CITY OF GRAND PRAIRIE

City Hall
300 W. Main Street
Grand Prairie, Texas

Minutes

City Council Meeting

Tuesday, May 07, 2024 **4:30 PM** **City Hall - Briefing Room**

CALL TO ORDER

Mayor Jensen called meeting to order 4:30 p.m.

PRESENT
Mayor Ron Jensen
Mayor Pro Tem John Lopez
Deputy Mayor Pro Tem Jorja Clemson
Council Member District 2 Jacquin Headen
Council Member District 3 Mike Del Bosque
Council Member District 5 Cole Humphreys (arrived at 5:00 p.m.)
Council Member District 6 Kurt Johnson
Council Member At Large Place 7 Bessye Adams
Council Member At Large Place 8 Junior Ezeonu

STAFF PRESENTATIONS

1. Annual Audit Process Presentation

   Director of Finance Susan Sanders presented a brief overview of the annual audit process and external audit. She discussed the award and recognition for excellence received from the Government Financial Officers Association. Jennifer Ripka with Weaver discussed the audit timeline, audit process, audit standards, single audit, and compliance with the Public Funds Investment Act. She discussed the risk-based approached, walkthroughs and internal control testing. Ms. Ripka provided an overview of responsibilities noting they do not test every single line item and confirmed financial statements are the responsibility of the city. She reviewed the city's strengths and weaknesses of financial reporting. Assistant Finance Director Luis Barrera reviewed the audit timeline from September through February, discussed the Finance team and departments that assist with the audit. Council Member Adams thanked staff for bringing excellent results and for their hard work.

   PRESENTED

2. Water and Wastewater Multifamily Rate Discussion (Reviewed by the Finance and Government Committee on April 2, 2024)

   City Manager Bill Hills discussed the proposal related to water and wastewater services for multifamily residential. He reviewed the cost per unit being a three dollar increase, reviewed the adopted water rate in 2023-24 and proposed rates from June to October going down from $17.72 to $5.00. Mr. Hills reviewed the wastewater rate adopted in for Fiscal Year 2023/24 and the new proposed June to October rates which will cost the city $3.9 million per year, $1.2

million in effect this year. Mayor Jensen noted this would be dropping from a one hundred six percent increase to about a twenty percent increase. Council Member Johnson asked how many apartment complexes have made this change request. Mr. Hills said one. Council Member Johnson asked how this will affect the overall water rate and how it would affect the one apartment. Mr. Hills noted ten apartment units use submeters and they have an allocation table they use, some using a third party service to calculate the charges. Mr. Hills advised the city controls from the meter to the property and what the property owner charges from there is their respective business model. Mr. Hills said the rate is spread across the city with averaging. There was discussion on whether this is a rate decrease or increase. Mayor Jensen said he does not think the city should double anyone's rate, it has nothing to do with one individual apartment and next year the city should look at different rate payers, not increasing just one type. Council Member Johnson said the Finance and Government Committee reviewed the three tier rate system and it went to a five year program, though he was absent from that meeting. He noted it should probably be reviewed at the Finance and Government Committee Budget meeting again this year to extend to six or seven years. Council Member Headen thanked staff for meeting to answer questions and noted the jump was aggressive. There was discussion on maintaining the newly proposed rate for a year. Mr. Hills noted it would be difficult due to the increased cost of water charged to the city and advised rates must be reviewed during budget time. Mayor Jensen said this is doable and since it is a hot topic he advised it needs to be reviewed by the entire council. Council Member Ezeonu said he had conversations with staff, and he found it to be a fair number; but he noted when it is reviewed again, there will need to be increases but the increase needs to be incremental. Mayor Jensen said staff did a great job. Mayor Pro Tem Lopez said item twenty-eight would be the first reading and wants to ensure residents know this rate cannot be at this level forever. He said it will need to be adjusted but is unsure yet as to how much.

