CITY OF GRAND PRAIRIE

City Hall
300 W. Main Street
Grand Prairie, Texas

MINUTES

City Council Meeting

Tuesday, August 19, 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 4 John Lopez
Council Member District 5 Tony Shotwell
Council Member At Large Place 7 Bessye Adams

STAFF PRESENTATIONS

1. Open Meetings Act Change Regarding Posting Meeting Notices

   City Secretary Mona Lisa Galicia presented information on posting requirements effective September 1, 2025.

   PRESENTED

2. Texas Monthly Partnership: Events and Marketing Update

   Communications Director Claudia Garibay, Tourism Manager Sara Dedeluk, Epic Creative Manger Zane King and Texas Monthly representatives discussed the purpose of their partnership to bring awareness of our city to become a top destination. They also discussed Texas Country Reporter events; marketing funnel for awareness; research consideration, visitation and loyalty; increase in foot traffic, overall traveler sales tax, hotel occupancy tax revenue, length of stays (loyalty); digital support; promoting economic development growth; broadcasting / show segments filmed in Grand Prairie; and events held including Texas Country Reporter Fest, Taco Fest and BBQ Family Reunion.

   PRESENTED

3. Focused Advocacy 89th Texas Legislative Session Recap

   Focused Advocacy representatives Snapper Carr and Brandon Aghamalian presented information on the city's Texas Senate and House Delegation, the partisan breakdown, number

of bills filed, bills affecting cities, bills/joint resolutions passed, bills passed that directly impact cities (24%), Governor Abbott's set priorities, Lt. Governor Patrick's priority bills, and the city's support of certain legislation. They discussed bills that did not pass, land use bills that did pass, special sessions one and two and numerous items on the agenda with municipal impact.

PRESENTED

AGENDA REVIEW

Mayor Pro Tem Ezeonu asked if Council had any questions on agenda items six through forty-one. He advised item eleven will be removed, and City Manager William A. Hills noted item seven would change to read two percent instead of five. Council Member Shotwell asked to move item seven to Individual Consideration. Council Member Headen advised she would be requesting to table items fifty-one and fifty-two. Council Member Shotwell said he may may want to move items twenty-six and twenty-seven to Individual Consideration.

EXECUTIVE SESSION

Mayor Jensen called a closed session at 5:33 p.m. pursuant to Chapter 551, Subchapter D of the Government Code, V.T.C.A., to discuss Section 551.071 "Consultation with Attorney" - Cause No. DC-25-10483, Whitney King vs City of Grand Prairie, KMP Services Inc., dba Vine Group and ABC Valet, 298th JDC, Dallas County ; City Code of Ordinances Chapter 26 Article 2 & 3, Water / Wastewater Rates; 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 6:23 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 Dr. Perry N. Crenshaw of Church on the Move.

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

PRESENTATIONS

4. Certificate of Recognition for Poly-America for Land Donation for Luckett Community Garden

   Mayor Jensen read the certificate and presented it.

   PRESENTED

5. Stormwater Utility's Flood Warning System and Severe Weather Protocol

   Director of Engineering and Utilities Services Noreen Housewright, Assistant Director of Fire Department Chase Wheeler and Public Works Coordinator SJ Tapia presented information on

waterways, the city's Special Flood Hazard Area, current flood warning system, the city's Community Rating System –class 4 and noted citizens receive a 30% discount on flood insurance policies. Ms. Housewright reviewed equipment used – flood gates and flashers. Mr. Wheeler said Grand Prairie is the only city that has flood warning sirens (verbal message) and he reviewed their locations.

PRESENTED

CONSENT AGENDA

Mayor Pro Tem Ezeonu moved, seconded by Deputy Mayor Pro Tem Johnson, to approve item six, pull item seven for Individual Consideration, approve items eight through ten, remove item eleven with no action, approve items twelve through twenty-five, table items twenty-six and twenty-seven to the September 2, 2025, City Council meeting, approve items twenty-eight through forty-one. The motion carried unanimously

6. Minutes of the August 5, 2025, City Council meeting

Approved on Consent Agenda

6. Annual contract for public safety towing services with Dave's Hi-Way Wrecker Service, Inc., not to exceed $1,550,000 for one year, with the option to renew for four additional one-year terms with the possibility of rate increases of up to five percent, totaling $8,564,728 if all renewal options are exercised and a five percent increase is authorized each year (Reviewed by the Public Safety, Health, and Environment Committee on 08/11/2025)

