CITY OF GRAND PRAIRIE

City Hall
300 W. Main Street
Grand Prairie, Texas

MINUTES

City Council Meeting

Tuesday, December 17, 2024 **4:30 PM** **City Hall - Council Briefing Room**

CALL TO ORDER

Mayor Jensen called meeting to order at 4:32 p.m.

PRESENT
Mayor Ron Jensen
Mayor Pro Tem Jorja Clemson
Deputy Mayor Pro Tem Junior Ezeonu
Council Member District 2 Jacquin Headen
Council Member District 3 Mike Del Bosque
City Council Member District 4 John Lopez
Council Member District 5 Tony Shotwell
Council Member District 6 Kurt Johnson
Council Member At Large Place 7 Bessye Adams

STAFF PRESENTATIONS

1. Mayor's Teen Council Introduction and Presentation of Fall Service Project(s)

   Managing Director Lisa Norris noted this is Mayor's Teen Council's first presentation regarding their fall service projects. Communications Manager Eric Alvarez assisted in putting the presentation together and each student group presented their services projects to Council.

   PRESENTED

2. EPIC: Venue Review

   Parks, Arts and Recreation Director Ray Cerda, Epic Assistant Manager Daniel Cauthen and Parks Fiscal Manager Stephen Bowles provided The Epic fiscal year 2024 financial year-end review.

   PRESENTED

AGENDA REVIEW

Mayor Pro Tem Clemson asked if there were any questions on items three through forty-three from the Consent Agenda, and noted item thirty-nine has a correction and the update has been distributed to council for review. Council Member Adams asked for clarification on funding approved for item forty-two. Parks Arts and Recreation Director Ray Cerda and Parks Superintendent Joey Gomez advised this is to tear out the original court due to numerous safety hazards and to enlarge the court, noting the

entire project cost is $522,466 and includes landscaping, to remove and replace the same trees. Council Member Lopez asked for clarification of item forty. Deputy City Manager Cheryl De Leon said this is to add Mr. Ramirez and Mr. Ford to the Tax Increment Financing (TIF) boards. Council Member Lopez asked if there are rules for adding members to the TIF boards. Ms. McGinnis said there are no rules set, it has been done this way traditionally. Council Member Johnson asked what gives Council authority for selecting these individuals. Ms. McGinnis said the city has discretion of appointments. Council Member Del Bosque noted items eleven through nineteen were reviewed by the City Council Development Committee (CCDC). Council Member Lopez asked for clarification of the offer process for item thirty-two. Deputy City Attorney Julie Dosher said they applied through the Mineral Interest Pooling Act (MIPA) to pool mineral lease rights within a certain gas area and they chose us, offered us to give them certain mineral right lease for $500 per mineral acre and provide 25% mineral royalty. Mayor Jensen explained the percentage is the same as what the Municipal Airport is currently receiving. Ms. Dosher said staff evaluated market conditions, and it is in line with what other cities have been offered and reviewed mapping. Mayor Jensen said it will need to be pulled for Individual Consideration since it is on his property. There was discussion on royalties, burn off, negotiation, horizontal drilling through already existing drill sites and the percentage received from pooled properties. Ms. Dosher confirmed the city engaged outside council to negotiate and said the money goes into the capital lending fund. Council Member Adams asked why items seven through nine are being rejected. Management Services Director Thao Vo advised item seven had only one bid and qualifications and pricing did not meet requirements. Mr. Vo said item eight is Placer AI and they cannot come to terms with the bid terms, so this is a temporary solution for a one year contract to allow them to work on a long term contract solution. Mr. Vo said item nine was recently renewed but met the twenty-five percent cap, has to be rebid as it was larger than previously anticipated and has to align with Texas Local Government Code. Council Member Johnson requested to table items fifty-three through fifty-four. Council Member Del Bosque asked to table item fifty.

EXECUTIVE SESSION

Mayor Jensen called a closed session at 5:35 p.m. pursuant to Chapter 551, Subchapter D of the Government Code, V.T.C.A., to discuss: Section 551.071 "Consultation with Attorney" - Development Agreement with Palace Parkway, LLC.

RECESS MEETING

Mayor Jensen adjourned the closed session, opened the regular meeting and called a recess at 6:14 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 Randy Capote of South Park Baptist Church.

