Mayor Jensen called a closed session at 4:47 p.m. pursuant to Chapter 551, Subchapter D of the Government Code, V.T.C.A., to Section 551.087 "Deliberations Regarding Economic Development Negotiations."

RECESS MEETING

Mayor adjourned the closed session, opened the regular meeting and called a recess at 5:42 p.m.

6:30 PM Council Chambers

RECONVENE MEETING

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

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

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

PRESENTATIONS

2. Certificate of Recognition for Career and Technical Education Month Presented to Grand Prairie ISD

   Mayor Pro Tem Ezeonu read to the certificate and Mayor Jensen presented it to GPISD CTE students and staff.

   PRESENTED

PUBLIC COMMENTS

Citizens may sign up to speak to the City Council regarding any item on the agenda. All speakers must complete a comment card prior to the meeting being called to order. For items listed on the Consent Agenda, each speaker will have a total of up to five (5) minutes for all items to address the Council. Citizens may speak for up to three (3) minutes on any item scheduled for a Public Hearing, individual consideration or during Citizen Comments. Applicants for zoning items may speak for up to five (5) minutes. The full meeting agenda packet and supporting documents are available online on the City's website at www.gptx.org.

CONSENT AGENDA

Mayor Pro Tem Ezeonu moved, seconded by Deputy Mayor Pro Tem Johnson, to approve items three through nine, pull item ten to Individual Consideration, and approve items eleven to twenty. The motion carried unanimously, 8-0.

3. Minutes of the January 8, 2026, Special City Council meeting and January 20, 2026 City Council Meeting

Approved on Consent Agenda

4. Forum Estates PID Contract with BBLW, LLC dba LandWorks for landscape maintenance in the total amount of $258,269, including landscape maintenance $133,269, beautification $100,000, and irrigation system maintenance services $25,000, for a one year term (Council District 2)

Approved on Consent Agenda

5. Authorize Payment of $88,562.82 to McGriff Insurance Services, Inc. to Purchase a Cyber Liability Policy for the City from Tokio Marine HCC for the Period of February 4, 2026, through February 4, 2027 (Reviewed by the Finance and Government Committee on 02/03/2026)

Approved on Consent Agenda

6. Authorize the City Manager or Designee to Execute an Amendment to the Commercial Lease Agreement with J&G Aviation, LLC to remove the rented office space in Hangar 9N-A and Suite 102 effective February 3, 2026 (Reviewed by the Public Safety, Health & Environment Committee on 01/20/2026)

Vance DiPasquale, 5739 Appalossa Dr., spoke in opposition of this item.

Approved on Consent Agenda

7. Approval of a Commercial Lease with Falcon Flight USA Operations, LLC at the rates contained in the applicable Grand Prairie Municipal Airport Fee Schedule for a Period beginning February 4, 2026, and ending January 31, 2027, With Two (2) Options to Renew for Additional Three-year Periods (Reviewed by the Public Safety, Health and Environmental Committee on 01/20/2026)

Vance DiPasquale, 5739 Appalossa Dr., spoke in opposition of this item.

Approved on Consent Agenda

8. Amendment to existing contract with Axon Enterprise, Inc., through a cooperative agreement with Sourcewell, to upgrade and remove certain equipment resulting in a reduction of $868,829 for the current term, $152,560 in each of the currently authorized five optional renewal terms, and to add one additional one-year optional renewal term in the amount of $1,460,319.55 for a total contract reduction, if all renewals are exercised, in the amount of $171,309.45 (Reviewed by the Public Safety, Health, and Environment Committee on 01/20/2026)

Approved on Consent Agenda

9. Professional engineering services contract with Plummer Associates, Inc. for the FY2026 Annual Study for Storm Drain Outfall Rehabilitation project in an amount not to exceed $115,500 (Reviewed by the City Council Development Committee on 01/22/2026)

Approved on Consent Agenda

10. Authorize the City Manager to approve an Amendment to an Oil and Gas Lease Agreement with TotalEnergies E&P USA Barnett 1, LLC to allow underground drilling on an additional 69.27295 acres of City-owned properties. The Amendment will extend the lease to a five-year primary term, with a $500 per net mineral acre bonus payment and 25% royalties to the City (Reviewed by the F&G on 02/032026)

    Item was moved to Individual Consideration. Mayor Jensen recused himself from the dais. Public Health Director Cindy Mendez presented an amendment to the existing lease, for acreage located in the floodplain. She explained the implications if the City does not proceed with the lease and discussed market value compared to the offer received. Council Member Lopez asked about the City's role in drilling and inspection of current pad sites. Ms. Mendez responded that both a City inspector and a third-party gas well inspector conduct site inspections. Deputy Mayor Pro Tem Ezeonu moved, seconded by Council Member Adams, to approve this item. The motion carried, 7-0. Mayor Jensen returned to the dais.

