CITY OF GRAND PRAIRIE

City Hall
300 W. Main Street
Grand Prairie, Texas

MINUTES

City Council Meeting

Tuesday, September 02, 2025 **4:30 PM** **City Hall - Briefing Room**

CALL TO ORDER

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

PRESENT
Mayor Ron Jensen
Mayor Pro Tem Junior Ezeonu
Deputy Mayor Pro Tem Kurt G. Johnson
Council Member District 1 Jorja Clemson
Council Member District 2 Jacquin Headen
Council Member District 3 Mike Del Bosque
Council Member District 5 Tony Shotwell

ABSENT
Council Member District 4 John Lopez
Council Member At Large Place 7 Bessye Adams

STAFF PRESENTATIONS

1. Orientation Regarding Housing Finance Corporations

City Attorney Maleshia McGinnis provided a general overview of Housing Finance Corporations (HFC), reviewed Local Government Code 394 relative to the authority to create HFC's, the purposes of HFC's, general powers of an HFC, and significant changes to the law – House Bill 21. She then reviewed the Grand Prairie Housing Finance Corporation (GPHFC) by laws, governing documents and board of directors list. Housing and Neighborhoods Services Director Esther Coleman reviewed the GPHFC's structure noting they meet the third Tuesday of each month, discussed types of projects and seven current GPHFC properties. She discussed professional services provided by legal counsel Coats Rose, PC, financial advisors Hilltop Securities and property manager Jackson Property Management. Council Member Shotwell asked to confirm whether there were other HFC properties and whether Dallas County has an HFC. Ms. Coleman noted there are other properties on the tax roll and confirmed Dallas County's HFC. Council Member Shotwell said according to Representative Jessica Gonzalez's office, the properties under this HFC rule have until 2035 to come into compliance with low income rent requirements, and they are on the tax rolls. Ms. McGinnis noted it depends on when they were acquired and their title. There was discussion on traveling HFC's, current pending litigation, affordability requirements and the public benefit analysis process. Ms. McGinnis discussed the new audit requirement and reporting to be submitted to the council. Mayor Jensen asked if payment in lieu go against the cap and Deputy City Manager Cheryl De Leon said she would research and provide an update. Deputy Mayor Pro Tem Johnson said he would like to table relative Item 9 on the agenda so the two absent

council members can be present to vote and Mayor Jensen confirmed. Ms. McGinnis noted the HFC owns the property, and the developer owns the improvement of the property. There was discussion regarding ownership of Mountain Creek Community, the GPHFC being an independent corporation not governed by the city's boards and commissions and whether GPHFC oversees the Community Housing Development Organization (CHDO). Ms. Coleman said the CHDO has its own board and makes decisions independent of the GPHFC and noted they own Alice Court development. Council Member Clemson said she is a new member of the GPHFC and has seen Mountain Creek vacancies go down, discussed renovations and noted residents seem to be happy. There was discussion on council goals regarding affordable housing.

PRESENTED

AGENDA REVIEW

Mayor Pro Tem Ezeonu asked if council had questions regarding any agenda items. Mayor Jensen noted he would be asking Mayor Pro Tem Ezeonu to call out the list of nominees for item seven. Council Member Shotwell advised he would like to pull item six to Individual Consideration for presentation and discussion.

EXECUTIVE SESSION

Mayor Jensen called a closed session at 5:11 p.m. pursuant to Chapter 551, Subchapter D of the Government Code, V.T.C.A., to discuss Section 551.071 "Consultation with Attorney" - Local Government Code Sec. 394.021 and Housing Finance Corporations compliance with HB 21; 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 5:50 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 Carl Allen of Fairview Baptist Church.

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

CONSENT AGENDA

Mayor Pro Tem Ezeonu moved, seconded by Deputy Mayor Pro Tem Johnson, to approve items two through five and to pull item six to Individual Consideration. The motion carried unanimously, 7-0.