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

CONSENT AGENDA

Mayor Pro Tem Clemson moved, seconded by Council Member Headen, to approve items three through thirty-one, pull item thirty-two for Individual Consideration, and approve items thirty-three to forty-three with correction as presented in Briefing to item thirty-nine. The motion carried unanimously.

3. Minutes of the November 19, 2024, City Council Meeting

   APPROVED ON CONSENT AGENDA

4. Boards and Commissions – Nominations to fill vacancies on the Civil Service and Keep Grand Prairie Beautiful Commissions

   APPROVED ON CONSENT AGENDA

5. Annual agreement with Twincrest Inc. dba Twincrest Technologies for advanced radar vehicle detection through a national cooperative agreement with BuyBoard at an estimated annual cost of $175,000.00 for one year with the option to renew for an additional one-year period totaling $350,000.00 if all extensions are exercised; and authorize the City Manager to execute the renewal option with aggregate price fluctuations of the lesser of up to $50,000.00 or 25% of the original maximum price so long as sufficient funding is appropriated by the City Council to satisfy the City's obligation during the renewal terms (Reviewed by City Council Development Committee on 11/19/24)

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

   APPROVED ON CONSENT AGENDA

6. Annual agreement with Consolidated Traffic Controls, Inc. for traffic control and signal equipment through a national interlocal agreement with Houston-Galveston Area Council (HGAC) for a 4-month period for an estimated $225,000.00 (Reviewed by City Council Development Committee on 11/19/24)

   APPROVED ON CONSENT AGENDA

7. Reject all bids from RFP #24186 for Management, Operations, and Maintenance of Grand Prairie Memorial Gardens and Mausoleum Cemetery

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

   APPROVED ON CONSENT AGENDA

8. Reject all bids from RFB #24158 for a Location Intelligence Software Platform

   APPROVED ON CONSENT AGENDA

9. Reject all bids from RFB #25031 for Wrecker/Towing Services

   APPROVED ON CONSENT AGENDA

10. Contract with Wilson Bauhaus Interiors, LLC for the purchase of furniture, fixtures, and equipment (FF&E) for the Densman Clinic in the amount of $84,603.20 through national cooperative agreements with NCPA, Sourcewell, TIPS, and OMNIA Partners

Cooperatives (Reviewed by the Public Safety, Health and Environment Committee on 12/09/2024)

APPROVED ON CONSENT AGENDA

11. Construction Contract with Gra-Tex Utilities, Inc. for the Phase 3 Water Line Extension Project in the total amount of $5,320,513.00 for Base Bid; Materials Testing with Alliance Geotechnical Group for $26,460.00; In-House Engineering in the amount of $53,205.13; and a 5% Construction Contract Contingency in the amount of $266,025.65 for a total project cost of $5,666,203.78 (Reviewed by the City Council Development Committee on 12/17/2024)

    APPROVED ON CONSENT AGENDA

12. Construction Contract with Landmark Structures I, LP for the Lakeview 2.0 Million Gallon (MG) Elevated Storage Tank (EST) Project in the total amount of $17,942,000.00 for Base Bid; Materials Testing with TEAM Consultants, Inc. for $36,661.50; In-House Engineering in the amount of $179,402.00; and a 5% Construction Contract Contingency in the amount of $897,010.00 for a total project cost of $19,055,073.50 (Reviewed by the City Council Development Committee on 12/17/2024)

    APPROVED ON CONSENT AGENDA

13. Contract amendment #02 with Halff Associates, Inc for additional engineering services for the Tarrant Road at Arbor Creek project in the amount of $87,400.00 (Reviewed by the City Council Development Committee on 11/19/2024)

    APPROVED ON CONSENT AGENDA

14. Ratification of an expenditure with North Texas Contracting, Inc. for an emergency wastewater line repair at the Lake Ridge Lift Station in the total amount of $65,800.00 (Reviewed by the City Council Development Committee on 11/19/2024)

