



CITY OF GRAND PRAIRIE

City Hall
300 W. Main Street
Grand Prairie, Texas

MINUTES

City Council Meeting

Tuesday, June 04, 2024

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 Jorja Clemson

Deputy Mayor Pro Tem Junior Ezeonu

Council Member District 2 Jacquin Headen

Council Member District 3 Mike Del Bosque

Council Member District 4 John Lopez (absent from Agenda Review – present at regular 6:30 p.m. meeting)

Council Member District 5 Tony Shotwell

Council Member At Large Place 7 Bessye Adams

ABSENT

Council Member District 6 Kurt Johnson

STAFF PRESENTATIONS

1. Land Use Assumptions (LUA), Capital Improvement Plan (CIP), Water and Wastewater Impact Fee Process Overview

Andrew Franko, PE, Associate of Freese and Nichols, Inc. presented this item to the Council noting options for funding Capital Improvement Projects, with “Growth paying for Growth”, and new development should pay for the cost of public infrastructure required to serve it; also presented was what can impact fees pay for, and the process for Land Use Assumptions, Capital Improvement Plan and Impact Fee. Mr. Franko noted a timeline of next steps with dates.

Council Member Adams asked what the Capital Improvement Advisory Committee (CIAC) is comprised of. Mr. Franko said it is comprised of Planning and Zoning Board Members, Ad hoc Members and there are members from the real estate community that are required to be on this committee. Mayor Jensen said the city has been charging impact fees for as long as he can remember, and other cities have started to charge impact fees to help with their city’s growth, and added we are taking a deeper dive than before. Council Member Adams said if the impact fees will cover growth, how will the fee structure and water rates be to not impact the users. Mayor said the heavy users will pay their fair share. Council Member Adams asked if Council would look at the proposed tiers. Mayor Jensen answered in the affirmative noting this would be discussed at the budget workshop.

PRESENTED

AGENDA REVIEW

Deputy Mayor Pro Tem Clemson asked if Council had any questions on Consent Agenda items five through twenty-four. Assistant City Attorney Tiffany Bull informed Council agenda items twenty-two through twenty-four, and related zoning agenda items thirty-four and thirty-five would need to be tabled to the June 18, 2024 Council meeting. Deputy Mayor Pro Tem Clemson asked the district number for agenda item thirteen. Transportation and Mobility Director Caryl DeVries noted the Dry Branch Channel Slope Reconstruction Project is in District One. Mayor Jensen said he submitted the proper paperwork to recuse himself from agenda item thirty-three.

EXECUTIVE SESSION

Mayor Jensen called a closed session pursuant to Chapter 551, Subchapter D of the Government Code, V.T.C.A., to discuss any of the following Section 551.071 "Consultation with Attorney" - City of Grand Prairie v. Babcorp 200, LTD et al, 342-338185-22, 342nd Judicial District Court, Tarrant County."

RECESS MEETING

Mayor Jensen adjourned the closed meeting, opened the regular session and called a recess at 5:37 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 Jose Luis Luna of Light & Restoration Worship Center.

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

PRESENTATIONS

2. Proclamation Acknowledging Juneteenth Day

Mayor Pro Tem Clemson read the proclamation, and Mayor Jensen presented it

3. Proclamation for National Gun Violence Awareness Day

Mayor Jensen read the proclamation.

Angela Luckey, 335 Gotland Drive, said Friday, June 7, 2024 from 11:00 a.m. to 1:00 p.m. the GP NAACP will be present at the Grand Prairie City Hall Liberty Bell honoring 1st Annual National Gun Violence Awareness Day.

Davida Kennedy, 321 Sondra Way, said free gun safety locks will be given out at the GP NAACP event on June 7, 2024.

PRESENTED

4. Recognition of Mayor Jensen and City Council for Support of Grand Prairie Host Family Lions Clubs and Grand Prairie Host Lions Clubs Members' Autism Awareness Day Event

Grand Prairie Host Family Lions Club Members presented Mayor Jensen and City Council a medal for their support of Grand Prairie Host Family Lions Clubs and Grand Prairie Host Lions Clubs Members' Autism Awareness Day Event.

PRESENTED

CONSENT AGENDA

Mayor Pro Tem Clemson moved, seconded by Council Member Lopez to approve items five through twenty-one, table items twenty-two through twenty-four to the June 18, 2024 Council meeting. Motion carried unanimously.