PRESENTED

AGENDA REVIEW

Mayor Pro Tem Lopez asked if there were any questions on consent agenda items. Mayor Jensen asked Mayor Pro Tem Lopez to review the motion to be considered regarding the Request for Expressions of Interest (RFEI). Mayor Pro Tem Lopez reviewed, and council discussed. Council Member Humphreys arrived at the meeting at 5:00 p.m. Council Member Del Bosque asked to define next steps for item twenty-seven. City Attorney Maleshia McGinnis advised it would be whatever council decides the next steps should be. There was discussion on authorizing revised submissions only from those who had already submitted, plus the allowing city staff to participate and holding a public workshop at council meeting. There was discussion on removing the name "master developer." Mayor noted six months have passed since the previous RFEI submission. Mayor Pro Tem Lopez and City Attorney Maleshia McGinnis discussed the process of the readings of items twenty-four through twenty-six. Planning and Development Director Rashad Jackson advised the applicant asked to table items thirty-five and thirty-six.

EXECUTIVE SESSION

There was no closed session.

RECESS MEETING

Mayor Jensen called a recess at 5:06 p.m.

6:30 PM Council Chambers

RECONVENE MEETING

Mayor Jensen called the meeting to order at 6:30 p.m. and discussed the recent passing of Charles Luckert who was well known in the community.

Invocation led by Pastor Josh Briscoe of Gateway Church.

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

PRESENTATIONS

3. Recognition of Mayor's Teen Council 2023-2024

   Mayor Jensen discussed and introduced Mayor's Teen Council, and Assistant to the City Manager Gerald Hodges presented certificates of recognition.

   PRESENTED

4. Proclamation Acknowledging Better Hearing and Speech Month

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

   PRESENTED

CONSENT AGENDA

Mayor Jensen acknowledged Judge Bryan Arnold whose reappointment was being considered on tonight's agenda. Mayor Pro Tem Lopez moved, seconded by Deputy Mayor Pro Tem Clemson, to approve items five through twenty-one as presented. The motion carried unanimously.

5. Minutes of the April 16, 2024, City Council Meeting

   APPROVED

6. High Hawk PID Contract with The Landscape Partners for Landscape Maintenance for $144,528 in High Hawk PID (City Council Districts 4 and 6) for a 12-month term (Reviewed and approved by the High Hawk PID Board on 04-02-2024)

   Kate Deremo, 4365 Ashley Ln, spoke in opposition of this item.

   APPROVED

7. IT Department contracts for the new construction project for Fire Station 11 in the amount of $140,050.04 for the direct vendor contracts with Siemens Industry, Inc., Cyson Technology Group LLC, and Flair Data (Porter Burgess). The contract with Siemens Industry, Inc. will be used for security installation door access control, video surveillance and intercom. The contract with Cyson Technology Group LLC will be used for network structuring, which includes voice and data wiring. The contract with Flair Data (Porter Burgess) will be used to purchase

switches to provide connectivity to all devices (Reviewed by the Public, Safety, Health & Environment on 04/09/2024)

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

APPROVED

8. Annual Contract for quality assurance review of the Police Department's Emergency Communications Division's call handling, dispatch performance, and radio transmission processes with Denise Amber Lee Foundation, Inc. in an annual amount not to exceed $100,000. The agreement will be for one year with the option to renew for four additional one-year periods totaling a not-to-exceed amount of $500,000.00 if all extensions are exercised

   Kate Deremo, 4365 Ashley Ln, spoke in support of this item.

   APPROVED

9. Annual contract for yard waste grinding from Thelin Recycling Company, LP., in an amount not to exceed $259,000 annually. This contract will be for one year with the option to renew for four additional one-year periods totaling $1,295,000 if all extensions are exercised. Award a secondary price agreement to LETCO Group, LLC (up to $343,000 annually) to be used if the primary is unable to fulfill the needs of the department (Reviewed by the Public Safety, Health, and Environment Committee on 04/09/2024)