    APPROVED

11. Resolution Approving City Council Goals for 2026

    ADOPTED

    RES 5522-2026

12. A Resolution approving the submission of a FY 2027 Victims of Crime Act Formula Grant application to the Office of the Governor, Public Safety Office for the purpose of continuing the funding for the annual salary, benefits, and training for two Victim Assistance Coordinators in the amount of $228,217.22 with a cash match of $11,410.86 and in-kind match of $34,232.58 and authorizing the City Manager to accept, reject, alter or terminate the grant, if awarded (Reviewed by the Public Safety, Health & Environment Committee on 01/20/2026)

    Patsy Ray, 2217 El Paso St., did not wish to speak but recorded her support.

    ADOPTED

    RES 5523-2026

13. A Resolution approving submission of a FY2027 Violence Against Women Formula Grant application to the Office of the Governor, Public Safety Office, for the purpose of continuing to fund the annual salary, fringe benefits, and training for one violence against women advocate, in the amount of $79,989.35 with a cash match of $17,997.61 and in-kind match of $5,999.20 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 01/20/2026)

    Patsy Ray, 2217 El Paso St., did not wish to speak but recorded her support.

    ADOPTED

    RES 5524-2026

14. Resolution approving the submission of a FY 2027 CI-Byrne State Crisis Intervention Program grant application to the Office of the Governor, Public Safety Office for the purpose of funding the salary, benefits and training for a Crisis Support Specialist position in the amount of $97,600 with no cash or in-kind match required and authorizing the City Manager to accept, reject, alter or terminate the grant, if awarded

    Patsy Ray, 2217 El Paso St., did not wish to speak but recorded her support.

    ADOPTED

    RES 5525-2026

15. A Resolution approving the submission of a FY 2027 Peace Officer Mental Health Program grant application to the Office of the Governor, Public Safety Office for the purpose of providing first responder mental health resources in the amount of $27,057.98 with no cash or in-kind match and authorizing the City Manager to accept, reject, alter, or terminate the grant, if awarded

    Patsy Ray, 2217 El Paso St., did not wish to speak but recorded her support.

    ADOPTED

    RES 5526-2026

16. Resolution Approving the submission of a FY 2027 Criminal Justice Grant Program application to 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 $97,600, with no cash or in-kind match and authorizing the City Manager to accept, reject, alter or terminate the grant, if awarded

    Patsy Ray, 2217 El Paso St., did not wish to speak but recorded her support.

    ADOPTED

    RES 5527-2026

17. Ordinance Calling a General Election on May 2, 2026, to Elect City Council Member District One, City Council Member District Three and City Council Member Place 7 at Large

    ADOPTED

    ORD 11835-2026

18. Ordinance amending Chapter 5 "Animal Services" of the Grand Prairie Code of Ordinances to amend Section 5-4 as it relates to the Animal Shelter Advisory Committee Membership and Quorum; Providing a Savings Clause; Providing a Severability Clause; Making this Ordinance Cumulative; Providing an Effective Date (Reviewed by the Public Safety, Health, and Environment Committee on 01/20/2026)

    ADOPTED

ORD 11836-2026

19. Ordinance amending Schedule III of the City of Grand Prairie Traffic Register by modifying the effective times for the school zone established for the Harmony School of Innovation located on Fish Creek Road between Holly Hill Drive and Candler Park Drive (Reviewed by the City Council Development Committee on 01/22/2026)

    ADOPTED

    ORD 11837-2026

20. Ordinance amending Schedule II of the City of Grand Prairie Traffic Register by establishing a speed limit of 50 MPH within the Grand Prairie City Limits on Belt Line Road between the North City Limits and Entertainment Way (Reviewed by the City Council Development on 01/22/2026)

    ADOPTED

    ORD 11838-2026

CITIZEN COMMENTS

There were no citizen comments.