Assistant Director of Police Ryan Simpson presented this item, noting this is for consideration of amending the rate with an increase of up to 2% with sufficient documentation to staff. There was discussion on why there is a limit of 2% if they document cost. Mr. Simpson confirmed there is still an option for a change order of any amount and normal purchasing provisions apply. He advised this is providing for increased capacity built into the contract. Deputy Mayor Pro Tem Johnson advised he asked for the change from 5% to 2% to limit exposure. He said he does not see the justification to allow for the increase from $800K/year to $1.6M/year and said 2% is fair to minimize exposure to the city. Mr. Simpson noted increases in 2021 and 2023. There was discussion on whether the vendor can opt out, a 10% contingency amount and confirmation that contracts would return to council for contingency approvals, a 100% increase of the contract and whether or not the information of the tows justifies those terms. Mr. Simpson confirmed there has been a significant increase in tows, currently towing over seven thousand per year. Owner Greg Joyner advised he was recently considered a 1st responder, noting every six days a tow operator is struck and killed. He said he wants to provide health insurance for his employees and has been losing money in the past several years and discussed cost increase for tow trucks. Mr. Simpson reviewed the relative agenda item eight, noting the cost is passed on to the citizens and the city pays $0. Council Member Shotwell moved, seconded by Mayor Jensen, to approve as presented with up to a 5% increase. Harold Willis, 538 Lindly, spoke in support of this item.

Motion to approve as presented with up to a 5% increase made by Council Member District 5 Shotwell, Seconded by Mayor Jensen. Voting Yea: Mayor Jensen, Mayor Pro Tem Ezeonu, Council Member District 1 Clemson, Council Member District 2 Headen, Council Member District 3 Del Bosque, City Council Member District 4 Lopez, Council Member District 5

Shotwell, Council Member At Large Place 7 Adams. Voting Nay: Deputy Mayor Pro Tem Johnson. The motion carried 8-1. There was discussion on the concern that one person on council can change an agenda item the day of the meeting.

APPROVED

8. Ordinance amending Chapter 25 "Traffic", Article V "Towing", Section 25-60, "Authority to Remove; Procedure; Fees,", Subsection (c) of the Code of Ordinances of the City of Grand Prairie, Texas to Increase the Towing and Storage Fees at the Police Department's Vehicle Impound Facility; Containing Savings and Severability Clauses; Repealing All Ordinances in Conflict Herewith; and Providing an Effective Date (Reviewed by the Public Safety, Health, and Environment Committee on 08/11/2025)

ADOPTED

ORD 11736-2025

9. Annual contract with Peregrine Technologies, Inc. for a data analysis and investigative platform in the amount of $134,000 for one year, with the option to renew for two additional one-year periods with a 3% annual cost increase, totaling approximately $414,181 if all renewal options are utilized (Reviewed by the Public Safety, Health, and Environment Committee on 08/11/2025)

Approved on Consent Agenda

10. Authorize the City Manager to execute a Memorandum of Understanding with the United States Marshals Service (USMS) Northern District of Texas, which provides USMS office space at the Public Safety Building and use other Police Department facilities. The MOU will be for an initial term of three years, with the option to extend the MOU for three additional one-year periods, for revenue to the City in the amount of $151,250 per fiscal year, totaling $907,500 if all extensions are utilized (Reviewed by the Public Safety, Health, and Environment Committee on 08/11/2025)

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

Approved on Consent Agenda

11. Development Agreement, with D.R. Horton-Texas, LTD and Big View LLC, Establishing Development Standards for Approximately 22.699 Acres of a Medium Density Residential Development (Riverbend) Located in the City of Grand Prairie's Extra-Territorial Jurisdiction North of Lakeview Drive

No Action

12. Interlocal Agreement with Trinity River Authority for FY 26 Laboratory Services related to water, wastewater, and stream sample analysis in an amount not to exceed $270,000 (Reviewed by the Public Safety, Health, and Environment Committee on 8/11/25)

Approved on Consent Agenda

13. Contract with Custom Data Processing, Inc. for Public Health and Environmental Quality Inspection and Compliance software, including implementation and training services, for an

initial one-year term in an amount not to exceed $65,690, with two one-year renewal options, the first one year renewal option is for an amount not to exceed $25,040, the second one year renewal option is for an amount not to exceed $25,753.50, the total paid under the contract shall be an amount not to exceed $116,483.50 if all renewal options are exercised (Reviewed by the Public Safety, Health & Environment Committee on 8/11/25)

Approved on Consent Agenda

14. Professional Services contract with Salcedo Group, Inc. to prepare 30% - 100% Construction Design Plans for the Pioneer Parkway Improvement Project, as part of the Pioneer Parkway "International Corridor" Urban Design Strategy Plan, in an amount not to exceed $2,575,570.22 (Presented to the City Council Development Committee on 12/17/2024)

    Approved on Consent Agenda

15. Award Annual Contracts for the purchase of signs and banners to Exalt Printing Solutions, LLC, Grupo Guerra, LLC dba Frontend Solutions, and Risner Naukam Design Group, Inc. dba The Bubble. Each contract will be for an initial one-year term in an amount not to exceed $20,000 with the option to renew two additional one-year periods totaling an amount not to exceed $60,000 if all extensions are exercised. Staff will utilize one of the three vendors based on the lowest bid unit pricing and the needs of the City (Reviewed by the Finance and Government on 08/05/2025)

