CITY OF GRAND PRAIRIE

City Hall
300 W. Main Street
Grand Prairie, Texas

MINUTES

City Council Meeting

Tuesday, June 16, 2026 **4:30 PM** **City Hall - Council Chambers**

CALL TO ORDER

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

PRESENT
Mayor Ron Jensen
Deputy Mayor Pro Tem Kurt G. Johnson
Council Member District 1 Jorja Clemson
Council Member District 2 Jacquin Headen
Council Member At Large Place 7 Bessye Adams
Council Member At Large Place 8 Rodney Anderson

ABSENT
Council Member District 4 John Lopez
Council Member District 5 Tony Shotwell

STAFF PRESENTATIONS

1. Grand Prairie Liberty Bell Historical Significance

   City Manager William A. Hills introduced the Communications team. Communications Director Claudia Garibay shared a video on the Liberty Bell's history, reported that the restoration has been completed, and outlined plans for a community celebration to mark the project's completion.

   PRESENTED

2. EPICenter Plan Update

   City Manager William A. Hills introduced Planning Director Rashad Jackson, who presented an update on the EPICenter Plan, including the study area, prior influencing projects, the project timeline, and public engagement efforts. He reviewed a draft vision and shared a community snapshot on retail, housing, market demand, and projected five-year growth, noting only about 3% of the area remains undeveloped and summarized current zoning.

   Mr. Jackson explained the state-required Future Land Use Map (FLUM) and potential amendments. Council discussed managing expectations around existing zoning, SB 840 and related legislative impacts, survey distribution and feedback (including HOA responses). There was discussion on nine catalyst sites/corridors (including Traders Village), exclusion of I-30/Belt Line at this time, traffic studies, and available remaining developable land.

PRESENTED

AGENDA REVIEW

Mayor Jensen announced Item 8 would be tabled. Council Member Headen requested Item 18 be pulled for individual consideration for a staff presentation. Council Member Adams asked to clarify Item 16, and City Attorney Maleshia McGinnis explained the land is being donated to the City and, if accepted, the City would need to issue a license to allow construction to be completed.

EXECUTIVE SESSION

Mayor Jensen called a closed session at 5:22 p.m. pursuant to Chapter 551, Subchapter D of the Government Code, V.T.C.A., to discuss Section 551.072 "Deliberation Regarding Real Property" and Section 551.087 "Deliberations Regarding Economic Development Negotiations."

RECESS MEETING

Mayor Jensen adjourned the closed meeting, opened the regular meeting and called a recess at 6:09 p.m.

6:30 PM Council Chambers

RECONVENE MEETING

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

Invocation led by Pastor Andre Waits of Greater Allen Temple.

Pledge of Allegiance to the US Flag and Texas Flag led by City Manager William A. Hills.

CONSENT AGENDA

Deputy Mayor Pro Tem Johnson moved, seconded by Council Member Headen, to approve Consent Agenda items, tabling Item 8, moving Item 9 and Item 18 to Individual Consideration, and setting a public hearing on August 4, 2026, for Item 17. The motion carried unanimously, 6-0.

3. Minutes of the June 2, 2026, City Council meeting

   Approved on Consent Agenda

4. Purchase of one (1) new Freightliner M2106 with Terex Commander 4047 Digger Derrick body for Transportation from Doggett Freightliner of South Texas, LLC for an amount not to exceed $327,915.00 through a Cooperative Purchasing Agreement with BuyBoard (Reviewed by the Finance and Government Committee on 06/02/2026)

   Approved on Consent Agenda

5. Annual contract for Autobody Repairs and painting services from Sport City Auto World, LLC DBA Champion Collision Repair Center for an amount not to exceed $350,000 annually. This is a one (1) year contract with the option to renew for two (2) additional one (1) year periods

totaling $1,050,000.00 if all extensions are exercised (Reviewed by the Finance and Government Committee on 06/02/2026)

Approved on Consent Agenda

6. Contract with Holt Texas, Ltd. dba HOLT CAT in an amount not to exceed $931,450.00 for the powertrain and hydraulic rebuild of a 2021 Caterpillar 836K Compactor through a cooperative purchasing agreement with Sourcewell (Reviewed by the Finance and Government Committee on 06/02/2026)

   Approved on Consent Agenda

7. Annual Contract with Holt Texas, Ltd. dba HOLT CAT for generator maintenance and repair services at City-owned facilities in an amount not to exceed $225,000.00 annually, through a cooperative purchasing agreement with Sourcewell. The Contract is for an initial one-year term with the option to renew for two additional one-year periods, totaling $675,000.00 if all extensions are exercised (Reviewed by the Finance and Government Committee on 06/02/2026)

   Approved on Consent Agenda

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

   Harold Willis, 538 Lindly, recorded his support of this item.