ITEMS FOR INDIVIDUAL CONSIDERATION

21. Ordinance calling a bond election on May 2, 2026 for $327,000,000 for the purpose of providing funds for Streets and Infrastructure, Public Safety, and Community Based Projects

    City Manager William A. Hills provided an overview of the proposed bond election projects. Management Services Director Thao Vo and Paul Braden with Norton Rose Fulbright discussed the proposed ordinance calling the bond election for three separate propositions on the ballot. Council Member Shotwell moved, seconded by Deputy Mayor Pro Tem Johnson, to approve this item. Mayor Jensen noted the importance of holding a bond election which would include projects for street repairs and other items. The motion carried unanimously.

    ADOPTED

    ORD 11839-2026

22. Public Hearing Concerning Annexation of Approximately 8 acres of land in Ellis County, Texas Being More Particularly Described and Graphically Depicted in Exhibit A, such tract is Generally Located North of Weatherford Road, Near Grand Prairie Planned Development Number 454 (PD-454), and includes land situated in the R.M. Wyatt Survey, Abstract Number 1280 and described as being all of Lot 1 of Weatherford Acres and Addition to Ellis County, Texas recorded in Cabinet C, Slide 274 Plat Records, Ellis County, Texas and being part of a tract of land described in Special Warranty Deed to Samuel Kenneth Moore in Instrument Number 1707039 Official Public records, Ellis County, and in Warranty Deed with Vendor's Lien to Sam Moore and James L. Nichols recorded in Volume 1445, Page 815, 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 information on the proposed annexation of eight acres and reviewed the map. Mayor Jensen called for speakers and there were none. Mayor Pro Tem Ezeonu moved, seconded by Deputy Mayor Pro Tem Johnson, to close the public hearing and set this item for final hearing on February 17, 2026. The motion carried unanimously.

APPROVED for Final Hearing

23. Consider a Resolution Regarding the 2026 Housing Tax Credit Application by KCG Companies, LLC for "Graham St & N Bagdad Rd," a new Affordable Senior Housing Development being Proposed at North Bagdad Road and Graham Street, Grand Prairie, Dallas County, Texas (Reviewed by the City Council Development Committee on 01/22/2026)

Planning Department Director Rashad Jackson presented the resolution related to a tax credit senior housing development, including a map and concept plan for a proposed 65-unit affordable senior living community. Housing Department Director Esther Coleman reviewed the tax credit application process and confirmed the proposal meets eligibility requirements for senior housing or rehabilitation properties. Deputy Mayor Pro Tem Johnson asked for staff's recommendation. Director Jackson stated the item had been presented to the City Council Development Committee, which recommended approval of the resolution receiving the highest points/score.

Applicant CJ Litner, 9311 N. Meridian, Suite 100, Indianapolis, IN, spoke in support of this item. He discussed their alignment with economic development priorities noting it is beneficial to the community and confirmed they are proposing four stories. Council Member Shotwell asked if they would keep the property for a number of years, if approved. Mr. Litner said they have not sold any of their properties so far. Mayor Pro Tem Ezeonu moved, seconded by Council Member Shotwell, to approve the resolution supporting the submission of an application to the 2026 Housing Tax Credit Program through the Texas Department of Housing and Community Affairs by KCG Development LLC for the construction of Graham St. & N. Bagdad Rd. The motion carried unanimously.

ADOPTED

RES 5528-2026

PLANNING AND ZONING ITEMS TO BE TABLED

24. ZON-25-12-0043 - Zoning Change/Concept Plan - Goodland Data Center (City Council 6). Zoning Change from Agriculture (A) and PD-454A to a Planned Development District for Light Industrial, including Data Center uses. 1,452.43 acres generally located west of HWY 287, south of Prairie Ridge Blvd, all or portions of Parcel IDs 190600, 181262, 242136, 261509, 261512, 308655, 179561, 277740, 186391, 179552, 193077, 179637, 275132, 291089,

192959, 199203, and 192956, City of Grand Prairie, City of Grand Prairie ETJ, Ellis County, Texas, and addressed as 881 Miller Rd (On January 13, 2026, the Planning and Zoning Commission recommended approval by a vote of 7-0)

Mayor Jensen moved, seconded by Council Member Del Bosque, to table this item. The motion carried unanimously.