    Approved on Consent Agenda

16. Second Amendment to the Master Services Agreement with Collaborative Solutions, LLC for additional scope modifications related to the Workday Software Implementation Project in an amount of $253,694.40, bringing the contract total to an amount not to exceed $3,418,976.60 (Reviewed by the Finance and Government Committee on 08/05/2025)

    Approved on Consent Agenda

17. Professional Services Agreement with Focused Advocacy, LLC, for Legislative & Regulatory Services for a five-year term, at an estimated annual cost of $154,200

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

    Approved on Consent Agenda

18. Approve contract with CBZ, LLC in the amount of $58,090.45 for holiday décor installation and takedown at the 2025 Prairie Lights Holiday Village Tent through a national cooperative agreement with The Interlocal Purchasing System (TIPS) (Reviewed by the Finance and Government Committee on 08/05/2025)

    Approved on Consent Agenda

19. Award a contract for roof surface reconditioning at The Summit to Garland/DBS Inc for $650,942 through a Master Cooperative Agreement with OMNIA Partners (Reviewed by the Finance and Government Committee on 08/05/2025)

    Approved on Consent Agenda

20. Annual Contract for Water Main Site Analyzers with Hach Company in the amount not to exceed $60,347.70 annually. This contract will be for an initial one-year term with the option to renew for two additional one-year periods totaling $181,043.10 if all extensions are exercised (Reviewed by the City Council Development Committee on 08/06/2025)

Approved on Consent Agenda

21. Authorize and confirm the dedication of a permanent sanitary sewer easement located in the Joseph Stewart Survey, Abstract 961, Ellis County, commonly known address of Old Fort Worth Road (Ellis CAD Account # 190600), Midlothian, Ellis County, Texas, from Soap Box Partners LP, for its connection to the existing TRA sanitary sewer line; Authorize the City Manager or his designee to execute any and all legal instruments necessary for the same (Reviewed by the City Council Development Committee on 08/06/2025)

Approved on Consent Agenda

22. Authorize and confirm the purchase of a permanent sanitary sewer easement, temporary construction easement, permanent access easement and temporary access easement located in the D. R Cameron Survey, Abstract 295, Pablo Mansola Survey, Abstract 991 and Allen Jenkins Survey, Abstract 29, commonly known address of 1200 (W) Pioneer Parkway, Grand Prairie, Dallas County, Texas, from Concetta Marie Nolan for $343,738.00, the appraised value plus the requested settlement increase of $56,262.00 for a total purchase price of $400,000.00, plus anticipated closing costs of up to $5,500.00 for a total cost of $405,500.00; Authorize the City Manager to execute any and all legal instruments necessary for the same (Reviewed by the City Council Development Committee on 08/06/2025)

Approved on Consent Agenda

23. Authorize and confirm the dedication of an Access and Utility Easement and a Utility Easement located on a portion of Lot 3, Block A, Final Plat - Lots 1 thru 3, Block A, Lynn Creek Addition, commonly known address of 3160 Lynn Creek / Mildred Walker Parkway, Grand Prairie, Tarrant County, Texas from Aradi Properties, LLC to the City of Grand Prairie for anticipated recording costs of the two easements up to $100.00 for a total cost of $100.00; Authorize the City Manager to execute any and all legal instruments necessary for the same (Reviewed by the City Council Development Committee on 08/06/2025)

Approved on Consent Agenda

24. Cooperative Contract with The Sanborn Map Company, Inc. for Light Detection and Ranging (LiDAR) Aerial Data Collection Services in an amount not to exceed $102,991.81 through an interlocal cooperative agreement with the Texas Department of Information Resources (DIR) (Reviewed by the City Council Development Committee on 08/06/2025)

Approved on Consent Agenda

25. Service Contract for Mass Notification Service with Everbridge, Inc. through a GSA Cooperative Agreement for One Year with Four Optional One Year Renewals at an Annual Cost of $42,996.31 and Total Cost of $214,981.55, if all Extensions are Exercised (Reviewed by Public Safety, Health & Environment Committee on 08/11/2025)

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

Approved on Consent Agenda

26. 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 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

    Patsy Ray, 2217 El Paso, recorded support of this item.

    Debbi Johnston, 1651 Ernie Ln, signed up to speak but did not.

    Harold Willis, 538 Lindly, signed up to speak but did not.

    Tabled to the September 2, 2025, City Council meeting

27. 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

    Patsy Ray, 2217 El Paso, recorded support of this item.

    Harold Willis, 538 Lindly, recorded opposition of this item.

    Tabled to the September 2, 2025, City Council meeting

28. Resolution Approving Assignment of Private Activity Bond Authority to Texas Department of Housing and Community Affairs; and Containing Other Provisions Relating to the Subject

    Harold Willis, 538 Lindly, spoke in support of this item. Patsy Ray, 2217 El Paso, spoke in support of this item.