2. Minutes of the August 19, 2025, City Council meeting

   Approved on Consent Agenda

3. 2026 City Council Meeting Dates

Approved on Consent Agenda

4. Reject all bids for construction services for RFB #25119 for Radio Controlled Airplane Runway Reconstruction at Low Branch Park

Approved on Consent Agenda

5. Transfer of a 0.0046 acres (198 square foot) portion of Lot 8, Block 9 Original Town of Grand Prairie Addition, known as 116 W. Main Street, Grand Prairie, Dallas County, Texas, to the current owner of the adjacent property known as 114 W. Main Street, Cole Humphreys; and Authorizing the City Manager to execute the Quitclaim Deed, Termination and Release of Party Wall Agreements, and any and all other documents necessary for and related to said transfer

Harold Willis, 538 Lindly, recorded his opposition of this item but did not speak.

Approved on Consent Agenda

6. Ordinance Approving a Negotiated Settlement between the Atmos Cities Steering Committee and Atmos Energy Corp., Mid-Tex Division Regarding the Company's 2025 Rate Review Mechanism Filing

Harold Willis, 538 Lindly, asked to clarify who the Atmos Steering Committee is. Deputy City Attorney Tiffany Bull noted the City Attorney's Office reviewed this and advised the committee consists of a group of cities and this item puts the city in a better position regarding the rate. She advised if approved, the rate increase will be $7.83 for residential, Commercial would be $25.73. Mr. Willis opposes a rate increase. Council Member Shotwell asked to confirm what the customer charge per bill would be. Ms. Bull advised it is currently $22.95, and it would change to $23.65, which is a seventy-cent increase. Council Member Shotwell moved, seconded by Mayor Pro Tem Ezeonu, to approve this item. The motion carried unanimously.

ADOPTED

ORD 11753-2025

ITEMS FOR INDIVIDUAL CONSIDERATION

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

Mayor Pro Tem Ezeonu moved, seconded by Deputy Mayor Pro Tem Johnson, to appoint Mayor Jensen, Council Member Clemson, Council Member Lopez and John Stewart to the board. The motion carried unanimously.

APPROVED with noted changes

8. Resolution adopting a maximum proposed property (ad valorem) tax of $0.660061 per $100 taxable value that the City Council will consider for Fiscal Year 2025-2026 and set the proposed tax rate of $0.660000/$100, and set the public hearing date and adoption date of the 2025 proposed tax rate via a record vote

Management Services Director Thao Vo presented this item noting the proposed rate is above the no new revenue rate but below the voter rate. He added this is the maximum amount the council can consider, and a public hearing would be set for Sept 16th. Mayor Jensen advised we are required to take a record vote on the proposed tax rate. He said the proposed tax rate is above the No New Revenue (NNR) rate of $0.636138 per $100 but below the Voter Approval Rate (VAR) of $0.660061 per $100. Charlie Garza, 2611 Naples Ln, spoke neutrally on this item. Harold Willis, 538 Lindly, spoke in support of this item.

Mayor Pro Tem Ezeonu moved, seconded by Deputy Mayor Pro Tem Johnson, that we set the maximum tax rate of $0.660061, which is the same as the Voter Approval Rate. Mayor Jensen took a roll call vote - Voting Yea: Mayor Jensen, Mayor Pro Tem Ezeonu, Deputy Mayor Pro Tem Johnson, Council Member District 1 Clemson, Council Member District 2 Headen, Council Member District 3 Del Bosque, Council Member District 5 Shotwell. The motion carried unanimously, 7-0.

Mayor Jensen said since the proposed tax rate exceeds the lower of the no-new-revenue rate or the voter approval rate, we are required to hold a public hearing. He noted the public hearing is scheduled September16, 2025 at 6:30 p.m. in City Council Chambers.

ADOPTED

RES 5501-2025

9. Authorize the City Manager and the City Attorney to review all necessary and related documents of the Grand Prairie Housing Finance Corporation's (HFC) approval of the acquisition and operation of Prairie Gate Community Apartment Complex Phases I and II, approved by the HFC on March 18, 2025

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

Deputy Mayor Pro Tem Johnson moved, seconded by Council Member Del Bosque, to table this item to the September 16, 2025, City Council meeting. The motion carried unanimously.

TABLED to the September 16, 2025, City Council meeting.