    APPROVED ON CONSENT AGENDA

15. Authorize and confirm the purchase of Right-of-Way located on a portion of Lot 1R, Block 1R of the Bell Helicopter Industrial Park, commonly known address of 1700 N. Highway 360, Grand Prairie, Tarrant County, Texas, from Bell Textron, Inc. for $58,230.00 plus anticipated closing costs of up to $2,000.00 for a total cost of $60,230.00 (Reviewed by the City Council Development Committee on 11/19/2024)

    APPROVED ON CONSENT AGENDA

16. Authorize an agreement with Kleinfelder, Inc. for Preliminary Engineering and Analysis Report (PEAR) Services for Phase 1 of the Renovation and Rehabilitation of the Elevated Storage Tanks Located at 109th and Traders Village for a Total Cost Not to Exceed $59,500.00 (Reviewed by the City Council Development Committee on 11/19/2024)

    APPROVED ON CONSENT AGENDA

17. Approve and Authorize a License Agreement with Jefferson SW Parkway, LLC to allow construction of nine (9) sections of retaining walls over various public easements and uses

shown on the final plat for the Jefferson At Lake Ridge Lot 1, Block 1 of the proposed Jefferson At Lake Ridge Addition, located at 4610 Lake Ridge Parkway, and authorize the City Manager to execute the same (Reviewed by the City Council Development Committee on 11/19/2024)

APPROVED ON CONSENT AGENDA

18. Authorize an Agreement with Walter P. Moore and Associates, Inc. for Professional Water Resources Engineering Services for Phase 5 of the Grand Prairie Flood Warning and Forecasting System in an amount not to exceed $200,000.00 (Reviewed by the City Council Development Committee on 11/19/2024)

APPROVED ON CONSENT AGENDA

19. Construction contract with Gra-Tex Utilities Inc. for Carrier Parkway Wastewater and Median Improvements between Dickey Rd and Cherokee Trace, in the amount of $2,157,899.50, a 5% construction contingency in the amount of $107,895.00, materials testing with TEAM Consultants for $37,057.50, and in-house engineering in the amount of $107,895 for a total construction project cost of $2,410,747.00 (Reviewed by City Council Development Committee on 11/19/2024)

APPROVED ON CONSENT AGENDA

20. Annual Contract for Heavy Equipment Fire Suppression Systems Maintenance and Repair Service with Interstate Fire Sales and Service, LLC dba StateFire DC Specialist, LLC in the amount of up to $45,000 annually. This contract will be for one year with the option to renew for 4 additional one-year periods totaling $225,000.00 if all extensions are exercised (Reviewed by the Finance and Government Committee on 12/10/2024)

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

APPROVED ON CONSENT AGENDA

21. Annual contract for Original Equipment Manufacturer (OEM) fire apparatus maintenance and repair services from Siddons Martin Emergency Group, LLC through a Cooperative Agreement with Buyboard. The initial term will be eight and a half months (up to $35,417) with the option to renew for two additional one-year periods (up to $50,000 annually), totaling $135,417 if all extensions are exercised (Reviewed by the Finance and Government Committee on 12/10/2024)

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

APPROVED ON CONSENT AGENDA

22. Purchase of one (1) new Caterpillar 500 kW generator for the City Hall East complex ($1,393,861.41) and one (1) new Caterpillar 175 kW generator for Fire Station 11 ($383,919.17) from and BD HOLT CO. dba HOLT TEXAS LTD. dba HOLT CAT through a Cooperative Agreement with Sourcewell. This is a one-time purchase in the amount of $1,777,780.58 with a contingency amount of $177,777 for a combined total of $1,955,557.58 (Reviewed by the Finance & Government Committee on 12/10/2024)

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

APPROVED ON CONSENT AGENDA

23. Annual Contract for Dodge/RAM Light and Medium Duty Vehicles with Grapevine DCJ, LLC in an amount up to $3,000,000.00 annually. This contract will be for one year with the option to renew for four additional one-year periods totaling $15,000,000.00 if all extensions are exercised. Award secondary contract to Sames Bastrop CDJ, Inc (up to $3,000,000.00 annually). Secondary awardee will be utilized if primary is unable to fulfill the needs of the city (Reviewed by the Finance and Government Committee on 12/10/2024)

