CITY OF GRAND PRAIRIE

City Hall
300 W. Main Street
Grand Prairie, Texas

Meeting Minutes
City Council Meeting

Tuesday, January 06, 2026 **4:30 PM** **City Hall – Council Chambers**

CALL TO ORDER

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

PRESENT
Mayor Ron Jensen
Mayor Pro Tem Junior Ezeonu
Council Member District 1 Jorja Clemson
Council Member District 2 Jacquin Headen
Council Member District 3 Mike Del Bosque (arrived at 4:34 p.m.)
Council Member District 4 John Lopez
Council Member District 5 Tony Shotwell
Council Member At Large Place 7 Bessye Adams

ABSENT
Deputy Mayor Pro Tem Kurt G. Johnson

STAFF PRESENTATIONS

1. 2026 Downtown Presentation Schedule

   City Manager William A. Hills provided an overview of the downtown sequence plan, including the Calvary Redevelopment and the Master Developer Agreement. Deputy City Manager Cheryl De Leon noted early spring they would present identity concepts, a road update and discuss the back door program. Deputy City Manager Megan Mahan advised summer presentations would include a stage update and downtown business retention strategies.

   PRESENTED

2. 2026 General Obligation (GO) Program

   Management Services Director Thao Vo and Assistant Director Latifia Coleman presented the timeline, reviewed the proposed projects list by category and discussed next steps to include a review/adoption of the project list by Council on January 20th and calling an election on February 3rd.

   PRESENTED

AGENDA REVIEW

Mayor Pro Tem Ezeonu askd if there were questions on any consent agenda items. Council Member Shotwell referenced item eight and asked why this caterer was chosen. Parks, Arts and Recreation fiscal manager Stephen Bowles advised three bid responses were received and this was the best value. Council Member Shotwell asked to review noting the company with the best price seemed to be penalized because of lack of experience. Mr. Bowles noted this is not an exclusive contract for all facilities but would be for use at the Ruthe Jackson Center. Council Member Del Bosque advised he will be requesting to table item twenty-one. Council Member Shotwell asked whether exclusions are state mandated for item nine. Economic Development Director Tony Ramirez advised these are largely the city's restrictions. Mayor Jensen asked why the policy is necessary. City Attorney Maleshia McGinnis said the state requires for a tax abatement, the city must have a policy in place. Council Member Shotwell noted he would like to remove it from the Consent Agenda and discuss in Individual Consideration. Engineering and Utilities Department Director Noreen Housewright reviewed corrections to typos in item ten and provided council with a revised copy.

EXECUTIVE SESSION

Mayor Jensen called a closed session at 5:08 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 session, opened the regular meeting and called a recess at 5:49 p.m.

RECONVENE MEETING

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

Invocation led by Pastor Andre Waits with Greater Allen Temple.

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

PRESENTATIONS

3. Planning & Development Department Acknowledgment - National Ranking for Permitting Efficiency

   City Manager William A. Hills presented certificates of recognition to the Planning and Development Department & to the Building Inspections team.

   PRESENTED

4. Main Street Magic - Tree Farm Recognition

   Mayor Jensen and Downtown Manager Chip Nami presented a certificate of recognition to GPISD students and faculty involved in the project.

   PRESENTED

CONSENT AGENDA

5. Minutes of the December 2 and December 9, 2025, Special City Council meetings; and Minutes of the December 9 and December 16, 2025 Council Meetings

APPROVED

6. Reject all Proposals for RFP# 26003 Temporary Banquet Staffing (Reviewed by the Finance and Government Committee on 01/06/2026)

APPROVED

7. Ratify purchase of catered meals from Creative Cuisine offered for resale by the Ruthe Jackson Center until a new catering contract has been executed (Reviewed by Finance and Government Committee on 01/06/2026)

APPROVED

8. Annual contract for purchase of catered meals from Creative Cuisine offered for resale by Ruthe Jackson Center in an amount not to exceed $655,000.00 for one year with up to two additional one-year periods for a total of $1,965,000.00 (Reviewed by Finance and Government Committee on 01/06/2026)

APPROVED

9. Adoption of the City of Grand Prairie Tax Abatement Policy

This item was moved to Individual Consideration. Council Member Shotwell moved, seconded by Council Member Clemson, to approve this item with the exception of removing the section of exclusions in Exhibit A. The motion carried unanimously, 8-0.