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

   APPROVED

10. Annual contract for the testing, repair, and replacement of backflow valves with Mr. Backflow, LLC dba 1-A Fire & Domestic Testing in an amount not to exceed $50,000 annually. This contract will be for one year with the option to renew for four additional one-year periods totaling $250,000 if all extensions are exercised (Reviewed by the Public Safety, Health, and Environmental Committee on 04/09/2024)

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

    APPROVED

11. Contract Amendment #02 in the amount of $99,650.00 to the Professional Engineering Services contract with Teague Nall and Perkins, Inc. for a total project cost of $200,095.00 for the Fish Creek Bank Stabilization Project (Reviewed by the City Council Development Committee on 04/16/2024)

    APPROVED

12. Contract amendment #05 in the amount of $29,600.00 to the Professional Engineering Services Contract with RPS Infrastructure, Inc. for a total project cost of $162,650.00 for the South Sector Gravity Mains Project (Reviewed by the City Council Development Committee on 04/16/2024)

    Kate Deremo, 4365 Ashley Ln, spoke in opposition of this item.

APPROVED

13. Ratification of a construction contract with North Texas Contracting, Inc., for an emergency water main replacement repair at Riverhill Apartments in the total amount of $141,478.00 (Reviewed by the City Council Development Committee on 04/16/2024)

    Kate Deremo, 4365 Ashley Ln, spoke in opposition of this item.

    APPROVED

14. Contract for Professional Engineering Services with McAdams in the amount of $297,120.00 for the design of the 8-inch and 12-inch Interstate Highway-30 Frontage Road Water Lines Project (Reviewed by the City Council Development Committee on 04/16/2024)

    APPROVED

15. Purchase of six bypass pump installations from B D Holt Company dba Holt Industrial Rentals LLC for $1,273,283.05 through a master cooperative agreement with Sourcewell (Reviewed by the City Council Development Committee on 04/16/2024)

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

    APPROVED

16. Ordinance Amending Chapter 26, Article VII "Emergency Water Use Plan" of the Code of Ordinances of the City of Grand Prairie (Reviewed by the City Council Development Committee on 04/16/2024)

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

    ADOPTED

    ORD 11535-2024

17. Ordinance Amending the Grand Prairie Water Conservation Plan (Reviewed by the City Council Development Committee on 04/16/2024)

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

    ADOPTED

    ORD 11536-2024

18. Ordinance appointing Bryan Arnold, Presiding Judge; Ann Draper, Associate Judge; and William A. Mazur, Jr., Frank Hagle, Glenn Holley, and Ann Poston as Alternate Judges of the Grand Prairie Municipal Court effective April 1, 2024 (Reviewed by the Public Safety, Health and Environment Committee on 04/09/2024)

    ADOPTED

    ORD 11537-2024

19. Ordinance amending the FY 2023/2024 Approved Budget for the Library CIP Fund to allocate $420,068 from the Capital Reserve Fund unobligated balance for costs associated with the purchase of two (2) new Ram 5500 Bookmobiles for the Library ($435,034 each and a $50,000 contingency) for a total of $920,068 from Model 1 Commercial Vehicles located in Irving, Texas through a Cooperative Agreement with Houston-Galveston Area Council (HGAC) (Reviewed by the Public Safety, Health, and Environmental Committee on 04/09/2024)

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

    ADOPTED

    ORD 11538-2024

20. Ordinance amending the FY 2023/2024 Capital Improvement Projects Budget for the acquisition of real property located at 503 W. Church St. for the purchase price of $475,000.00, plus additional appropriate closing costs and survey costs estimated at $11,750.00 for a total funding request of $486,750.00 (Reviewed by the Finance &Government Committee on 05/07/2024)

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

    ADOPTED

    ORD 11539-2024

21. Ordinance amending the FY 2023/2024 Operating Budget for the Tree Preservation Fund; Construction contract with Falkenberg Construction Co., Inc. for Veterans Memorial Star Canopy construction in the amount of $413,426 plus a 5% contingency in the amount of $20,671.30 for a total project cost of $434,097.30 (Reviewed by Finance and Government Committee on 05/07/2024)