5. Minutes of the May 15, 2024, Special City Council Meeting and May 21, 2024, City Council Meeting

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

APPROVED

6. Ratification of AEG Presents Productions, LLC Booking Agreement for \$135,000.00 for Main Street Fest Talent Booking Services (Reviewed by the City Council Development Committee on 05/21/2024)

APPROVED

7. Grant license to Wal-Mart Real Estate Business Trust to allow construction of a redevelopment over City water line easements located at 2650 State highway 161 for a total fee of \$600.00 (Reviewed by the City Council Development Committee on 05/21/2024)

APPROVED

8. Contract Amendment #01 to professional engineering services contract with Halff Associates, Inc. in the amount of \$100,000.00 for the FY2024 Flood Study & Detention Review Assistance project (Reviewed by the City Council Development Committee on 05/21/2024)

APPROVED

9. Purchase of Manhole Rehabilitation Services from Southern Trenchless Solutions for \$145,763.25 through a national cooperative agreement with BuyBoard (Reviewed by the City Council Development Committee on 05/21/2024)

APPROVED

10. Construction contract with McMahon Contracting LP for the Day Miar Road from Ragland Road to Prairie Waters project in the contract amount of \$2,152,245.00 for the base bid, a 5% construction contingency in the amount of \$107,612.25, materials testing with TEAM Consultants for \$36,356.70, and in-house engineering in the amount of \$107,612.25 for a total construction project cost of \$2,403,826.20 (Reviewed by the City Council Development Committee on 05/21/2024)

APPROVED

11. Professional engineering services contract with Freese and Nichols, Inc. in the maximum amount of \$773,135.00 for the design of a 16” and 20” Water Line from Miller Road to Delivery Point A at US Highway 287 (Reviewed by the City Council Development Committee on 05/21/2024)

APPROVED

12. Purchase of Lakeridge Liftstation Cleaning and Rehabilitation Services from National Water Main Cleaning for \$591,613.85 through a national cooperative agreement with BuyBoard (Reviewed by the City Council Development Committee on 05/21/2024)

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

APPROVED

13. Award construction contract to Klutz Construction, LLC for the Dry Branch Channel Slope Reconstruction Project in the amount not to exceed \$672,774.00 (Reviewed by the City Council Development Committee on 05/21/2024)

Kate Deremo, 4365 Ashley Lane, spoke in opposition of this item.

APPROVED

14. Professional service agreement with Kimley-Horn and Associates, Inc. to install Closed Circuit Television (CCTV) and arterial Dynamic Message Signs (DMS) along SH 161 frontages between IH 30 and W Pioneer Pkwy, and along W Jefferson St from NW 23rd St to SW 4th St in an amount not to exceed \$131,605 (Reviewed by the City Council Development Committee on 05/21/2024)

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

APPROVED

15. Annual Contract for Ready Mix Concrete from Rembert Concrete & Construction up to \$1,021,000.00 annually. This contract will be for one year with the option to renew for four additional one-year periods totaling up to \$5,105,000.00 if all extensions are exercised. Award secondary to Legacy Ready Mix up to \$1,050,000.00 annually with the option to renew for four additional one-year periods totaling up to \$5,250,000.00 to be used only if the primary is unable to fulfill the needs of the city (Reviewed by the City Council Development Committee on 05/21/2024)

APPROVED

16. Construction contract with Florida Traffic Control Devices to furnish and install two traffic signals for the intersections of Arlington Webb Britton Road at England Parkway, and Bardin Road at Sgt. Greg L. Hunter Lane in the amount of \$1,240,958.98 (Reviewed by the City Council Development Committee on 05/21/2024)

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

APPROVED

17. Peninsula PID Contract with American Underwater Services for Dredging of Pond 3C located on England Parkway at a Cost of \$1,982 per Box Removed with a \$2,500 Mobilization Fee for one year in an amount not to exceed \$71,870 in Peninsula PID (Council Districts 4 and 6) (Approved by the Peninsula PID Advisory Board on 5/20/2024)

APPROVED

18. Peninsula PID Contract with Cardinal Strategies for Pond 8 North and East Headwall Repairs for one year in the amount of \$80,459.26 in Peninsula PID (Council Districts 4 and 6) (Approved by the Peninsula PID Advisory Board on 5/20/2024)