    ADOPTED

    RES 5495-2025

29. Resolution authorizing the City Manager to enter into an Advance Funding Agreement (AFA) with the State of Texas through the Texas Department of Transportation (TxDOT) for the Highway Safety Improvement Program (HSIP) to rebuild the traffic signal and make other improvements at the intersection of Great Southwest Parkway and Marshall Drive. The estimated total cost of the project is $751,406, which will be 90% Federally funded and 10% State funded. The City is responsible for funding an estimated $53,588 towards project costs (Reviewed by the City Council Development Committee on 08/06/2025)

    ADOPTED

RES 5496-2025

30. Resolution authorizing the City Manager to enter into an Advance Funding Agreement (AFA) with the State of Texas through the Texas Department of Transportation (TxDOT) for the Highway Safety Improvement Program (HSIP) to rebuild the traffic signal and make other improvements at the intersection of Great Southwest Parkway and Arkansas Lane. The estimated total cost of the project is $697,442, which will be 100% Federally funded. The City is responsible for funding an estimated $50,199 towards project costs (Reviewed by the City Council Development Committee on 08/06/2025)

ADOPTED

RES 5497-2025

31. A Resolution of the City of Grand Prairie, Texas, Adopting a Revised Competitive Bidding Threshold and Increasing the City Manager's Contract Authority to $100,000 in Alignment with Senate Bill 1173, Effective September 1, 2025 (Reviewed by the Finance & Government Committee on 08/05/2025)

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

ADOPTED

RES 5498-2025

32. An Ordinance of the City of Grand Prairie, Texas, Amending Chapter 2, "Administration," Article III, "City Manager," Section 2-55, "Authority to Execute Certain Interlocal Agreements," of the Code of Ordinances, to Increase the City Manager's Interlocal Agreement Authority from $50,000 to $100,000 to Align with State Law, Effective September 1, 2025 (Reviewed by the Finance & Government Committee on 08/05/2025)

ADOPTED

ORD 11737-2025

33. Ordinance amending Ordinance No. 11602-2024 for the FY 2024/2025 Capital Improvement Projects Budgets; Cooperative Contract with Roadway Asset Services, LLC for Pavement Condition Assessment and Right of Way Asset Inventories for all Roadways & Alleys in the City of Grand Prairie, TX with the added option of Cityworks/Geographic Information Systems consulting services, in the amount of $407,358.00 through the North Central Texas Council of Governments -TXShare Cooperative Purchasing Program (Reviewed by the City Council Development Committee on 08/06/2025)

Patsy Ray, 2217 El Paso, spoke in support of this item.

ADOPTED

ORD 11738-2025

34. Reimbursement Resolution for the Streets Assessment Project (Reviewed by the City Council Development Committee Meeting on 08/06/2025)

ADOPTED

RES 5499-2025

35. Resolution revising the project listing for the Fiscal Year 2025-2026 Capital Improvement Plan for Bond-funded Projects (Reviewed by the Finance and Government Committee on August 5, 2025)

ADOPTED

RES 5500-2025

36. Acceptance of the 2025 certified tax roll, which is the basis of the tax rate and levy calculations

ADOPTED

ORD 11739-2025

37. Ordinance accepting the dedication of real property located at 1037 Manning Street, Tarrant County, from Mars Partners, Ltd. for the City's Luckett Garden for estimated closing and survey costs of $5,500; transferring $5,500 nonobligated funds from the Capital Reserve Capital Improvement Project Fund to the Solid Waste Capital Improvement Project Fund; amending the FY 2024/2025 Solid Waste Capital Improvements Projects Fund budget to fund said expenditure; and authorizing the City Manager to execute all documents necessary for said acceptance (Reviewed by the Public Health, Safety, and Environment Committee on 07/14/2025)

ADOPTED

ORD 11740-2025

38. Ordinance abandoning a 0.7998 acres drainage easement on a portion of a property located at 3900 S. Robinson Road, Grand Prairie, Dallas County, Texas and authorizing the City Manager or his designee to execute any and all related documentation necessary for said abandonment (Reviewed by the City Council Development Committee on 08/06/2025)

ADOPTED

ORD 11741-2025

39. Ordinance amending Ordinance No. 11604-2024 for the FY 2024/2025 Operating Fund Budgets and Ordinance No. 11602-2024 for the FY 2024/2025 Capital Improvement Projects Budgets; Ratification of a previous expenditure to North Texas Contracting, Inc. for emergency water line repairs on Hill Street in the amount of $609,766 and additional maintenance in the amount of $31,500, for a total amount of $641,266 (Reviewed by the City Council Development Committee on 08/06/2025)