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

    ADOPTED

    ORD 11540-2024

ITEMS FOR INDIVIDUAL CONSIDERATION

22. Public Hearing and Ordinance Amending the Grand Prairie Drought Contingency Plan (Reviewed by the City Council Development Committee on 04/16/2024)

    Engineering and Utilities Services Director Noreen Housewright advised this is a public hearing with an amendment requesting to incorporate modifications, and she said it was last updated in 2019 then discussed proposed changes. Harold Willis, 538 Lindly, spoke in support of this item asking if this can be made mandatory. Ms. Housewright said stage one is mandatory and there will be education on conservation stages. Mayor Jensen said this is a public hearing and called for any additional speakers. There were none. Mayor Pro Tem Lopez then moved, seconded by Council Member Johnson, to close public hearing and adopt the ordinance as amended. The motion carried unanimously.

ADOPTED

ORD 11541-2024

23. Public Hearing and Resolution Creating the River Central Public Improvement District (Reviewed by the Finance and Government Committee on 04/02/2024)

Planning and Development Director Rashad Jackson said a petition was received to create the Public Improvement District (PID). He then reviewed the PID map noting this would be PID District #20. Mr. Jackson reviewed the administration support information and said authorized total costs are $400 million. Mayor Jensen advised this is a public hearing and called for speakers. There were none. Mayor Pro Tem Lopez moved, seconded by Council Member Adams, to close the public hearing and approve this item as presented. The motion carried unanimously.

ADOPTED

RES 5410-2024

24. Public Hearing and First Reading of an Ordinance Adopting the Annexation of Certain Territory Located in the Extraterritorial Jurisidction of the City of Grand Prairie, Texas, to Wit: Being approximately 1432.123 Acre Tract of Land in Ellis County, Texas and Being More Particularly Described and Graphically Depicted in Exhibit "A", Such Tract is Generally Located South of 287 Including Land Situated in the J. Stewart Survey, Abstract No. 961, Cuadrilla Irrigation Co. Survey, Abstract No 262, R. Wyatt Survey, Abstract No. 1280, B. Canfield Survey, Abstract No. 197, L. Kelsey Survey Abstract No. 593, 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 presented items twenty-four through twenty-six. She advised this is a public hearing and first reading of an ordinance for the proposed annexation and reviewed a map of area. Ms. Bull advised this is in line with the development agreement with Provident and said all notices required by state law and publications have been made.

Harold Willis, 538 Lindly, spoke in support of items twenty-four, twenty-five and twenty-six and asked when this would be part of Grand Prairie. Ms. Bull referenced the area on the map and advised if approved by Council on June 4, 2024, this would be a voluntary annexation. Mayor Jensen called for any additional speakers, and there were none. Mayor Pro Tem Lopez moved, seconded by Council Member Adams, to close the public hearings for items twenty-four through twenty-six, and approve the ordinances to move forward for a second reading on June 4, 2024. The motion carried unanimously.

APPROVED

25. Public Hearing and First Reading of an Ordinance Adopting the Annexation of Certain Territory Located in the Extraterritorial Jurisidction of the City of Grand Prairie, Texas, to Wit: Being approximately 5.730 Acre Tract of Land in Ellis County, Texas and Being More Particularly Described and Graphically Depicted in Exhibit "A", Such Tract is Generally Described as 262 Cuad Irr. Co; 1280 R M Wyatt and Identified by Ellis County Appraisal District Property ID 261510 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

    APPROVED

26. Public Hearing and First Reading of an Ordinance Adopting the Annexation of Certain Territory Located in the Extraterritorial Jurisidction of the City of Grand Prairie, Texas, to Wit: Being approximately 140.030 Acre Tract of Land in Ellis County, Texas and Being More Particularly Described and Graphically Depicted in Exhibit "A", Such Tract is Generally Located South of 287 and East of Ellis County Parcel ID 261510 Including Land Situated in the Cuadrilla Irrigation Co. Survey, Abstract No 262, the R. Wyatt Survey, Abstract No. 1280, 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

    APPROVED

27. Consider action authorizing negotiations for master developer services for the Downtown Grand Prairie Redevelopment Property Project Requests for Expressions of Interest (RFEI) #23166, and provide City Manager with direction for next steps on this Project

    Harold Willis, 538 Lindly spoke in support of this item. Deputy City Manager Megan Mahan provided information on the process for RFEI.