10. Resolution Authorizing a Payment Agreement with the Grand Prairie Housing Finance Corporation (HFC). The HFC will contribute annual payments in an amount equal to thirty-five percent (35%) of the annual MM Management Fee and Tax Administration Fee received by the HFC to compensate the City for ongoing City services provided to a multifamily apartment facility known Prairie Gate Community Phase I located at 3951 Dechman Drive, Grand Prairie, Dallas County, Texas 75052. The property will be exempt from ad valorem taxation pursuant to Chapter 394 of the Texas Local Government Code

Deputy City Attorney Julie Dosher presented the payment agreement, discussed Phase 1 of Prairie Gate Community, fees received and services to be provided by the city to the apartment complex, and noted staff recommends approval. Mayor Jensen advised the HFC is not required to pay anything and will be making payment in lieu of taxes. Harold Willis, 538 Lindly, spoke in opposition of this item. There was discussion on the HFC member list and fees the HFC is receiving for services they provide. Patsy Ray, 2217 El Paso, spoke in support of items ten and eleven. There was discussion on whether the property been on the subsidized housing list.

Mayor Pro Tem Ezeonu moved, seconded by Deputy Mayor Pro Tem Johnson, to approve this item. The motion carried unanimously.

ADOPTED

RES 5502-2025

11. Resolution Authorizing a Payment Agreement with Grand Prairie Housing Finance Corporation (HFC). The HFC will contribute annual payments in an amount equal to thirty-five percent (35%) of the annual Ground Lease payments to compensate the City for ongoing City services provided to the Prairie Gate Community Phase II located at 3930 Westcliff Road, Grand Prairie, Dallas County, Texas 75052. The property will be exempt from ad valorem taxation pursuant to Chapter 394 of the Texas Local Government Code

    Ms. Dosher presented this item noting this is phase two, the HFC owns the property, and the developer owns the improvements of the property. Harold Willis, 538 Lindly, spoke in opposition of this item. There was discussion on House Bill 21. Council Member Headen said they learned during briefing that there are residents already in those units under a different rate structure and should not be made to move. Council Member Shotwell said the HFC is not required to give the city any money, and he supports accepting the funds. Patsy Ray, 2217 El Paso, noted this property is subsidized housing and already receives money from the federal government. There was discussion on whether the property is receiving federal funds. Ms. McGinnis said she would confirm and provide an update. Council Member Shotwell moved, seconded by Mayor Pro Tem Ezeonu, to approve this item. The motion carried unanimously.

    RES 5503-2025

PLANNING AND ZONING FOR INDIVIDUAL CONSIDERATION

12. STP-25-06-0017 - Site Plan - 2625 England Parkway (City Council District 6). Site Plan for a two-story multi-tenant building on 1.00 acre. Lot 33, Block D, Mira Lagos East Retail Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-365, within the Lake Ridge Corridor Overlay District, and addressed as 2625 England Pkwy (On August 11, 2025, the Planning and Zoning Commission recommended approval with conditions by a vote of 6-0)

    Assistant Planning Director Savannah Ware presented the Site Plan request for a two-story multi-tenant building. She noted it meets parking and landscaping requirements and reviewed building elevations and variance requests (Masonry Screening Wall and Required 15-foot buffer) noting they are willing to build a screening wall. Ms. Ware advised the Planning and Zoning Commission (P&Z), and Development Review Committee (DRC) recommended approval with conditions: Trees planted along the frontage of England Parkway shall not be planted within the 10-foot Oncor easement or 15-foot utility easement. The applicant shall construct the 6-foot masonry screening wall along the western and southern property lines as required by the UDC. Norman Patton, 413 Cedar St, Cedar Hill, recorded his support. Deputy Mayor Pro Tem Johnson moved, seconded by Mayor Pro Tem Ezeonu, to approve this item. The motion carried unanimously.