ADOPTED

ORD 11742-2025

40. Amend Chapter 17, Article IV "Residency Restrictions for Child Predator Offenders" of the Grand Prairie Code of Ordinances to Amend and Restate Chapter 17, Article IV in its Entirety to Update the Residency Restrictions to Apply to All Registered Sex Offenders Who Are Required to Register Due to a Crime Involving a Minor and Prohibit Said Registered Sex Offenders from Entering or Loitering Within 100 Feet of a Location Designated as a Child Safety Zone Without a Legitimate Purpose or Establishing Permanent Residency in Hotels with a Playground or Swimming Pool (Reviewed by the Public Safety, Health and Environment Committee on 08/11/2025)

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

    ADOPTED

    ORD 11743-2025

41. First Amendment to April 2024 Development Agreement with Provident Realty Partners and Associated Entities to Adopt Development Standards and a Public Infrastructure Improvement Plan for the Goodland Town Center located in Johnson County, Just West of the Ellis County/Johnson County Border (Presented to CCDC on 06/04/2025)

    Daniel Twigge, 16210 N. Central Expressway, Dallas, spoke in support of this item.

    Approved on Consent Agenda

ITEMS FOR INDIVIDUAL CONSIDERATION

42. Request the City Council to set a public hearing date of September 16, 2025, in which the City Council will meet to discuss and adopt the FY2025-2026 Operating Budget and Capital Improvement Plan

    Management Services Director Thao Vo presented this item. Mayor Pro Tem Ezeonu moved, seconded by Council Member Adams, to approve of setting the public hearing date to September 16, 2025. The motion carried unanimously.

    Hearing Date Approved

43. Consider and approve an ordinance authorizing the issuance of "City of Grand Prairie, Texas, Combination Tax and Revenue Certificates of Obligation, Series 2025A"; providing for the payment of such certificates of obligation by the levy of an ad valorem tax upon all taxable property within the City and a limited pledge of the net revenues derived from the operation of the City's waterworks and sewer system; and resolving other matters incident and relating to the issuance, payment, security, sale and delivery of such certificates of obligation

    Management Services Director Thao Vo presented this item. Mayor Pro Tem Ezeonu moved, seconded by Council Member Adams, to approve this item. The motion carried unanimously.

    ADOPTED

    ORD 11744-2025

44. Consider and approve an ordinance authorizing the issuance of "City of Grand Prairie, Texas, Water and Wastewater System Revenue Bonds, Series 2025A"; pledging the net revenues of the City's combined water and wastewater system to the payment of the principal of and interest on such Bonds; and resolving other matters incident and related to the issuance, payment, security, sale, and delivery of such Bonds

Management Services Director Thao Vo presented this item. Mayor Pro Tem Ezeonu moved, seconded by Council Member Adams, to approve this item. The motion carried unanimously.

ADOPTED

ORD 11745-2025

45. Resolution adopting a maximum proposed property (ad valorem) tax rate of $0.660000 per $100 taxable value that the City Council will consider for Fiscal Year 2025-2026

Mayor Pro Tem Ezeonu moved, seconded by Council Member Adams, to table this item to September 2, 2025. The motion carried unanimously.

Tabled to the September 2, 2025, City Council meeting

46. Second Public Hearing and Consideration of a Proposed Strategic Partnership Agreement between the City and the Ellis County Fresh Water Supply District No. 1

Deputy City Attorney Tiffany Bull presented this item to adopt changes to the boundaries. Mayor Jensen advised it is a public hearing and called for speakers. There were none. Deputy Mayor Pro Tem Johnson moved, seconded by Mayor Pro Tem Ezeonu, to close the public hearing and approve this item. The motion carried unanimously.

APPROVED

47. Public Hearing and Final Reading of an Ordinance Adopting the Annexation of Certain Territory in the Extra-Territorial Jurisdiction of the City of Grand Prairie, Texas, To Wit: Approximately 806.0448 acres of land in Johnson County, Texas and Being More Particularly Described and Graphically Depicted in Exhibit "A", Generally Located Just West of the Johnson County and Ellis County Border, South of Mansfield, and Including Portions of the Joseph Stewart Survey, Abstract No. 754, the J.H. Working Survey, Abstract No. 897, the T. Gardner Survey, Abstract No. 303, and Land Conveyed to PRA Prairie Ridge North, LP and Prairie Ridge, LP through Instruments 1900288, 2025-10528, 2025-10525, and 2025-10526, 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

Ms. Bull provided information regarding Goodland Town Center and noted it is a public hearing for final consideration. Mayor Jensen called for speakers. Danielle Twigge, 10210 N. Central Expressway, Dallas, recorded his support and was available for questions. Mayor Pro

Tem Ezeonu moved, seconded by Council Member Adams, to close the public hearing and approve this item. The motion carried unanimously.