    Mayor Pro Tem Lopez moved, seconded by Deputy Mayor Pro Tem Clemson, to authorize the RFEI 23166 respondents be contacted for revisions or confirmation for developer services for the downtown Grand Prairie redevelopment project to include city staff as a potential respondent and authorize the city manager to bring back the updated proposals to the city council for a public workshop at the regular July City Council meeting. Motion carried unanimously.

APPROVED

28. First reading of an Ordinance amending the Code of Ordinances, Chapter 26, "Utilities and Services" relating to fees for water and wastewater

Mr. Hills noted this is the first reading of the ordinance for water rates for multifamily, recommending the adopted water rate for fiscal year 2023-24 which was $5.66 per thousand gallons and a per unit rate of $17.72 be changed to 0-250,000 gallons at $7.00, over 250,000 gallons at $9.25 with a per unit rate of $5.00 with a wastewater volume rate of 1,000 gallons for $6.50 and adopted in 2023/2024 $6.78 and $16.11 for the unit rate and that being reduced to $5 as well. This would result in the following: 2022-23 the cost was approximately $18 for a standard bill, and he discussed billing examples, indicating basically a $3.00 increase resulting in between a thirteen and twenty percent increase across the board. Mayor Jensen said this would be a significant reduction of what is on the books now. Mayor Jensen called for speakers.

Rodney DeBaun, 3922 Westcliff Rd, spoke in support. He said this is an accumulation of a couple of months work and is a more adequate and favorable way to approach it. He said when budget comes up, as long as the percentage of usage is equal, he is in support. Council Member Johnson asked Mr. DeBaun if he is aware of how city council votes. Mr. DeBaun confirmed he is aware. Council Member Johnson noted one city council member cannot decide for council. He then asked Mr. DeBaun if he had paid his water bill. Mr. DeBaun said he has held out paying seventeen dollars per unit and passed the savings on to his tenants. Council Member Johnson noted the city will be losing $3.9 million. Mr. DeBaun said a mistake was made to dump this onto apartments.

Brenda Harrison, 2902 S. Belt Line Rd, Apt A211, spoke in support. Donald Bradley, 2902 S. Belt Line Rd, Apt B216 spoke in support. Mayor Jensen discussed what the change will be. Ed Bagby, 2902 S. Belt Line Rd. thanked Mayor and council and recorded his opposition. Mayor Por Tem Lopez advised from June to October, this will be the rate, and during the summer budget process he wants to make sure the public understands it may be adjusted again in October.

Recording opposition but not wishing to speak: Charles Long, 2902 S. Belt Line Rd, C203; Kate Deremo, 4365 Ashley Ln.

Harold Willis, 538 Lindly, recorded his opposition and asked if there was an ordinance requiring developers to install tankless water heaters. Mayor Jensen noted this ordinance does not have anything to do with that.

Ms. Sammie Anderson, 3951 Beacham Drive, noted her support of this item and said Mr. DeBaun asked her to come. She said her water bill went from fifty-four dollars to triple that amount.

Others recording their support of this item but not wishing to speak: Ruby Jefferson, 2902 S. Belt Line Rd; Roberta L. Finch, 2902 S. Belt Line Rd, Apt 102 (supports low water rates for apartments); Linda Motea, 2902 S. Belt Line Rd, B204; Joseph Finch, 2902 S. Belt Line Rd, Apt 102 (supports low water rates for apartments); John Sutkay, 2902 S. Belt Line Rd; Dee Lewis, 2902 S. Belt Line Rd; Laura Sutkay, 2902 S. Belt Line Rd, Apt C313, Rebecca and Chris Kelley, 3951 Dechman Dr. #7104; Richard Merck, 2902 S. Belt Line Rd.