    APPROVED

13. STP-25-06-0020 - Site Plan - Lake Ridge Retail at 7085 Lake Ridge Pkwy (City Council District 6). Site Plan for two multi-tenant retail buildings on 2.62 acres. Tract 1.8, William Linn Survey, Abstract No. 1725, City of Grand Prairie, Dallas County, Texas, zoned PD-384, within the Lake Ridge Corridor Overlay District, and addressed as 7085 Lake Ridge Pkwy (On August 11, 2025, the Planning and Zoning Commission recommended approval by a vote of 6-0)

    Ms. Ware presented this Site Plan request for two multi-tenant retail buildings. She noted it meets density, dimensional and parking requirements and reviewed building elevations. There were no requested variances. Ms. Ware advised P&Z & DRC recommended approval. Jonathan Jobe, 520 Hawkins Run Rd, Midlothian, did not wish to speak but recorded support. Eric Seeley, with LC&E, 131 N. Ballard, Wylie, recorded support and was available for questions. Deputy Mayor Pro Tem Johnson moved, seconded by Council Member Del Bosque, to approve this item as presented. The motion carried unanimously.

PUBLIC HEARING ZONING APPLICATIONS

14. ZON-25-06-0021 - Zoning Change - Funeral Home at 310 SW 3rd (City Council District 5). Zoning Change from Multi-Family One (MF-1) to a Planned Development District for Multi-Family One with a Funeral Home on 2.37 acres. Tract 60, McKinney & Williams Survey, Abstract No. 1003, and Tracts 14, 15, and 16, James G. Stevens Survey, Abstract No. 1674, City of Grand Prairie, Dallas County, Texas, zoned MF-1, and addressed as 310 SW 3rd Street (On August 25, 2025, the Planning and Zoning Commission recommended approval by a vote of 9-0)

    Ms. Ware presented this zoning change request to create a Planned Development with the base zoning of Multi-Family One (MF-1) district and to add a Funeral Home as an allowed use. She noted this allows for a variety of uses and advised P&Z and DRC recommended approval. Patsy Ray, 2217 El Paso, signed up to speak in opposition of this item but was not present when called upon to speak. Council Member Shotwell moved, seconded by Mayor Pro Tem Ezeonu, to close the public hearing and approve this item. The motion carried unanimously.

    ADOPTED

    ORD 11754-2025

15. SUP-25-06-0021 - Specific Use Permit - CDL Driving School (City Council District 1). Specific Use Permit for a Vocational School (Auto)/Driving School at a warehouse building on 8.85 acres Sites 3 & 5, Block 7 GISD Community Addition No.5, Installment No.3, City of Grand Prairie, Tarrant County, Texas, zoned Light Industrial (LI) and PD-63, and addressed as 1202 Avenue R (On August 11, 2025, the Planning and Zoning Commission recommended approval with conditions by a vote of 6-0)

    Ms. Ware presented this Specific Use Permit request for a Vocational School (Auto)/Driving School. She reviewed their operational plan, noted two opposition letters and one letter of support were received. P&Z recommended approval with the following conditions: Proposed operations shall not block access points or prohibit vehicular circulation within the subject property; Trucks that are not in use shall be parked/stored at the location indicated as

"Overnight Truck Parking" on Exhibit B – Operational Plan; Truck idling after training hours shall be prohibited. DRC recommends approval with the following conditions: Proposed operations shall not block access points or prohibit vehicular circulation within the subject property. 2. Trucks that are not in use shall be parked/stored at the location indicated as "Overnight Truck Parking" on Exhibit B – Operational Plan.

Ahmed Abubaker, 1217 Ruttrella Drive, Arlington, record his support but did not wish to speak. Abdulrahm Nuur, 601 Poplar Vista Lane, Arlington, recorded his support and was available for questions. Council Member Clemson asked to clarify if this is a different location and to confirm operating hours. Mr. Nuur noted the previous request was for the office and confirmed hours of operation would be 8:00-5:00 p.m. Monday through Saturday. Council Member Clemson asked that they do not drive through residential area, and Mr. Nuur said they have made it priority of their training, no trucks on Carrier Pkwy and noted truck will be parked in back of the building and confirmed no idling. Patsy Ray signed up to speak but withdrew her request. 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 11755-2025