ADOPTED

ORD 11746-2025

48. Public Hearing and Final Reading of an Ordinance Adopting the Annexation of Certain Territory in the Extra-Territorial Jurisdiction of the City of Grand Prairie, Texas, To Wit: Approximately 48.06 acres of land in Johnson County, Texas and Being More Particularly Described and Graphically Depicted as Tracts 1, 2, and 3 in Exhibit "A", Generally Located West of the Johnson County and Ellis County Border, South of Mansfield, and Including Portions of the Allen Larrison Survey, Abstract No. 497 and Part of the Tract of Land which was Described in Special Warranty Deed to PRA Prairie Ridge, LP Recorded in Book 3500, Page 964 of the Official Records of Johnson 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

    Ms. Bull reviewed this item and noting the added property. Mayor Jensen advised it is a public hearing and called for speakers. Danielle Twigge, 10210 N. Central Expressway, Dallas, recorded his support and was available for questions. Mayor Pro Tem Ezeonu moved, seconded by Council Member Adams, to close the public hearing and approve this item. The motion carried unanimously.

    ADOPTED

    ORD 11747-2025

49. Public Hearing and Final Reading of an Ordinance Adopting the Annexation of Certain Territory in the Extra-Territorial Jurisdiction of the City of Grand Prairie, Texas, To Wit: Approximately 22.699 acres of land in Ellis County, Texas and Being More Particularly Described and Graphically Depicted in Exhibit "A", Generally Located South of U.S. Highway 287 and North of Lakeview Drive Including the Portion of Ellis County Appraisal District Parcel 303394 Which is not Currently Located in the Territorial Limits of the City of Grand Prairie; 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

    Mayor Pro Tem Ezeonu moved, seconded by Deputy Mayor Pro Tem Johnson, to cancel the public hearing and take no further action. The motion carried unanimously.

Public Hearing Cancelled - No Action

50. Public Hearing and Final Reading of an Ordinance Adopting the Annexation of Certain Territory in the Extra-Territorial Jurisdiction of the City of Grand Prairie, Texas, To Wit: Approximately 6.566 acres of land in Ellis County, Texas and Being More Particularly Described and Graphically Depicted in Exhibit "A", Generally Located Just North of U.S. Highway 67 and the Midlothian Border with the City of Grand Prairie's Territorial and Extra-Territorial Limits and Including North/South Miller Road and its Expanded Right-of-Way, Portions of the L. Kelsey Survey, Abstract No. 192, and 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

Ms. Bull presented this item. Mayor Jensen advised it is a public hearing and called for speakers. Danielle Twigge, 10210 N. Central Expressway, Dallas, recorded his support and was available for questions. Mayor Pro Tem Ezeonu moved, seconded by Council Member Adams, to close the public hearing and approve this item. The motion carried unanimously.

ADOPTED

ORD 11748-2025

PLANNING AND ZONING ITEMS TO BE TABLED

51. CPA-25-05-0010 – Comprehensive Plan Amendment – Echelon Grand Prairie (City Council District 2). Comprehensive Plan Amendment to change the Future Land Use Map (FLUM) designation from Open Space/Drainage to High Density Residential on approximately 8.34 acres. A portion of Tract 1.3 of Abstract No. 126 and Abstract No. 1699 and a portion of Tract 1, W. H. Beeman Survey, Abstract No. 126, City of Grand Prairie, Dallas County, Texas, zoned PD-288 and PD-29, within the SH 161 and IH 20 Corridor Overlay Districts, and addressed as 13 Sara Jane Pkwy and 2000 IH 20 (On June 9, 2025, the Planning and Zoning Commission recommended approval by a vote of 8-0)

Council Member Headen moved, seconded by Council Member Lopez, to table items fifty-one and fifty-two. The motion carried unanimously.

TABLED

52. ZON-25-04-0018 - Zoning Change/Concept Plan - Echelon Grand Prairie (City Council District 2). Zoning Change from PD-288 for Multi-Family and PD-29 for Special Complex including apartments to a Planned Development District for Multi-Family Use and a Concept Plan for a multi-family development on 31.065 acres. Tract 2.4 of C D Ball Survey, Abstract No. 1699, a portion of Tract 1.3 of Abstract No. 126 and Abstract No. 1699, and a portion of Tract 1, W H Beeman Survey, Abstract No. 126, City of Grand Prairie, Dallas County, Texas,

zoned PD-288 and PD-29, within the SH 161 and IH 20 Corridor Overlay Districts, and addressed as 13 Sara Jane Pkwy, 24 Crossland Pkwy, and 2000 IH 20 (On June 9, 2025, the Planning and Zoning Commission recommended approval with conditions by a vote of 8-0)

TABLED

PLANNING AND ZONING FOR INDIVIDUAL CONSIDERATION

53. STP-25-05-0015 - Site Plan - Poly America Building 9 (City Council District 1). Site Plan to construct one industrial warehouse on 18.0 acres. Portions of Sites 3, 23, 33, and 34, SID Great Southwest South Addition, City of Grand Prairie, Dallas County, Texas, zoned Light Industrial, within SH 161 Corridor Overlay, and addressed as 2000 W Marshall Dr (On July 28, 2025, the Planning and Zoning Commission recommended approval by a vote of 6-0 with one Commissioner recusing)

Assistant Planning Director Savannah Ware presented this item to construct a manufacturing building. She reviewed variance requests: building height, landscape buffer, maximum parking and building elevations. Ms. Ware noted the Planning and Zoning Commission (P&Z) recommended approval and the Development Review Committee (DRC) recommended approval with conditions. There was discussion on extra parking, the height of the silos and number of trees.