Others recording their opposition to this item but not wishing to speak: Harry Smith, 2902 S. Belt Line Rd, C203; Gwinnette Crowell, 2902 S. Belt Line Rd; Aurelia Clark, 2951 Dechman Dr. #1309; Carlos Hernandez, 2902 S. Belt Line Rd, Apt C-317; Rita M. Page, 2902 S. Belt Line Rd.

Mayor Jensen said final action would be taken at the next regular Council meeting. Council Member Headen asked staff to review application based on the example of reduction. She discussed water bill impact slide from the presentation and noted it would be reviewed in the summer as the city water costs may increase and council will review at that time. Council Member Ezeonu said this is a significant decrease and commended residents for their email correspondence and for coming forward. He noted this was an oversight on city's part. Mayor Pro Tem Lopez moved, seconded by Council Member Del Bosque, to approve the ordinance for a second reading. The motion carried unanimously.

APPROVED

PLANNING AND ZONING ITEMS TO BE TABLED

Mayor Pro Tem Lopez moved, seconded by Deputy Mayor Pro Tem Clemson, to table items twenty-nine through thirty-two. The motion carried unanimously, 8-0 (Council Member Humphreys left dais before the vote).

29. SUP-24-02-0007 - Specific Use Permit - Registered Group Home at 326 Swallowtail Court (City Council District 6). Specific Use Permit for a registered group home on 0.16 acres. Lot 16, Block A, Westchester Glen Addition, City of Grand Prairie, Dallas County, zoned Planned Development (PD-245), and addressed as 326 Swallowtail Court

    TABLED

30. ZON-24-03-0008 - Zoning Change/Concept Plan. Zoning Change creating a Planned Development District for Light Industrial including Data Center uses. 1,430.794 acres generally located west of HWY 287, south of Prairie Ridge Blvd, Parcel IDs 190600, 181262, 261509, 261512, 193077, 179637, 291089, 277740, 179561, 179552, 186391, 242136, City of Grand Prairie Extraterritorial Jurisdiction, Ellis County, Texas (On April 22, 2024, the Planning and Zoning Commission recommended approval by a vote of 7-0)

    TABLED

31. ZON-24-03-0007 - Zoning Change/Concept Plan. Zone Change creating a Planned Development District for Residential, Mixed-Use, Open Space, and Data Center uses. 309.794 acres located west of HWY 287, north and south of Prairie Ridge Blvd, partially zoned Agriculture, Parcel IDs 284558, 190585, 245944, 290818, 190600, 190602, 190596, City of Grand Prairie and City of Grand Prairie Extraterritorial Jurisdiction, Ellis County, Texas (On April 22, 2024, The Planning and Zoning Commission recommended approval by a vote of 7-0)

    TABLED

32. TAM-24-01-0002 - Text Amendment - Article 22: Fee Schedule. An Ordinance of the City of Grand Prairie, Texas, Amending Article 22: Fee Schedule of the Unified Development Code to amend and replace Sec. 22.2.25 regarding Engineering review fees and to amend and replace Sec. 22.2.27 regarding Engineering inspection fees; 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 March 11, 2024, the Planning and Zoning Commission recommended approval by a vote of 5-0)

TABLED

PLANNING AND ZONING FOR INDIVIDUAL CONSIDERATION

33. STP-24-02-0012 – Site Plan – Sonic (City Council District 5). Site Plan for a Restaurant with a Drive-Through, a Covered Outdoor Dining area, and a Playground on 1.283 acres. Portions of Block 59, Dalworth Park Addition, City of Grand Prairie, Dallas County, Texas, zoned General Retail (GR), and addressed as 814 & 818 W Main St (On April 8, 2024, the Planning and Zoning Commission recommended approval by a vote of 8-0)

Chief City Planner Savannah Ware reviewed the site plan for a drive thru restaurant with outdoor dining and playground. She noted it meets landscape and screening requirements, reviewed elevations and advised no variances were requested. Mayor Jensen noted there are no speakers for this item. Mayor Pro Tem Lopez moved, seconded by Council Member Del Bosque, to approve this item as presented. The motion carried unanimously, 8-0.