APPROVED

19. Resolution authorizing amendment #2 to the Interlocal Agreement (ILA) between the City of Grand Prairie and Tarrant County, Texas for assistance in the reconstruction of Jefferson Street from SW 23rd Street to Great Southwest Parkway. This amendment will revise the renewal period and the language of the original ILA (Reviewed by the City Council Development Committee on 05/21/2024)

ADOPTED

RES 5412-2024

20. Ordinance amending the FY 2023/2024 Operating budget in the Airport Fund; Annual Contract for Aviation Fuel from AvFuel Corporation (up to \$1,300,000.00 annually). This Contract will be for one year with the option to renew for (4) Four additional one-year periods totaling \$6,500,000.00 if all extensions are exercised (Reviewed by the Public Safety, Health, and Environmental Committee on 05/13/2024)

ADOPTED

ORD 11549-2024

21. Ordinance amending FY2023/2024 Park Venue Fund and Parks CIP Fund budgets in the amount of \$197,000 for a professional design services contract with Dunaway Associates LLC. for Phase II A for Turner Park (Reviewed by the Finance and Government Committee on 05/07/2024)

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

ADOPTED

ORD 11550-2024

22. Ordinance Adopting the Annexation of Certain Territory Located in the Extraterritorial Jurisdiction of the City of Grand Prairie, Texas, to Wit: Being approximately 1432.123 Acre Tract of Land in Ellis County, Texas and Being More Particularly Described and Graphically Depicted in Exhibit "A", Such Tract is Generally Located South of 287 Including Land Situated in the J. Stewart Survey, Abstract No. 961, Cuadrilla Irrigation Co. Survey, Abstract No 262, R. Wyatt Survey, Abstract No. 1280, B. Canfield Survey, Abstract No. 197, L. Kelsey Survey Abstract No. 593, 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

TABLED TO THE JUNE 18, 2024 CITY COUNCIL MEETING

23. Ordinance Adopting the Annexation of Certain Territory Located in the Extraterritorial Jurisdiction of the City of Grand Prairie, Texas, to Wit: Being approximately 5.730 Acre Tract of Land in Ellis County, Texas and Being More Particularly Described and Graphically Depicted in Exhibit “A”, Such Tract is Generally Described as 262 Cuad Irr. Co; 1280 R M Wyatt and Identified by Ellis County Appraisal District Property ID 261510 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

TABLED TO THE JUNE 18, 2024 CITY COUNCIL MEETING

24. Ordinance Adopting the Annexation of Certain Territory Located in the Extraterritorial Jurisdiction of the City of Grand Prairie, Texas, to Wit: Being approximately 140.030 Acre Tract of Land in Ellis County, Texas and Being More Particularly Described and Graphically Depicted in Exhibit “A”, Such Tract is Generally Located South of 287 and East of Ellis County Parcel ID 261510 Including Land Situated in the Cuadrilla Irrigation Co. Survey, Abstract No 262, 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

TABLED TO THE JUNE 18, 2024 CITY COUNCIL MEETING

ITEMS FOR INDIVIDUAL CONSIDERATION

25. Appointments of Mayor Pro Tem and Deputy Mayor Pro Tem

Mayor Pro Tem Lopez thanked Mayor Jensen for allowing him to serve as Mayor Pro Tem. He then moved, seconded by Council Member Adams, to approve the appointment of Deputy

Mayor Pro Tem Clemson to serve as Mayor Pro Tem and Council Member Ezeonu to serve as Deputy Mayor Pro Tem. The motion carried unanimously.

26. Public Hearing and Standards of Care Ordinance for 2024 After School Program and Camps

Parks, Arts and Recreation Director Ray Cerda called the public hearing at 6:57 p.m. noting Section 42.041 (14) of the Texas Human Resources Code exempts youth programs operated by a municipality from child-care state licensing requirements. It also provides that in order for municipal youth programs to be exempted from state licensing requirements, the governing body of the municipality must annually adopt standards of care by ordinance after conducting a public hearing. Staff recommends that the standards of care set forth in Exhibit A of the presented ordinance be adopted by the City of Grand Prairie. Mayor Jensen said this a public hearing and additional speakers were noted. Mayor Pro Tem Clemson then moved, seconded by Deputy Mayor Pro Tem Ezeonu, to close the public hearing and adopt the ordinance as presented. The motion carried unanimously.