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

    APPROVED ON CONSENT AGENDA

24. Amendment #1 to the contracts with Mansfield Oil Co. of Gainesville, Inc. and U.S. Energy a Division of U.S. Venture Inc, for motor fuel to extend both contracts for an additional six-month term through a Cooperative Purchasing Agreement with City of Fort Worth/OMNIA Partners in the combined amount not to exceed $1,700,000, for a total combined contract amount not to exceed $11,700,000 (Reviewed by the Finance and Government Committee on 12/10/2024)

    APPROVED ON CONSENT AGENDA

25. Award Annual Contract for Chevrolet Light and Medium Duty Vehicles to Ed Morse Automotive, LLC dba Freedom Chevrolet by Ed Morse up to $3,000,000.00 annually. This contract will be for one year with the option to renew for four additional one-year periods totaling $15,000,000.00 if all extensions are exercised. Award secondary to Sames Motor Co., Inc. dba Sames Laredo Chevrolet, Inc. (up to $3,000,000.00 annually) and a tertiary award to Caldwell Automotive Partners, LLC dba Caldwell Country Chevrolet (up to $3,000,000.00 annually). Secondary and tertiary awardees will be utilized if primary is unable to fulfill the needs of the City (Reviewed by the Finance and Government Committee on 12/10/2024)

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

    APPROVED ON CONSENT AGENDA

26. Annual Contract for Ford Light and Medium Duty Vehicles to Caldwell Country Ford LLC dba Rockdale Country Ford LLC up to $3,000,000.00 annually. This contract will be for one year with the option to renew for four additional one-year periods totaling $15,000,000.00 if all extensions are exercised (Reviewed by the Finance and Government Committee on 12/10/2024)

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

    APPROVED ON CONSENT AGENDA

27. Approval of an Access Agreement with EA Engineering, Science, and Technology, Inc., PBC, to install groundwater monitoring wells in the existing rights-of-way and street sections at or near 114 NE 28th Street, in Grand Prairie, Dallas County, Texas 75050 (Reviewed by the Public Safety, Health and Environment Committee

APPROVED ON CONSENT AGENDA

28. Contract with Atmos Energy Corporation for an extension of its natural gas main line to the Fire Station 11 project site in the amount of $60,845.00 (Reviewed by the Public Safety, Health and Environment Committee on 12/09/2024)

APPROVED ON CONSENT AGENDA

29. Purchase of two Pentheon battery-operated rescue tools to include ram, spreader, and cutter and all accessories from Siddons Martin Equipment Sales for the price of $99,525.22 using the Buyboard cooperative purchasing contract #698-23 (Reviewed by the Public Safety, Health and Environment Committee on 12/9/2024)

APPROVED ON CONSENT AGENDA

30. Purchase and prepayment of one fire engine from Siddons Martin of Denton, TX, using the Buy Board cooperative contract #746-24 of a total cost of $1,122,524. Two discounts are included in this total price for chassis prepayment of $17,095 and a full pay discount of $114,052 (Reviewed by the Public Safety, Health and Environment Committee on 12/09/2024)

APPROVED ON CONSENT AGENDA

31. Approve Current and Future Opioid Settlements Which are to be Distributed in Accordance with the Texas Term Sheet Adopted by Resolution 5244-2021, Including an Agreement with Kroger, and Authorize the Execution of Documents Relative to the Acceptance of Said Settlements (Reviewed by the Public Safety, Health and Environment Committee on 12/09/2024)

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

APPROVED ON CONSENT AGENDA

32. Authorize the City Manager to enter into an Oil and Gas Lease Agreement with TotalEnergies E&P USA Barnett 1, LLC to allow underground drilling on approximately 81.5116 acres of City-owned properties. The Lease will be for a three-year primary term, with a $500 per mineral acre bonus payment and 25% royalties to the City (Reviewed by the City Council Development Committee on 12/17/2024)

Item pulled for Individual Consideration. Ms. Dosher presented the negotiated oil and gas lease for lease of mineral rights for several city owned properties and reviewed the map noting most property is in Districts 2 and 4.

Harold Willis, 538 Lindly, recorded his opposition and asked for clarification. Ms. Dosher advised outside counsel was engaged to negotiate this agreement and said this is a better deal than most cities get.