   TABLED

9. Ordinance amending Ordinance No. 11764-2025 for the FY2025/2026 Capital Improvements Project Budget in the amount of $475,000 for an Immersive Dome Experience; Lease with Polydome Ventures, LLC for an Immersive Dome Experience at EpicCentral; 5-Year Lease with One 5-Year Option to Renew with Estimated Rent in an amount up to $300,000 for the Initial Term and 5% of gross revenue, less tenant's approved capital improvement costs, for the Renewal Term; Authorize Construction Contribution of $475,000 towards Eligible Expenses

   This item was moved to Individual Consideration. Creative Director Zane King introduced the Cinephonic Studio representatives who provided information on the dome event space. Mayor Jensen expressed excitement. There was discussion on EpicCentral events and surrounding Epic venues.

   Harold Willis, 538 Lindly, spoke in support of this item. Staff provided information on the city's investment and the developer's investment. Mr. King discussed extending the concrete pad and adding an immersive experience, with a projected capacity of 300–500 attendees depending on seating configuration and an estimated construction timeline of about six months. Deputy Mayor Pro Tem Johnson moved, seconded by Council Member Adams, to approve this item as presented by staff. The motion carried unanimously.

ADOPTED

ORD 11889-2026

10. Resolution appointing Michael Garcia, Board Chair of the Grand Prairie Chamber of Commerce, to the Boards of Directors for two Tax Increment Financing (TIF) Zones (TIF District 1 and TIF District 3)

    ADOPTED

    RES 5547-2026

11. Resolution authorizing the submission of an application with the Texas Water Development Board for Water Supply and Infrastructure (WSI) grant funding requesting an amount not to exceed $25,000,000.00 for the City's 48-inch Supply Line to Parallel Existing 60-inch Supply Line from Terminal Storage Tanks Project; Authorizing the City Manager to execute the same

    ADOPTED

    RES 5548-2026

12. Discussion and consideration of all matters incident and related to approving and authorizing publication of notice of intention to issue Combination Tax and Revenue Certificates of Obligation, Series 2026, in an amount not to exceed $38,000,000, including the adoption of a resolution pertaining thereto (Reviewed by the Finance and Government Committee on 06/02/2026)

    ADOPTED

    RES 5549-2026

13. Resolution supporting the application for and acceptance of a FY 2025 Justice Assistance Grant (JAG) from the United States Department of Justice (DOJ), Bureau of Justice Assistance to be used for law enforcement purposes for $32,590 for Grand Prairie in total funding with an agreement to share $9,777 to with Dallas County and $1,596.91 with the City of Dallas leaving a net amount of $21,216.09 to the City of Grand Prairie and authorizing the City Manager to execute any documents relative to the acceptance, rejection, alteration, or termination of the grant, including an interlocal agreement with the City of Dallas, Dallas County, and other Dallas County subrecipients (Reviewed by the Public Safety, Health, and Environment Committee on 06/16/2026)

    ADOPTED

    RES 5550-2026

14. Ordinance Amending the FY 2025/2026 Operating Budget (Reviewed by the Finance and Government Committee on 06/02/2026)

    ADOPTED

    ORD 11890-2026

15. Ordinance amending the FY2025/2026 Prairie Lakes Golf Pro Shop Operating Budget in the amount of $100,000 for the purchasing of golf merchandise from Acushman Company (Titleist), Calloway Golf Company, Cobra Golf Inc and other golf retail vendors (Reviewed by the Finance and Government Committee on 06/02/2026)

    ADOPTED

    ORD 11891-2026

16. Ordinance accepting the donation and dedication of real property, being all of Lot 3, Block 7, of Wildlife Commerce Park Addition, an addition to the City of Grand Prairie, Dallas County, Texas, according to the plat thereof recorded under Clerk's File No. 202300065457 Plat Records, Dallas County, Texas., from CHI/WILDLIFE LAND, L.P., granting a License to CHI/WILDLIFE LAND, LP for the limited purposes of constructing pickleball courts and related improvements and continued maintenance of the Property by Licensee during the term of the License; authorizing the conveyance of the Property to the City by separate legal instrument; and authorizing the City Manager to execute the Donation Agreement and all documents necessary for said acceptance