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

Kate Deremo, 4365 Ashley Lane, spoke in opposition of this item.

ADOPTED

ORD 11551-2024

PLANNING AND ZONING FOR INDIVIDUAL CONSIDERATION

27. STP-24-04-0016 - Site Plan - Topgolf Grand Prairie (City Council District 2). Site Plan for an Amusement Services (Indoor) and Amusement Services (Outdoor) facility on 11.199 acres. A portion of Tract 2.2, William Reed Survey, Abstract No. 1193, City of Grand Prairie, Dallas County, Texas, zoned PD-436, within the SH 161 Corridor Overlay District, and approximately addressed as 1015 Ikea Place (On May 13, 2024, the Planning and Zoning Commission recommended approval by a vote of 7-0)

Chief City Planner Savannah Ware presented a request overview of this item including the site plan noting this is a Topgolf Facility with a golf driving range, full-service restaurant and indoor putting. Ms. Ware also mentioned the landscape plan meets landscaping standards, reviewed the Appendix F checklist noting it meets the requirements, discussed the variances, and further noted on May 13, 2024 the Planning and Zoning Commission recommended approval by a vote of 7-0 and The Development Review Committee (DRC) also recommends approval.

Scott Wetterling from Topgolf was present to answer any questions. Mayor Jensen said Council is glad Topgolf will have a location in Grand Prairie. Council Member Lopez asked the expected operating date. Mr. Wetterling said once they break ground it will take about 12 months to be operational. Council Member Headen said the renderings look good and asked if the Grand Prairie location will be different than the other Topgolf locations. Mr. Wetterling said the design is unique, 2 stories, 40 bays per floor and said Topgolf prides themselves in different prototypes for different markets. Mayor Jensen said he and former Council Member Swafford met with Topgolf many years ago and said now is the time to have Topgolf in Grand Prairie.

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

Council Member Headen moved, seconded by Council member Adams, to approve this item per staff recommendations. The motion carried unanimously.

APPROVED

28. STP-24-02-0009 - Site Plan - Grand Prairie Car Wash (City Council District 1). Site Plan for a Car Wash (Full Service) on 1.0927 acres. Sites 39A & 43, GSID Addition, City of Grand Prairie, Tarrant County, Texas, zoned Light Industrial (LI), and addressed as 2406 & 2600 W Pioneer Pkwy (On May 13, 2024, the Planning and Zoning Commission recommended approval by a vote of 7-0)

Ms. Ware presented the request overview for this item including the site plan noting this is a 5,585 square foot car wash with retail space and waiting lounge, 35 parking spaces including vacuum stalls and two driveways – Pioneer Parkway and Great Southwest Parkway. Ms. Ware also presented the car wash plans and detail services, landscape plan, building elevation, and noted the applicant is not requesting any variances and said that on May 13, 2024, the Planning and Zoning Commission recommended approval by a vote of 7-0 and the Development Review Committee (DRC) recommends approval.

Mayor Pro Tem Clemson inquired on the cost of services. Ms. Ware reviewed the car wash plans and detail services price list. Armando Garcia, applicant, was present to answer any questions and expressed their excitement to be part of the Grand Prairie community and thanked the Planning Department for working with them on this process. Council Member Lopez said this is the start of our International Corridor and asked staff if this was shared with the applicant. Planning and Zoning Director Rashad Jackson said this location is in the western limits and said they asked the applicant to not construct the trail as this would be part of the International Corridor project. Mayor Pro Tem Clemson thanked the applicant for their efforts in beautifying this area. Mr. Garcia said the landscaping will have multiple layers, different species of grass that will blend well. Mayor Pro Tem Clemson inquired if they had other locations. Mr. Garcia said this would be their first location.

Mayor Pro Tem Clemson moved, seconded by Council Member Lopez to approve this item as presented. The motion carried unanimously.