16. TAM-25-08-0003 - Text Amendment. An Ordinance of the City of Grand Prairie, Texas, amending portions of Article 1: General Provisions and Procedures, Article 4: Permissible Uses, Article 6: Density and Dimensional Requirements, Article 7: Special Districts, Article 10: Parking and Loading Standards, Article 12: Subdivision and Utilities, Article 13: Building Permits & Construction, Article 16: Site Plan Approval, Article 22: Fee Schedule, Article 23: Master Transportation Plan, Article 26: Mobile/Manufactured/Modular Home and Recreational Vehicle Regulations, Article 30: Definitions, and Appendix W: Residential Development Standards, of the Grand Prairie Unified Development Code (UDC) for the purposes of aligning the UDC with recent changes to state law related to mixed used residential and multifamily development rights; zoning protests and notice requirements; regulation of home-based businesses; small residential lot development rights ("tiny lots"); HUD-Code manufactured housing; approval of land use assumptions, capital improvement plans, and impact fees; and regulation of the conversion of office buildings or non-residential buildings to mixed-use and multifamily residential uses; Repealing all Ordinances or Parts of Ordinances in Conflict Herewith; Containing a Savings Clause and a Severability Clause; Containing a Penalty Clause, and Establishing an Effective Date (On August 25, 2025, the Planning and Zoning Commission recommended approval with a vote of 9-0)

Ms. Ware presented this request to amend articles of the Unified Development Code (UDC) to align the UDC with recent changes to state law. She reviewed a table which summarized the bills and highlights and noted P&Z and DRC recommended approval. Mayor Jensen thanked staff for their work and discussed challenges with state law. Harold Willis, 538 Lindly, spoke in opposition of this item. He thanked staff, inquired about short term rentals and asked when the changes take effect. Mayor Jensen confirmed they took effect September 1 and Planning

Director Rashad Jackson noted this has nothing to do with short term rentals. Council Member Shotwell asked if an advisory committee would need to be appointed and Ms. Ware confirmed. Patsy Ray, 2217 El Paso, asked how citizens become aware of the changes. Mayor Jensen discussed where the UDC can be found and downloaded from internet and advised the city tries its best to educate citizens. Mayor Pro Tem Ezeonu moved, seconded by Deputy Mayor Pro Tem Johnson, to close the public hearing and approve this item. The motion carried unanimously.

ADOPTED

ORD 11756-2025

CITIZEN COMMENTS

Charlie Garza, 2611 Naples Ln, asked additional questions regarding agenda item eight and Mayor Jensen directed him to speak to Management Services Director Thao Vo to get clarification.

Harold Willis, 538 Lindly, discussed various past issues of discrimination in the US, expressed his political views and said derogatory comments.

ADJOURNMENT

Mayor Jensen adjourned the meeting at 7:59 p.m.

The foregoing minutes were approved at the September 16, 2025, City Council meeting.

Mona Lisa Galicia, City Secretary

September 2nd 2025 City Council Citizen Comment:

Good evening Mayor, City Council, City Manager, and Staff.

My name is Romin A. Khavari and reside in Grand Prairie at 2476 Dockside Drive, Grand Prairie, Texas 75054.

I have one follow-up outstanding Item to share with the City Council:

In my previous Citizen Comment I made at the June 17th 2025 City Council meeting, I requested to replace the remaining two panels of my driveway, complete to my garage that was caused by the erosion and voids under my driveway by the City Separation at the service line at the City side wastewater clean-out.

I did receive a written letter response dated June 23, 2025 from the City Manager providing reasons and stating that the City would <u>not</u> replace the remaining two panels. I have responded back with a letter dated July 1st 2025 to the City Manager for a re-consideration that included additional documented pictures. I have been verbally told by city staff that there would not be a consideration for this request; however, no specific reasons were provided.

I also made a similar request at the August 5th 2025 and August 19th 2025 City Council meetings and continue to request that I receive a written response to the additional information based on my July 1st 2025 letter and for any additional factual information that the decision was based on; and to include response to the <u>other suggestions</u> that I have made to the city for consideration.

I want to thank the City Manager, Mayor, as well as my District Council member Johnson's assistance with these issues.

God bless and thank you for all you do in service to the Citizens of this Great City.