    ADOPTED

    ORD 11892-2026

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

    Approved for Public Hearing

18. Ordinance amending the FY 2025/2026 Employee Insurance Operating Budget in the amount of $37,695 for Group Critical Illness Coverage; Negotiate and Execute an Interlocal Agreement with Texas Municipal League Intergovernmental Risk Pool (TML-IRP) for Group Critical Illness Coverage that is compliant with Government Code §607.153, issued by Metropolitan Life Insurance Company, and Administered by Amwins Group Benefits, LLC, effective January 1, 2026 (Reviewed by the Public Safety, Health and Environment Committee on 06/16/2026)

    This item was moved to Individual Consideration. Human Resources Assistant Director Kerry Sullins reviewed the proposed critical illness insurance coverage and noted new legislation

requiring coverage for certain police and firefighter conditions for three years post-retirement. Chief Fite discussed job-related cancers. Deputy Mayor Pro Tem Johnson moved, seconded by Council Member Adams, to approve this item. The motion carried unanimously.

ADOPTED

ORD 11893-2026

CITIZEN COMMENTS

Hollie Smith, 3431 April Breeze Trl, discussed recent approval of GO Bonds and asked for Council's consideration of location of the proposed amenities and services to be placed on south side of the city, thanked council for trash cans and supports growth of community and of the city.

Tina Hall, 2225 Ave B, supports inspection of aging apartments and discussed a drainage issue at an apartment where her brother was injured.

Deloris Phillips, 2319 Dalworth St, #119, discussed a Habitat for Humanity home in which she previously resided, eviction, donors for that home and a medical issue.

Harold Willis, discussed the twenty-two year anniversary of Sergeant Greg Hunter's death and Officer Bruce Seix's injury, traffic lights that are not functioning, and concerns regarding a hotel being run at a residential home located 4402 Goodwin.

ITEMS FOR INDIVIDUAL CONSIDERATION

Items 9 and 18 were moved from Consent and presented.

PUBLIC HEARING ZONING APPLICATIONS

19. SUP-26-04-0007 - Specific Use Permit - Auto Driving School at 615 Small Hill St (City Council District 5). Specific Use Permit for an auto driving school in an existing commercial lease space on 0.76 acres. Lot 1, Block 1, Garrett Addition, City of Grand Prairie, Dallas County, zoned Commercial (C) District, and addressed as 615 Small Hill St, Suite 112 (On May 26, 2026, the Planning and Zoning Commission recommended approval with conditions by a vote of 7-0)

    Assistant Director of Planning Savannah Ware presented this request for a state licensed, noncommercial auto driving school. She reviewed operating hours, advised public notices were sent, and noted the Planning and Zoning Commission (P&Z) and Development Review Committee (DRC) approved this item with condition: Prior to the issuance of a Certificate of Occupancy, the applicant shall provide a signed Tenant/Landlord Solid Waste Verification Form to the Public Health and Environmental Quality Department indicating that the applicant has permission from the property owner to use the property's existing on-site dumpster. If a Tenant/Landlord Solid Waste Verification Form is not provided, the applicant shall be required to establish a separate solid waste account with the City's solid waste provider, including the provision of a minimum two cubic yard dumpster. Mayor Jensen called for speakers and there were none. Council Member Adams moved, seconded by Deputy Mayor Pro Tem Johnson, to close the public hearing and approve this item. The motion carried unanimously.

ADOPTED

ORD 11894-2026

20. SUP-26-04-0008 - Specific Use Permit Review - SUP Review for Palace Poker (City Council District 1). Review SUP No. 1170A, a Specific Use Permit for Private Card Room, for compliance with SUP conditions, and modify, renew, or revoke if deemed appropriate based upon the review. Tract 31, Michael Farrans Survey, Abstract, No. 469, City of Grand Prairie, Dallas County, Texas, zoned PD-452, within IH 30 Corridor Overlay District, and addressed as 401 E Palace Pkwy (On May 26, 2026, the Planning and Zoning Commission recommended approval with conditions by a vote of 6-0)

Ms. Ware advised this is a six month review and provided background information, noting Police have had no issues to report. She also said the P&Z and DRC recommended approval with conditions (see SUP No. 1170A approved 12/16/2025 for list of conditions). Applicant Jonathan Tooley, 401 E. Palace Pkwy, was available for questions. Mayor Jensen commented that this is the best run and cleanest facility. Council Member Anderson noted his support and spoke positively about their restaurant.