APPROVED

CITIZEN COMMENTS

John Stewart, 4315 Hampton Circle, thanked council for governing the city and spoke on his opposition to democratic liberal policies.

Harold Willis, 538 Lindly, spoke of democracy, rules changing for public speaking and upcoming elections.

ITEMS FOR INDIVIDUAL CONSIDERATION

10. Public Hearing on and Consideration of an Ordinance amending various sections of Articles II and III of the Code of Ordinances, Chapter 26, "Utilities and Services" Relating to Fees for Water and Wastewater (Reviewed by the Finance and Government Committee on 08/05/2025 and City Council Budget Workshop on 08/14/2025)

Engineering and Utilities Director Noreen Housewright presented the first reading of the ordinance. She reviewed the cost-of-service study that was conducted, noting the proposed rate plan recommends a 4.5% increase across all rate categories. Ms. Housewright also discussed residential impact and commercial/industrial impact. Mayor Jensen called for speakers and there were none. Mayor Pro Tem Ezeonu moved, seconded by Council Member Adams, to

approve the first reading as presented and to set the final reading for the January 20, 2026, City Council meeting. The motion carried unanimously.

First Reading Approved - Set for Second and Final Reading of Ordinance on January 20, 2026.

11. Approve Term Sheet and Short-Term Management Agreement, and Authorize City Manager to negotiate a Development Agreement with Grand Escape LLC for operation of Loyd Park

Deputy City Manager Megan Mahan presented the proposal by the Grand Escape. Tom Hart with Grand Escape, LLC, discussed the proposed agreement to bring forth a premier RV and glamping resort with various amenities including a resort pool, floating water park, floating pickleball courts, hiking, kayaking, horseback riding and hiking among others. Mayor Jensen noted the Council had been briefed. There was discussion of an equestrian center and stables for Police horses.

Harold Willis, 538 Lindly, took no position on this item and spoke neutrally. Steve Smith, 6211 W. Northwest Hwy 2390, Dallas, recorded his support of this item. Council Member Lopez moved, seconded by Council Member Clemson, to approve this item. The motion carried unanimously.

APPROVED

12. Second Reading of an Ordinance Granting a Franchise and Approving a Franchise Agreement for Solid Waste Collection and Recycling Services with Republic Waste Services of Texas Ltd., dba Republic Services of Grand Prairie

Dr. Patricia Redfean provided the second reading of this ordinance for a thirteen year agreement, noting this will be bringing residential carts to the city. Mayor Jensen noted Republic Waste Services is phasing out bagged trash pickup. There was discussion on what to do if items do not fit in a bin, a plan to release bilingual educational material to the public. Robyn Mota with Republic Wast Services confirmed trash bags cannot be placed next to a bin. Dr. Redfearn confirmed the citywide change will take place on October 1 and reviewed services provided for those who are mobility challenged through door side service. Mayor Pro Tem Ezeonu moved, seconded by Council Member Headen, to approve this item as presented and correct the name of Republic Services of Grand Prairie to Republic Services of Arlington. The motion carried unanimously.