Mayor Pro Tem Clemson moved, seconded by Deputy Mayor Pro Tem Ezeonu to approve subject to staff negotiations for additional rights at city council's discretion. The motion carried unanimously.

APPROVED

33. Award Contract for ERP data conversion services to Precision Task Group, Inc. (PTG) in an amount not to exceed $420,944.00 through a cooperative agreement with Omnia Partners (Contract # 01-140) (Reviewed by the Finance and Government Committee on 12/10/2024)

APPROVED ON CONSENT AGENDA

34. Purchase of 40 Motorola APX6000 handheld radios,19 Motorola APX8000XE handheld radios, and 1 Motorola APX6500 mobile radio for Police and Fire departments from Motorola Solutions, Inc., in the amount of $346,311.80 using Houston Galveston Area Council (HGAC) Cooperative Agreement, HGAC Contract No. RA05-21 (Reviewed by the Public Safety, Health, and Environment committee on 12/09/2024)

APPROVED ON CONSENT AGENDA

35. Contract with B-Weiss Entertainment Group, LLC for Main Street Fest event production and talent buying services for a total of up to $650,000 annually for an initial one (1) year term with the option to renew for four additional one-year periods totaling $3,250,000 if all extensions are exercised (Reviewed by the Finance and Government Committee on 12/10/2024)

APPROVED ON CONSENT AGENDA

36. Amendment #4 in the amount of $35,333 for additional construction scope services to the Contract with Fast General Contracting, LLC at the Epic Maintenance Building, for a total project cost of $1,147,545 (Reviewed by the Finance and Government Committee on 12/10/2024)

APPROVED ON CONSENT AGENDA

37. Change Order #3 in the amount of $69,726.60 to add construction scope services to contract with RLM EarthCo, Inc. for Tyre Park Phase II, for a total project cost of $1,988,527.83 (Reviewed by the Finance and Government Committee on 12/10/2024)

APPROVED ON CONSENT AGENDA

38. Resolution authorizing the City Manager to enter into an Agreement with the Texas Department of Transportation (TxDOT) for construction, maintenance and operation of safety highway lighting systems on IH 20 and IH 30 in Tarrant County (Reviewed by City Council Development Committee on 12/17/2024)

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

APPROVED ON CONSENT AGENDA

RES 5444-2024

39. Resolution Approving the Grand Prairie Hotel Development Corporation Proposed Budget for FY 2024-2025 Grand Prairie Hotel Development Corporation (Reviewed on November 18, 2024)

ADOPTED with Corrections

RES 5445-2024

40. Resolution appointing Mark Ford, Chair Elect of the Grand Prairie Chamber of Commerce, and Tony Ramirez, Economic Development Director, to the Boards of Directors for two Tax Increment Financing (TIF) Zones (TIF District 1 and TIF District 3)

    ADOPTED

    RES 5446-2024

41. Resolution Approving the City's Investment Policy (Reviewed by the Finance and Government Committee on 12/10/2024)

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

    ADOPTED

    RES 5447-2024

42. Ordinance amending the FY2024/2025 Capital Improvement Projects Budget; Construction contract with Paragon Sports Constructors, LLC (PSC) for tennis and pickleball court construction at Friendship Park in the amount of $522,466 plus a 5% contingency in the amount of $26,123.30 for a total project cost of $548,589.30 through a national cooperative agreement with Buyboard (Reviewed by Finance and Government Committee on 12/10/2024)

    ADOPTED

    ORD 11650-2024

43. Ordinance amending the FY2024/2025 EPIC Operating Budget; Pickleball Court Use Agreement with CNP, LLC dba Chicken N Pickle to allow Grand Prairie residents and local business to have use of indoor and covered outdoor pickleball courts. This Agreement is for a one-year term starting 1/1/2025 for an annual cost of $72,800 (Reviewed by the Finance and Government on 12/10/2024)