Josh Steiger, 600 Six Flags Drive, Arlington, civil engineer in support and available for questions. Ritchie Chaircz, 2805 Durham Dr., Mansfield, in support. Jesse Raia, 2000 W. Marshall Dr., recorded support but did not wish to speak. Council Member Clemson moved, seconded by Council Member Adams, to approve this item with conditions. The motion carried unanimously.

APPROVED

54. STP-25-06-0018 - Site Plan - Prose Westcliff Phase 2 Multi-Family (City Council District 2). Site Plan for a multi-family development with 300 dwelling units on 14.16 acres. Lots 11 & 12, Vickery Place Addition, and a portion of Tract 4, J.W.E. Wallace Survey, Abstract No. 1517, and a portion of Tract 12, Benjamin F. Smith Survey, Abstract No. 1337, City of Grand Prairie, Dallas County, zoned PD-464, within the IH-20 Corridor Overlay District, and addressed as 1101 & 1105 E Fish Creek Road, 3971 Westcliff Rd and 1199 E IH-20 (On July 28, 2025, the Planning and Zoning Commission recommended approval by a vote of 7-0)

Ms. Ware noted the applicant wishes to construct a multi-family development with 300 units, which requires site plan approval; and the purpose of site plan approval is to ensure that development meets the requirements of the Unified Development Code (UDC), provides adequate circulation, and uses quality site planning techniques. for multi-family 300 units. She reviewed the aerial view and proposed site plan, noting it meets density and dimensional requirements. Ms. Ware reviewed the landscape plan, building elevations and noted it meets tree preservation requirements. Council Member Headen said this is the second phase of apartments on Dechman Drive and will start leasing soon, noted the entrance to Phase 2 will be on Belt Line, and confirmed they did not change zoning as they already had the zoning.

Harold Willis, 538 Lindly, spoke in opposition of this item and asked to clarify the addresses. Ms. Ware advised the current addresses are provided by the appraisal district. Council Member Headen moved, seconded by Council Member Adams, to approve this item as presented by staff. The motion carried unanimously.

APPROVED

PUBLIC HEARING ZONING APPLICATIONS

55. SUP-25-06-0022 - Specific Use Permit Amendment - Shoot Smart (City Council District 1). Amendment to Specific Use Permit No. 835 to add Gun Manufacturing as an allowed use. Lot 2 and 5, Houston Main Addition, City of Grand Prairie, Tarrant County, Texas, zoned Light Industrial, and addressed as 2441 Houston St and 2436 and 2440 W Main St (On July 28, 2025, the Planning and Zoning Commission recommended approval with a condition by a vote of 7-0)

    Ms. Ware advised the purpose of this request is to amend SUP No. 835 to add gun manufacturing as an allowed use. She reviewed operations and noted in order for Shoot Smart to modify and assemble firearms for use at the shooting range, they must have Firearm Manufacturing as an allowed use listed on their Certificate of Occupancy. Ms. Ware advised the P&Z and DRC approval with condition: Gun manufacturing operations shall comply with Exhibit B – Operational Plan. David Holcomb, 2040 W. Main St., recorded his support of this item. Council Member Clemson moved, seconded by Mayor Pro Tem Ezeonu, to close the public hearing and approve this item with condition. The motion carried unanimously.

    ADOPTED

    ORD 11749-2025

56. SUP-25-02-0009 - Specific Use Permit/Site Plan - F&M Premium Auto Shop (City Council District 1). Specific Use Permit and Site Plan for a new Auto Paint Shop on 0.69 acres. Lot 11R, Block B, Dalworth Park Addition, City of Grand Prairie, Tarrant County, Texas, zoned Commercial (C) District, and addressed as 2439 Dalworth St (On July 28, 2025, the Planning and Zoning Commission recommended approval with conditions by a vote of 7-0)

    Ms. Ware reviewed the aerial view and site plan noting the applicant intends to operate an Auto Paint Shop facility. She confirmed it meets the density, dimensional, parking requirements landscape and screening requirements. Ms. Ware advised no variances were requested and P&Z and DRC approve with conditions: auto body work shall not be performed at this location. Any other additional automotive related uses may be allowed by a Specific Use Permit (SUP) in compliance with Article 4 of the Unified Development Code (UDC); and all operations shall comply with the regulations found in Chapter 13, Article XX, Automotive Related Business Regulations, of the Grand Prairie Code of Ordinances.