ADOPTED

ORD 11825-2026

13. Second Reading of an Ordinance of the City of Grand Prairie, Texas, Amending Chapter 26, Utilities and Services, of the Code Of Ordinances of the City of Grand Prairie, Texas by Amending Article VI, "Garbage Collection and Disposal," Sections 26-113 Residential Fees, and 26-115 Commercial Fees; Making This Amendment Cumulative; Repealing All Ordinances in Conflict Herewith; Providing a Savings Clause, Severability Clause, and a Penalty Clause; and Providing for an Effective Date

Dr. Redfearn presented the new rates ordinance relative to the contract change. Mayor Pro Tem Ezeonu moved, seconded by Council Member Adams, to approve this item. The motion carried unanimously.

ADOPTED

ORD 11826-2026

PLANNING AND ZONING FOR INDIVIDUAL CONSIDERATION

14. STP-25-10-0043 - Site Plan - Bubba's 33 (City Council District 2). Site plan to construct a 7,105 sq. ft. sit-down restaurant at Epic East on 2.144 acres. A portion of Lot 13, Block A, Epic East Towne Crossing Phase 2 Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-364 District within the SH 161 Corridor Overlay District, and addressed as 3118 S Hwy 161 (On December 9, 2025, the Planning and Zoning Commission recommended approval by a vote of 6-0)

    Assistant Planning Director Savannah Ware reviewed the site plan to construct a sit-down restaurant, noted it meets density, dimensional, landscaping and screening requirements. She reviewed building elevations and discussed two requested variances: Number of Parking Spaces and Overall Windows. Ms. Ware advised the Planning and Zoning Commission (P&Z) and Development Review Committee (DRC) recommended approval. Applicant's Representative Yelena Fiester, 601 Santa Fe Dr., Highland Village, spoke in support of this item noting they plan to open by the end of the year. Council Member Headen moved, seconded by Council Member Adams, to approve this item. The motion carried unanimously.

    APPROVED

15. STP-25-09-0034 - Site Plan - Oncor Substation at 114th St (City Council District 1). Site Plan for an expansion of an existing Electric Substation on 3.941 acres. A portion of Block 5, GSID Community Addition No. 7, City of Grand Prairie, Tarrant County, zoned Light Industrial (LI) District, and addressed as 2150 114th St (On December 9, 2025, the Planning and Zoning Commission recommended approval by a vote of 6-0)

    Ms. Ware presented this Site Plan for an expansion of an existing Electric Substation. She reviewed requested variances: Minimum Landscape Requirement and Pavement. Ms. Ware advised the P&Z & DRC recommended approval. Harold Willis, 538 Lindly, spoke in opposition of this item. Council Member Clemson moved, seconded by Mayor Pro Tem Ezeonu, to approve this item. The motion carried unanimously.

    APPROVED

PUBLIC HEARING ZONING APPLICATIONS

16. CPA-25-11-0023– Comprehensive Plan Amendment – Amend the 2018 Comprehensive Plan by updating the Master Thoroughfare Plan and Map by realigning N Great Southwest Parkway and extending Riverside Parkway generally located east of SH 360, north of Isuzu Parkway/ 114th St and south of the Trinity River/ City Limit (On December 9, 2025, the Planning and Zoning Commission recommended approval by a vote of 6-0)

Transportation Planner Brett Huntsman presented the request for realignment of North GSW Pkwy and Riverside to relieve congestion, aligning with the current Comprehensive Plan and MTP with City of Fort Worth and North Central Texas Council of Governments (NCTCOG). He noted Fort Worth approved alignment in summer 2025 and NCTCOG has seen a significant shift in traffic volumes. He noted P&Z and DRC recommended approval. Mayor Pro Tem Ezeonu moved, seconded by Council Member Adams, to close the public hearing and approve this item as presented. The motion carried unanimously.