    ADOPTED

    ORD 11651-2024

ITEMS FOR INDIVIDUAL CONSIDERATION

44. Public Hearing and Final Reading of an Ordinance Adopting the Annexation of Certain Territory Located in the Extraterritorial Jurisdiction of the City of Grand Prairie, Texas, to Wit: Being approximately 1045 Acre Tract of Land in Ellis County, Texas and Being More Particularly Described and Graphically Depicted in Exhibit "A", Such Tract is Generally Located North of 287 Including Land Situated in the S.A. & M.G.R.R. Co. Survey, Abstract No. 1056, D. Morgan Survey, Abstract No. 1224, J. Thomspon Survey, Abstract No. 1086, J. Jones Survey, Abstract No. 583, Joseph Stewart Survey, Abstract No. 961, A. Reeves Survey, Abstract No. 939, and All Adjacent Rights-of-way into the City of Grand Prairie, Texas; Providing for Incorporation of Premises, Amending of the Official City Map, and Acknowledging a Service Plan; Requiring the Filing of this Ordinance with the County Clerk;

Prescribing for Effect on Territory, Granting as Appropriate to All the Inhabitants of Said Property All the Rights and Privileges of Other Citizens and Binding Said Inhabitants by All of the Acts, Ordinances, Resolutions, and Regulations of the City of Grand Prairie, Texas; Providing Cumulative Repealer, Severability, and Savings Clauses; Providing for Engrossment and Enrollment; and Providing an Effective Date

Deputy City Attorney Tiffany Bull presented this item and reviewed related map. Mayor Jensen called for speakers.

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

Ms. McGinnis advised the following recorded their support: Hal Thorn, 3550 Gifco Rd; Casey Stevenson, 485 Millwood Dr., Highland Village; Nate Witzel, 8200 Douglas Ave, Dallas. Council Member Johnson moved, seconded by Council Member Headen, to close the public hearing and approve item forty-four. The motion carried unanimously.

ADOPTED

ORD 11652-2024

45. Public Hearing and Final Reading of an Ordinance Adopting the Annexation of Certain Territory Located in the Extraterritorial Jurisdiction of the City of Grand Prairie, Texas, to Wit: Being approximately 41.68 Acre Tract of Land in Johnson County and Ellis County, Texas and Being More Particularly Described in Exhibit "A" and Graphically Depicted in Exhibit "B", Such Tract is Generally Located South of the Ellis County Fresh Water Supply District No. 1 and West of the Ellis County and Johnson County Border Including Land Situated in the J. Stewart Survey, Abstract No. 961, Ellis County, Texas and I. Gardner Survey, Abstract 897, 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

    Deputy City Attorney Tiffany Bull presented this item and reviewed related map. Mayor Jensen called for speakers. Hal Thorn spoke earlier on this item and item forty-four. Council Member Johnson moved, seconded by Deputy Mayor Pro Tem Ezeonu, to close the public hearing and approve this item. The motion carried unanimously.

    ADOPTED

    ORD 11653-2024

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

    Ms. Bull presented this final reading. Mayor Jensen called for speakers and there were none. Mayor Pro Tem Clemson moved, seconded by Council Member Adams, to close the public hearing and approve this item. The motion carried unanimously.

APPROVED

PLANNING AND ZONING FOR INDIVIDUAL CONSIDERATION

47. STP-24-09-0038 - Site Plan - Oakdale 2 Industrial (City Council District 1). Site Plan for an industrial warehouse on 29.17 acres. Tracts 1-5, 1.2, 12-13, 17-19, & 23, John Farrans Survey, Abstract No. 468, City of Grand Prairie, Dallas County, Texas, zoned Light Industrial and Planned Development No. 221 (PD-221), and approximately addressed as 468 Oakdale Road (On November 11, 2024, the Planning and Zoning Commission recommended approval by a vote of 7-0)

    Chief City Planner Savannah Ware presented this site plan for speculative industrial warehouse buildings, noting it meets density and dimensional requirements, landscaping and screening requirements. She advise the applicant is mitigating for trees. Ms. Ware displayed elevations and reviewed variances. She said Planning and Zoning (P&Z) and the Development Review Committee (DRC) recommended approval. MPT Clemson: wall? Savannah: it is an engineering issue. Brad Cooper, 3819 Maple Ave, recorded support. Mayor Pro Tem Clemson moved, seconded by Deputy Mayor Pro Tem Ezeonu, to approve this item. The motion carried unanimously.