    Jonathan Saldana, 2439 Dalworth St., spoke in support of this item. Mr. Saldana noted he is a resident, a small business owner and is working with owner managing project. He supports policies to clean up and will paint used cars or cars that people want to give a unique touch to, and noted he agrees with staff recommendations. Mr. Saldana painting a car requires

preparing it before painting, and said they agree not to do major body repairs. Luis Alcarab, 4224 Old Springtown Rd, recorded support but did not wish to speak. Council Member Shotwell asked to clarify where in the building the painting would take place. Mr. Alcarab advised the company will submit information during permitting request and advised they have a location in Arlington. Council Member Clemson moved, seconded by Council Member Headen, to close the public hearing and approve this item with conditions, The motion carried unanimously.

ADOPTED

ORD 11750-2025

57. CPA-25-07-0016 - Comprehensive Plan Amendment - Goodland Town Center. Comprehensive Plan Amendment to change the Future Land Use Map from Low Density Residential, Mixed Use, Mixed Residential, Commercial/Retail/Office, Open Space/Drainage, and Medium Density Residential to Mixed Use and Medium Density Residential. Approximately 889.499 acres of land out of L Gardner Survey, Abstract No. 303, A Larrison Survey, Abstract No. 497, J Stewart Survey, Abstract No. 754, T Stansbury Survey, Abstract No. 762, and J H Working Survey, Abstract No. 897, City of Grand Prairie and Grand Prairie Extraterritorial Jurisdiction, Johnson County, Texas, property IDs R000008053, R000008054, R000008055, R000012506, R000012507, R000012508, R000012509, R000089489, R000018202, R000018203, R000018204, R000018613, R000018614, R000021410, R000021411, R000021412, R000066933, R000021430, R000021431 (On August 11, 2025, the Planning and Zoning Commission recommended approval by a vote of 6-0)

Ms. Ware presented items fifty-seven and fifty-eight together. She reviewed the boundaries noting the purpose of the request is to change the Future Land Use Map to reflect the land uses shown on the amended Developer Agreement for the Goodland Development and the proposed Planned Development District under concurrent review. Ms. Ware then reviewed the Zoning Change/Concept Plan noting the purpose of the request is to create a Planned Development District for the Goodland Town Center area. Goodland is a master-planned development in the south sector of Grand Prairie that includes the Prairie Ridge single family development in the City's Extraterritorial Jurisdiction and future industrial and mixed residential development within the City of Grand Prairie. The Town Center area is an additional phase that includes about 889 acres. She reviewed illustrative images of development and advised one letter in support and five letters in opposition were received. Ms. Ware said the P&Z and DRC recommended approval. Mayor Jensen asked to review attendance of P&Z members noting recent votes have been with attendance of six or seven members. Council Member Shotwell asked to review opposition letters and Ms. Ware reviewed. Deputy Mayor Pro Tem Johnson noted the letters were received from Venus, he then moved, seconded by Council Member Lopez, to close the public hearing and approve items fifty-seven and fifty-eight as presented. The motion carried unanimously.

ADOPTED

ORD 11751-2025

58. ZON-25-07-0026 - Zoning Change/Concept Plan - Goodland Town Center. Zoning Change and Concept Plan creating a Planned Development District for Mixed Residential, Commercial, and Mixed Use. Approximately 889.499 acres of land out of L Gardner Survey, Abstract No. 303, A Larrison Survey, Abstract No. 497, J Stewart Survey, Abstract No. 754, T Stansbury Survey, Abstract No. 762, and J H Working Survey, Abstract No. 897, City of Grand Prairie and Grand Prairie Extraterritorial Jurisdiction, Johnson County, Texas, property IDs R000008053, R000008054, R000008055, R000012506, R000012507, R000012508, R000012509, R000089489, R000018202, R000018203, R000018204, R000018613, R000018614, R000021410, R000021411, R000021412, R000066933, R000021430, R000021431 (On August 11, 2025, the Planning and Zoning Commission recommended approval by a vote of 6-0)

ADOPTED

ORD 11752-2025

CITIZEN COMMENTS

Romin Khavari, 2476 Dockside Drive, submitted an email with comments regarding his request to have two panels of his driveway replaced.

Eric Crile, 11325 Gale Ridge Ter, Fort Worth, discussed Tarrant Appraisal District voting, his candidacy and new tax entities participating this year.

Dr. Angela Luckey Vaughn, 4473 Harpers Ferry Dr., discussed being followed on August 5th, her call to 9-1-1 and discussed police response and asked for added Police presence at Westchester on the Creek.

Harold Willis, 538 Lindly, discussed Oncor's proposed rate increase and loss of electricity at his home in June, then asked Council to hold Oncor accountable.

ADJOURNMENT

Mayor Jensen adjourned the meeting at 8:18 p.m.

The foregoing minutes were approved at the September 2, 2025, City Council meeting.

Mona Lisa Galicia, City Secretary