ADOPTED

ORD 11827-2026

17. VCC-25-09-0003 - Fence Exception - Hill Street Screening Fence (City Council District 5). Exception to Required Fences in the Unified Development Code (UDC) to allow a wooden fence instead of the required masonry screening wall along the western and northern property lines of 300 and 306 Hill Street. The western and northern property lines of 306 Hill Street, a 0.69-acre tract, McKinney and Williams Abstract No. 1003, City of Grand Prairie, Dallas County, Texas and the northern property line of 300 Hill Street, a 0.38-acre tract, McKinney and Williams Abstract No. 1003, City of Grand Prairie, Dallas County, Texas and 306 Hill Street, City of Grand Prairie, Dallas County, Texas (On December 9, 2025, the Planning and Zoning Commission recommended approval by a vote of 6-0)

    Ms. Ware presented the fence exception request to allow a wooden fence instead of the required masonry screening wall along the western and northern property lines of 300 and 306 Hill Street. She reviewed elevations, noting the applicant intends to relocate her plant nursery and landscape company from Euless to Grand Prairie, and this site will serve as the headquarters and the primary retail garden center for the company. The fence exception is requested in order to provide an attractive wood fence that is compatible with the surrounding neighborhood and noted P&Z and DRC recommended approval. Council Member Shotwell asked if there were any letters and Ms. Ware confirmed none were received. Council Member Shotwell moved, seconded by Council Member Del Bosque, to table this item to the January 20th meeting. The motion carried unanimously.

    TABLED to January 20, 2026, City Council meeting.

18. SUP-25-07-0025 - Specific Use Permit - Auto Repair Shop at 3574 Gilbert Rd (City Council District 1). Specific Use Permit for an Auto Repair (Minor) use on 0.202 acres. Lot 1, Yancy Commercial Park Addition, City of Grand Prairie, Dallas County, Texas, zoned Commercial district, and addressed as 3574 Gilbert Road (On December 9, 2025, the Planning and Zoning Commission recommended approval by a vote of 6-0)

    Ms. Ware presented this specific use permit (SUP) request for auto repair. She noted the applicant intends to construct an 800 square foot addition to an existing 2,400 square foot building for the purposes of operating an existing Auto Repair (Minor) shop. Ms. Ware reviewed the site plan, street view of the location and proposed business hours. She advised P&Z recommended approval, and DRC approved with conditions: All operations shall comply with the regulations found in Chapter 13, Article XX, Automotive Related Business

Regulations, of the Grand Prairie Code of Ordinances; a dumpster on casters is required; and a valid City-approved Certificate of Occupancy (CO) is required. Council Member Clemson moved, seconded by Council Member Adams, to close the public hearing and approve this item with conditions. The motion carried unanimously.

ADOPTED

ORD 11828-2026

19. SUP-25-09-0036 - Specific Use Permit - Drive Through Daiquiri at 901 E. Main St. (City Council District 5). Specific Use Permit for Drive-Through Retail Sales on 0.37 acres. A portion of Lot 3, Block 3, H.E. Jackson Addition, City of Grand Prairie, Dallas County, Texas, zoned Commercial and addressed as 901 E. Main St (On December 9, 2025, the Planning and Zoning Commission recommended approval by a vote of 6-0)

Ms. Ware reviewed this SUP request for Drive-Through Retail Sales for off premises consumption and discussed proposed business operations to open and operate daiquiris to go business. Ms. Ware advised P&Z recommended approval with conditions: The applicant shall obtain approval from the Public Health and Environmental Quality (PHEQ) Department for the dumpster enclosure location; Employees shall take orders from inside the building using the speaker system for the drive through lane; Hours of operation shall not extend beyond midnight on Sunday through Friday and 1:00 AM on Saturday; City Council shall conduct a review of the SUP one year after approval of the SUP; and Operations shall be in compliance with TABC – Texas Alcohol and Beverage Commission rules and federal alcohol regulations. Council Member Shotwell asked applicant to explain the operation. Mr. Ali from Spring, Texas, advised this will be a "BG" alcohol license which is the same as gas stations, noting drinks are wine based, not liquor. Deputy City Attorney Julie Dosher said they are required to have a lobby, not seating. Mr. Ali noted customers can order inside but cannot open products on premises. Council Member Clemson asked to clarify what else would be sold. Mr. Ali advised they would sell finger foods and do not plan on selling CBD products. Motion to close the public hearing and deny this item made by Council Member District 5 Shotwell, Seconded by Council Member At Large Place 7 Adams. Voting Yea: Council Member District 3 Del Bosque Voting Nay: Mayor Jensen, Mayor Pro Tem Ezeonu, Council Member District 1 Clemson, Council Member District 2 Headen, City Council Member District 4 Lopez, Council Member District 5 Shotwell, Council Member At Large Place 7 Adams. The motion carried.