    APPROVED

48. STP-24-07-0031 - Site Plan – Polo Rd Retail Center (City Council District 6). Site Plan for a multi-tenant retail store on 1.525 acres. Lot 12, Block 5, Amesbury Estates Phase 2, City of Grand Prairie, Dallas County, Texas, zoned PD-247, and addressed as 912 W Polo Rd (On November 11, 2024, the Planning and Zoning Commission recommended approval by a vote of 7-0)

    Ms. Ware presented this site plan request for retail building noting there are no set tenants yet. She said it meets landscaping and screening requirements, and P&Z and DRC recommended approval. Mayor Jensen called for speakers and there were none. Council Member Johnson moved, seconded by Council Member Headen, to approve this item as presented by staff. The motion carried unanimously.

    APPROVED

PUBLIC HEARING ZONING APPLICATIONS

49. SUP-24-09-0043 - Specific Use Permit - Flint Academy (City Council District 2). Specific Use Permit for a Child Day Care Center. Lot 1R, Block 1, Oaks Baptist Church Addition, City of Grand Prairie, Dallas County, Texas, zoned Planned Development No. 23 (PD-23), within the IH-20 Corridor Overlay District, and addressed as 801 E IH 20 (On November 11, 2024, the Planning and Zoning Commission recommended approval with conditions by a vote of 7-0)

    Ms. Ware presented this Specific Use Permit (SUP) request for a child day care facility, reviewed hours of operation, noted it would operate for PK-12th grade with 126 students. She reviewed their operational plan and noted no variances were requested. Ms. Ware said twelve notices were sent and no letters in support/opposition were received. She said P&Z and staff

recommended with conditions: The applicant shall provide a playground that is at least 25% of the licensed childcare capacity area. The licensed capacity area shall have an exit from the building directly onto the playground area; The applicant shall provide a minimum 6 ft. fence around the playground area; The applicant shall provide hard plumbed hand sinks in all infant rooms for diaper changing; The applicant shall maintain compliance with City-adopted fire codes; The applicant shall maintain compliance with state minimum standards for licensed childcare centers; The applicant shall maintain compliance with the licensed childcare centers requirements found in Chapter 13, Article VII of the City's Code of Ordinances; The applicant shall maintain compliance with state regulations and City ordinances for food service operations.

Harold Willis, 538 Lindly, spoke in opposition to this item. Barry Jude, 6047 Cedar Glen Dr., described the project, location and when they applied – 3rd week of August. Planning Director Rashad Jackson noted the city's Building Official, and all other departments reviewed and was approved for temporary with no major renovations completed. He said they needed to start the school year and city staff would do this for anyone. There was discussion on age groups serving and Mr. Jude produced playground, building photos and walkway photos, noting Environmental Services has inspected. Mr. Jude said Flint Academy operates daycare. Mr. Jackson advised this clarifies the Certificate of Occupancy (CO) for daycare services.

Nicholas Porter, 339 Gregory Lane, spoke in support.

Council Member Shotwell noted his is just for a daycare, and the temporary CO is something that can be obtained while the zoning case goes through. Council Member Headen asked to confirm if daycare is operated by Flint Academy. Mr. Jude confirmed and said the temporary CO was given Sept 6 and permanent on November 11. Council Member Headen moved, seconded by Council Member Adams, to close the public hearing and approve with staff recommendations as presented. The motion carried unanimously.

ADOPTED

ORD 11654-2024

50. ZON-24-08-0022 - Zoning Change – 1419 E Marshall (City Council District 3). Zoning Change from Commercial (C) to Single Family-Five (SF-5) on 0.328 acres. Lot 1, Block C, Carbaugh Addition, City of Grand Prairie, Dallas County, Texas, zoned Commercial (C) District, and addressed as 1419 E Marshall Dr (On November 11, 2024, the Planning and Zoning Commission recommended approval by a vote of 7-0)

Ms. Ware presented this zoning change request to bring the existing use to proposed zoning. Council Member Del Bosque moved, seconded by Council Member Johnson, to close the public hearing and approve this item. The motion carried unanimously.