Harold Willis spoke in support of this item. Deputy Mayor Pro Tem Johnson noted Wednesday night is spades night at Palace Poker. Council Member Clemson said she is thankful that there have been no issues and supports this first class facility with great food, pickleball courts and its community involvement. She then moved, seconded by Council Member Anderson, to close the public hearing and approve this item with conditions stated previously. The motion carried unanimously.

ADOPTED

ORD 11895-2026

21. ZON-26-04-0009 - Zoning Change - 1818 Mobile Road (City Council District 6). Zoning Change from Agricultural District to Single Family-Five Residential District on 0.43 acres. Tract 47, Matthew Rd MH EST, Thomas J Tone Survey, Abstract 1460, Page 225, City of Grand Prairie, Dallas County, Texas, zoned Agriculture District, and addressed as 1818 Mobile Road (On May 26, 2026, the Planning and Zoning Commission recommended approval by a vote of 7-0)

Ms. Ware presented the zoning change request, displayed the property map, noted it is for a single family home, reviewed background information and infrastructure data. She noted the streets are not public and said P&Z approved with conditions and noted staff recommendations: The applicant shall obtain approval of a plat and file said plat with the county before the City issues any building permits. The applicant shall connect to the City's water and sewer services if required by the Public Infrastructure Department and Public Health and Environmental Quality Department. Mayor Jensen noted that Council has never turned these requests down but reminded all that the city is forbidden to take care of the streets there. Council Member Adams asked who supplies their water supply and Mayor Jensen

confirmed there is a well. Mayor Jensen then moved, seconded by Council Member Headen, to approve this item as presented with conditions. The motion carried unanimously.

ADOPTED

ORD 11896-2026

22. CPA-26-03-0006 - Comprehensive Plan Amendment - Forum Industrial Park (City Council District 2). Comprehensive Plan Amendment to change the Future Land Use Map designation from Commercial/Retail/Office to Light Industrial on 38.49 acres. Tracts 2, 2A3, 4, 4B5, 5A1, 5B, 5A3, and a portion of tract 4B, out of the Ezekiel Roland Survey, Abstract No. 1313, City of Grand Prairie, Tarrant County, Texas, zoned PD-77, partially within the SH 161 Corridor Overlay District, and addressed as 3401 N Forum Dr and 3501 S Forum Dr (On May 26, 2026, the Planning and Zoning Commission recommended approval by a vote of 5-2)

    Mayor Jensen moved, seconded by Council Member Headen, to table items twenty-two and twenty-three to the August 18th City Council meeting. The motion carried unanimously.

    TABLED to August 18, 2026

23. ZON-26-03-0007 - Zoning Change/Concept Plan - Forum Industrial Park (City Council District 2). Zoning Change from PD-77 to Planned Development District for Light Industrial Use and a Concept Plan Depicting four Industrial Buildings with a total of 502,600 sq. ft. and outside storage on 38.49 acres. Tracts 2, 2A3, 4, 4B5, 5A1, 5B, 5A3, and a portion of tract 4B, out of the Ezekiel Roland Survey, Abstract No. 1313, City of Grand Prairie, Tarrant County, Texas, zoned PD-77, partially within the SH 161 Corridor Overlay District, and addressed as 3401 N Forum Dr and 3501 S Forum Dr (On May 26, 2026, the Planning and Zoning Commission recommended approval with conditions by a vote of 5-2)

    TABLED to August 18, 2026

24. CPA-26-05-0009 – Comprehensive Plan Update. An ordinance of the City of Grand Prairie, Texas adopting a Comprehensive Plan for the City of Grand Prairie, which updates all previous Comprehensive Plans, the Future Land Use Map, the Thoroughfare Map and Community Facility Plans; and making this ordinance cumulative; providing a severability clause; and declaring an effective date (On May 26, 2026, the Planning and Zoning Commission recommended approval by a vote of 7-0)

    Planning Director Rashad Jackson noted this is the review of current city infrastructure and zoning which has been presented at several citizen engagement meetings held over the past year. Harold Willis spoke in support of this item. Council Member Adams moved, seconded by Council Member Anderson, to close the public hearing and approve this item. The motion carried unanimously.

    ADOPTED

    ORD 11897-2026

ADJOURNMENT

Mayor Jensen adjourned the meeting at 7:19 p.m.

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



Mona Lisa Galicia, City Secretary