TABLED

PLANNING AND ZONING FOR INDIVIDUAL CONSIDERATION

25. STP-25-09-0036 - Site Plan - Highway 161 Mixed Use (City Council District 2). Site Plan for a multi-tenant building for general retail and restaurant uses on 5.72 acres. Lot 2R1, Block A, 161 Toll Road Retail Corners Addition, City of Grand Prairie, Dallas County, Texas, zoned Planned Development-294 District, within the SH 161 and the IH 20 Corridor Overlay Districts, and addressed as 3580 S Hwy 161 (On January 13, 2026, the Planning and Zoning Commission recommended approval by a vote of 7-0)

    Assistant Planning Director Savannah Ware reviewed the site plan request, noting it meets density, dimensional, parking and landscaping requirements. She reviewed elevations and advised no variances were requested. Ms. Ware noted the Planning & Zoning Commission (P&Z) and Development Review Committee (DRC) recommended approval. Deputy Mayor Pro Tem Johnson moved, seconded by Council Member Adams, to approve this item as presented by staff. The motion carried unanimously.

    APPROVED

PUBLIC HEARING ZONING APPLICATIONS

26. CPA-25-12-0024 - Comprehensive Plan Amendment - Hill Street Native Gardeners (City Council District 5). Comprehensive Plan Amendment to change the Future Land Use Map designation from Low Density Residential to Commercial/Retail/Office on approximately 1.57 acres. Tracts 15, 16, 17, and 18, McKinney and Williams Survey, Abstract No. 1003, City of Grand Prairie, Dallas County, Texas, zoned Single Family-Four (SF-4) District and General Retail (GR) District, and addressed as 300, 306, 312, and 314 Hill St (On January 13, 2026, the Planning and Zoning Commission recommended approval by a vote of 7-0)

    Items twenty-six and twenty-seven were presented together by Ms. Ware. She provided an overview of the Comprehensive Plan, the current and proposed Future Land Use Map (FLUM), an aerial map of the site, and the proposed Planned Development (PD). Ms. Ware also addressed a variance request related to the required screening wall, noting that the applicant is proposing a board-on-board wooden fence instead. She reported that three letters in opposition were received. Ms. Ware reviewed the conceptual site design, including proposed alternative paving for parking spaces. She stated that the Planning & Zoning Commission recommended approval with conditions and outlined additional conditions developed following discussions with Council Member Shotwell. The applicant requested approval of a 6- to 8-foot fence.

Council Member Shotwell asked for clarification on whether smoke shops, CBD retailers, and tattoo parlors would be permitted. Applicant Sonja Spray, 400 N. Ervay St, Dallas, spoke in support and was available for questions. Lisa Arnold, 301 Crescent Drive, stated that although she had initially opposed the project, she now supports it and requested that the fence be at least 8 feet high because the site overlooks her property. Council Member Shotwell moved, seconded by Council Member Clemson, to closed the public hearing and approve Items 26 and 27 as presented, including the conditions recommended by P&Z, with fencing set at 6 feet in some areas and 8 feet along the rear of the property, and adding CBD shops and tattoo parlors to the list of conditions. The motion carried unanimously.

ADOPTED

ORD 11840-2026

27. ZON-25-12-0042 - Zoning Change - Hill Street Native Gardeners (City Council District 5). Zoning Change from Single Family-Four (SF-4) District and General Retail (GR) District to a Planned Development District for General Retail uses on approximately 1.57 acres. Tracts 15, 16, 17, and 18, McKinney and Williams Survey, Abstract No. 1003, City of Grand Prairie, Dallas County, Texas, zoned Single Family-Four (SF-4) District and General Retail (GR) District, and addressed as 300, 306, 312, and 314 Hill St (On January 13, 2026, the Planning and Zoning Commission recommended approval by a vote of 7-0)

ADOPTED

ORD 11841-2026

28. ZON-25-09-0036 - Zoning Change/Concept Plan - Flex-N-Gate (City Council District 4). Zoning Change from PD-55 for Commercial Uses to Planned Development for Light Industrial Uses on 18.32 acres. Lot 1, Block C, Great Southwest Crossing Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-55, within the IH 20 Corridor Overlay District, and addressed as 2155 W IH 20 (On January 13, 2026, the Planning and Zoning Commission recommended approval by a vote of 7-0)