ADOPTED

ORD 11655-2024

51. ZON-24-09-0026 - Zoning Change/Concept Plan - Lakesong Development (City Council District 6). Zone Change from Agriculture & Planned Developed-451 to Planned Development (PD) for mixed-use, urban residential, medium residential, estate residential, and open space uses on approximately 1,200 acres. The property is located generally south of Seeton Road, East of FM 661, North of 287, and North of Kimble Road, Ellis County, Texas (Parcel IDs 294666, 294715, 297164, 303397) (On November 11, 2024, the Planning and Zoning Commission recommended approval by a vote of 7-0)

    Ms. Ware presented this item related to the earlier annexation item. She reviewed the concept plan and noted this would incorporate it into a single development district. Ms. Ware said the city executed a developer agreement. She reviewed conceptual elevations and said twenty-three notices were sent with no letters in support/opposition received. Ms. Ware said the P&Z and DRC recommended approval. Casey Stevenson and Nate Witzel (addresses above) recorded support. Council Member Johnson moved, seconded by Council Member Lopez, to close the public hearing and approve as presented by staff. The motion carried unanimously, 8-0 (Council Member Del Bosque took a break and was absent from dais).

    Hal Thorne, 3550 Gifco Road, recorded his appreciation for city council's approval.

    ADOPTED

    ORD 11656-2024

52. ZON-24-09-0025 - Zoning Change/Concept Plan - Polo SFA Amendment (City Council District 6). PD Amendment (PD-410A) to allow 1,600 sq. ft. Single Family Attached units on 2.909 acres. Tract 11.3, Thomas J. Tone Survey, Abstract No. 1460, City of Grand Prairie, Dallas County, Texas, zoned PD-410A and approximated addresses of 4529-4554 Harmony Ct (On November 11, 2024, the Planning and Zoning Commission recommended approval by a vote of 7-0)

    Ms. Ware presented the requested zoning amendment. She reviewed the site plan and conceptual elevations. Ms. Ware said thirty-six notices were sent and no letters in support/opposition were received. She said the P&Z and DRC recommended approval. Council Member Shotwell said this is lowering the minimum square footage from 2100 to 1600 square feet and they were calculating the garage as minimum living space. Mayor Jensen called for speakers and there were none. Council Member Johnson moved, seconded by Council Member Headen, to table this item to the January 7, City Council meeting. The motion carried unanimously.

    TABLED to January 7, 2025, City Council meeting.

53. SUP-24-09-0036 - Specific Use Permit - Cell Tower at 1355 E Seeton Rd (City Council District 6). Specific Use Permit for a 160-foot Cell Tower on 14.212 acres. Lot 1, Block 1, CRC Mira Lagos Addition, City of Grand Prairie, Tarrant County, Texas, zoned PD-318B, within Lake Ridge Corridor Overlay, with an approximate address of 1355 E Seeton Rd (On December 9, 2024, the Planning and Zoning Commission recommended approval by a vote of 9-0)

TABLED to January 7, 2025, City Council Meeting

54. ZON-24-09-0023 - Zoning Change/Concept Plan - Cell Tower at 1355 E Seeton Rd (City Council District 6). Amendment to PD-318B to allow a Cell Tower within PD-318B with City Council approval of a Specific Use Permit and to adopt a Concept Plan depicting the Cell Tower location. Lot 1, Block 1, CRC Mira Lagos Addition, City of Grand Prairie, Tarrant County, Texas, zoned PD-318B, within Lake Ridge Corridor Overlay, with an approximate address of 1355 E Seeton Rd (On December 9, 2024, the Planning and Zoning Commission recommended approval by a vote of 9-0)

    TABLED to January 7, 2025, City Council Meeting

CITIZEN COMMENTS

Mayor Jensen thanked Bob Parker for his service. Mr. Parker, 1801 Wellington, discussed parking issues and expressed concern about utility vehicles and work trucks being parked on the street on weekends when it is not visible to Code Compliance and described safety issue for first responder vehicles.

Harold Willis, 538 Lindly, discussed the 80th anniversary of the Battle of the Bulge, ambulance service and emergency in Grand Prairie in the 1980's.

Deloris Phillips, (no address provided), discussed a truth in lending and faith statement, Habitat for Humanity home, loan and foreclosure.

ADJOURNMENT

Mayor Jensen adjourned the meeting at 7:56 p.m.

The foregoing minutes were approved at the January 7, 2025, City Council meeting.

Mona Lisa Galicia, City Secretary