DENIED

20. SUP-25-09-0040 - Specific Use Permit - Auto Impound at 2357 Houston St (City Council District 1). Specific Use Permit for an Auto Impound facility on 1.28 acres. Lots 11R, 14 & 15, and a portion of Lot 16R, Block H, Dalworth Park Addition, City of Grand Prairie, Tarrant County, Texas, zoned Light Industrial (LI), and addressed as 2345 & 2357 Houston St (On December 9, 2025, the Planning and Zoning Commission recommended approval by a vote of 6-0)

Ms. Ware reviewed the SUP request for auto impound facility. She advised the applicant plans to operate an auto impound facility on 1.28 acres. The facility will serve as a temporary

holding area for repossessed vehicles, which will be stored on-site for a maximum of 10 days. Ms. Ware reviewed location and business hours and current photos. The applicant requested to use the existing chain link fence. She advised P&Z and DRC recommended approval with conditions: All areas where vehicles are parked should be paved with concrete per City Standards unless otherwise approved by the City Council or by the Engineering and Public Health and Environmental Quality (PHEQ) Departments; Vehicles shall be parked in spaces that meet the requirements in Article 10 and Appendix D of the UDC for non-stacked spaces; The business shall obtain a Certificate of Occupancy (CO) and an Auto-Related Business permit; 4. The applicant shall provide proof of garbage services to Public Health and Environmental Quality (PHEQ) prior to issuance of the Certificate of Occupancy (CO); All operations shall comply with the regulations found in Chapter 13, Article XX, Automotive Related Business Regulations, of the Grand Prairie Code of Ordinances. Council Member Shotwell asked if Transportation Department reviewed and Transportation Director Caryl Devries confirmed. Council Member Clemson inquired about the fence. Applicant representatives Andres Sosa and Brad Webb, 25319 Lancaster Pine Dr., Spring, Texas, spoke in support of this item noting they cannot use a wooden fence for security purposes. Planning Department Director Rashad Jackson noted it already has barbed wire fence. Council Member Clemson asked to confirm how long cars remain there. Mr. Sosa advised vehicles are stored there for an average of 12 days, discussed the cost to get vehicles out and retrievals made by appointment only. Council Member Clemson moved, seconded by Mayor Pro Tem Ezeonu, to close the public hearing and approve this item with conditions. The motion carried unanimously.

ADOPTED

ORD 11829-2026

21. ZON-25-10-0040 - Zoning Change – 1822 Armstead Ave. (City Council District 3). Zoning Change from Single Family-Four (SF-4) to Single Family-Six (SF-6) on 0.46 acres. Lots 1, 2, & 6A, Block 8, Mountain Lakeview Addition, City of Grand Prairie, Dallas County, Texas, zoned Single Family-Four (SF-4) District, and addressed as 1822 Armstead Ave (On December 9, 2025, the Planning and Zoning Commission recommended approval by a vote of 6-0)

    Council Member Del Bosque moved, seconded by Council Member Headen, to table this item to January 20th Council meeting. The motion carried unanimously.

    TABLED to the January 20, 2026, City Council meeting

ADJOURNMENT

Mayor Jensen adjourned the meeting at 8:03 p.m.

The foregoing minutes were approved at the January 20, 2026, City Council meeting.

Mona Lisa Galicia, City Secretary