APPROVED

PUBLIC HEARING ZONING APPLICATIONS

34. SUP-24-02-0010 - Specific Use Permit – Convenience Store at 3725 S Carrier Parkway (City Council District 2). Specific Use Permit for a convenience store in an existing commercial lease space. Tract 2.1, Stephen B McCommas Survey, Abstract No. 887, City of Grand Prairie, Dallas County, zoned General Retail, and addressed as 3725 S Carrier Parkway (On April 08, 2024, the Planning and Zoning Commission recommended approval by a vote of 8-0)

Ms. Ware reviewed the Specific Use Permit (SUP) request for a convenience store without gas sales in an existing commercial lease space. She showed an image of the site noting it meets parking requirements and reviewed the proposed operation hours. Ms. Ware said there were no requested variances. She said the Planning and Zoning Commission (P&Z) and Development Review Committee (DRC) recommended approval.

Arbas Habib, 305 Madisson Dr, Euless, recorded his support. Robert Nunez, 513 Newberry Ln, Desoto, spoke in support and noted he represents Mr. Habib. He explained they have a new store containing perishable and non-perishable items and discussed renovations to be made. Mayor Pro Tem Lopez asked to clarify the request for an SUP. Ms. Ware advised the convenience store without gas requires and SUP. Council Member Headen noted there are several gas/convenience stores already in the area and said this is also a property that was contacted last year for strip mall updates. She noted the intent is to elevate the strip mall and

this use does not do that. Council Member Headen moved, seconded by Council Member Ezeonu, to deny this item. The motion carried unanimously, 8-0.

DENIED

35. ZON-24-02-0006 - Zoning Change - Private Card Room for Palace Poker (City Council District 1). Amendment to PD-217 to create a definition of a Private Card Room and amend the uses permitted within PD-217 to allow a Private Card Room with City Council approval of a Specific Use Permit. Tract 31, Michael Farrans Survey, Abstract, No. 469, City of Grand Prairie, Dallas County, Texas, zoned PD-217, within IH 30 Corridor Overlay District, and addressed as 401 E Palace Pkwy (On April 8, 2024, the Planning and Zoning Commission recommended denial by a vote of 8-0)

    Harold Willis, 538 Lindly, recorded his support of this item.
    Kate Deremo, 4365 Ashley Ln, recorded her opposition to this item.

    TABLED to May 21, 2024 City Council Meeting

36. SUP-24-02-0008 - Specific Use Permit - Private Card Room for Palace Poker (City Council District 1). Specific Use Permit for a Private Card Room on 7.92 acres. Tract 31, Michael Farrans Survey, Abstract, No. 469, City of Grand Prairie, Dallas County, Texas, zoned PD-217, within IH 30 Corridor Overlay District, and addressed as 401 Palace Pkwy (On April 8, 2024, the Planning and Zoning Commission recommended denial by a vote of 8-0)

    Harold Willis, 538 Lindly, recorded his support.

    TABLED to May 21, 2024 City Council Meeting

CITIZEN COMMENTS

Lynn McGinley, 1302 Green Hills Rd., Duncanville, thanked Mayor Jensen and Council Members Clemson and Adams for touring Children First and attending their open house and discussed their counseling services, wait list and demographics of clients served.

Kate Deremo, 4365 Ashley Ln, asked for a ceasefire resolution, discussed Palestinian deaths and injuries in Gaza and encampments at colleges.

Harold Willis, 538 Lindly, congratulated Council members who recently won their elections, discussed Tarrant County trial of Crystal Mason and taxes paid to Tarrant County.

ADJOURNMENT

Mayor Jensen adjourned the meeting at 7:49 p.m.

The foregoing minutes were approved at the May 21, 2024, City Council meeting.

Mona Lisa Galicia, City Secretary