Ms. Ware presented Items 28 and 29 together, outlining a zoning change request for a property currently designated as Light Industrial on the Future Land Use Map (FLUM). She reviewed the proposed Planned Development (PD), including fencing requirements, and noted that the Planning & Zoning Commission recommended approval. Ms. Ware also presented a Specific Use Permit (SUP) request, including provisions for outside storage. P&Z recommended approval with conditions. Mayor Pro Tem Ezeonu asked whether the request was related to prior storage concerns at the site. Mayor Jensen shared that he and Council Member Lopez had spoken with nearby residents, who confirmed that noise issues had been resolved after storage was relocated. Mallory Muse, representing Flex-N-Gate, provided an overview of the company's operations. She noted the company assembles parts for GM and Tesla, employs approximately 1,400 workers (300 in Grand Prairie), and supports the production of 8,000 vehicles per week from the site. She reviewed photos of storage racks located behind a wing

wall and discussed plans to add polyethylene slats for additional screening. Mayor Jensen commended Council Member Lopez for his collaboration on the issue. Cecle Doyle (2150 Bardin) and Matthew Workman (4418 Gathering Place) both recorded support but did not speak. Council Member Lopez encouraged the applicant to explore a partnership with Grand Prairie ISD's Career and Technical Education program. He then moved, seconded by Council Member Del Bosque, to close the public hearing and approve the item as presented, with a one-year term requiring the applicant to return for review. The motion carried unanimously.

ADOPTED

ORD 11842-026

29. SUP-25-10-0042 - Specific Use Permit - Flex-N-Gate (City Council District 4). Specific Use Permit for Outside Storage (Accessory) for an existing office/warehouse on 18.32 acres. Lot 1, Block C, Great Southwest Crossing Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-55, within the IH 20 Corridor Overlay District, and addressed as 2155 W IH 20 (On January 13, 2026, the Planning and Zoning Commission recommended approval by a vote of 7-0)

ADOPTED

ORD 11843-2026

30. VCC-25-11-0004 - Unified Signage Plan - Rosa's Cafe Monument Signs (City Council 2). Unified Signage Plan for a retail development within the SH 161 Corridor. Lot 1-4, Block A, Bobby Cox Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-143, and addressed as 1525, 1545, 1555, and 1565 Mayfield Rd (On January 13, 2026, the Planning and Zoning Commission recommended approval by a vote of 7-0)

Ms. Ware presented this request for variance to sign requirements and reviewed the map and location of proposed monument signs. Ms. Ware discussed three requested variances and noted P&Z recommended approval, but staff is unable to recommend approval. Kenneth Taft, 4056 Shore Front Dr, Fort Worth, was available to answer questions. Applicant Dylan Feaster, 5505 High Bank Rd, Fort Worth, was available to answer questions. Deputy Mayor Pro Tem Johnson moved, seconded by Council Member Adams, to close the public hearing and approve this item. The motion carried unanimously.

ADOPTED

ORD 11844-2026

31. ZON-25-12-0041 - Zoning Change – 3301, 3305, and 3315 Ellis Dr (City Council District 1). Zoning Change from Single Family-One (SF-1) to Light Industrial (LI) on 2.29 acres. Tracts 21, 17, & 17.1, John C. Ready Survey, Abstract No.1183, City of Grand Prairie, Dallas County, Texas, zoned Single Family-One (SF-1) District, within the 161 Corridor Overlay District, and addressed as 3301, 3305, & 3313 Ellis Dr (On January 13, 2026, the Planning and Zoning Commission recommended approval by a vote of 7-0)

Ms. Ware presented a zoning change request to Light Industrial, including a review of the aerial map, and noted there are no current development plans for the property. She stated that both the P&Z and the DRC recommended approval. Mayor Jensen asked for clarification on whether apartments could be developed if the zoning is approved, expressing concern regarding recent legislation. Staff discussed the matter, and Ms. Ware explained that multifamily development would not be permitted under Senate Bill 840 due to a specific exception. Council Member Shotwell requested a future briefing on Senate Bill 840. Council Member Clemson moved, seconded by Deputy Mayor Pro Tem Johnson, to close the public hearing and approve the item. The motion carried unanimously.

ADOPTED

ORD 11845-2026

ADJOURNMENT

Mayor Jensen adjourned the meeting at 7:41 p.m.

The foregoing minutes were approved at the February 17, 2026, City Council meeting.

Mona Lisa Galicia, City Secretary