APPROVED

PUBLIC HEARING ZONING APPLICATIONS

29. CPA-24-04-0005 - Comprehensive Plan Amendment - Dina Estates Townhomes (City Council District 5). Comprehensive Plan Amendment to change the Future Land Use Map from Commercial/Retail/Office to Medium Density Residential on 2.004 acres. A 2.004-acre tract of land out of the H. Bilsmirer Survey, Abstract No. 111, City of Grand Prairie, Dallas County, Texas, zoned Multi Family-One Residential District and addressed as 1050 & 1100 N Hwy 161 (On May 13, 2024, the Planning and Zoning Commission recommended approval by a vote of 7-0)

Ms. Ware informed Council she would be presenting items twenty-nine and thirty together, and discussed the Comprehensive Plan Amendment noting the future land use map designates this area as Commercial/Retail/Office; applicant is proposing to rezone the property, proposing to amend the Future Land Use Map (FLUM) designation to Medium Density Residential to align with the proposed zoning. Also presented was a map noting the existing zoning and requested zoning. Ms. Ware said staff is unable to support this request because it is inconsistent with the FLUM. However, staff notes that the townhouses are allowed per the existing zoning, further noting that the FLUM designation is not the zoning of the property, it is the recommended land use for future development per the City's comprehensive plan.

APPROVED

ORD 11552-2024

30. ZON-24-03-0009 - Zoning Change/Concept Plan - Dina Estates Townhomes (City Council District 5). Zoning Change from Multi-Family One (MF-1) to a Planned Development with a base zoning district of Single-Family Townhouse and a Concept Plan depicting 14 townhouses on 2.004 acres. A 2.004-acre tract of land out of the H. Bilsmirer Survey, Abstract No. 111, City of Grand Prairie, Dallas County, Texas, within the SH-161 Corridor Overlay District, zoned Multi Family-One Residential District and addressed as 1050 and 1100 N Hwy 161 (On May 13, 2024, the Planning and Zoning Commission recommended approval by a vote of 7-0)

Ms. Ware presented the request overview for this item, aerial view, concept plan, concept elevations at cul-de-sac, concept elevations at south of street, noting the applicant is requesting a variance to the minimum lot dept of 80 feet required by Unified Development Code (UDC) to allow a minimum lot depth of 52 feet for the four units along the southern property line. Ms. Ware mentioned 31 notices were sent to surrounding property owners, one letter of opposition was received, and on May 13, 2024, the Planning and Zoning Commission recommended approval by a vote of 7-0 and the Development Review Committee (DRC) recommends approval, as the proposed development is consistent with the existing zoning.

Tommy Vilbig, civil engineer on the project was present to answer any questions. Council Member Shotwell inquired on the alley for this subdivision and if property owners will have access. Mr. Vilbig said there is a 15-foot alley separating this subdivision from the existing homes; and the alley will be accessible to the subdivision residents and emergency vehicles. Council Member Shotwell said the property owners of the existing homes use this alley for access to their garage. Mr. Jackson said that this is a public alley. Mr. Vilbig said the alley will always be open.

Deputy Mayor Pro Tem Ezeonu inquired on the price range of the townhomes. Mr. Vilbig said the townhomes are \$400,000 and all will be 2,000 square feet and up. Mayor Pro Tem Clemson asked to see the renderings again. Mr. Vilbig said additional screening and landscaping requirements will be met.

Council Member Adams inquired on the opposition received. Mr. Jackson said the opposition received did not want any new development near their home.

Deputy Mayor Pro Tem Ezeonu asked staff if they can negotiate on the look of the townhomes. Ms. Ware said we have some design recommendations and require some variances. Mr. Jackson said this is a zoning change and allowed by right. Mayor Jensen

adding it's a zoning change, if we deny it, it could force us to get what we don't want. Mayor Jensen said he does not like it as presented as it has no color. Mr. Vilbig said these will all be deeded individual townhomes, and they will have to meet Home Owners Association (HOA) standards including color. Council Member Del Bosque mentioned there are townhomes at SH 161 and I20, the aesthetics are very nice and asks the applicant to consider doing something similar at this location. Council Member Shotwell said he is concerned there will be a traffic issue in the alley with the residents of the townhomes and the property owners of the existing homes and said he would personally like this to be looked at further.

Council Member Shotwell moved, seconded by Mayor Jensen to close the public hearing and approve item twenty-nine as presented. The motion carried unanimously.

Council Member Shotwell moved to close the public hearing and to deny item thirty, motion died for lack of a second.

Motion made by Mayor Jensen, seconded by Council Member District 3 Del Bosque, to close the public hearing and approve this item. Voting Yea: Mayor Jensen, Mayor Pro Tem Clemson, Deputy Mayor Pro Tem Ezeonu, Council Member District 2 Headen, Council Member District 3 Del Bosque, City Council Member District 4 Lopez, Council Member At Large Place 7 Adams. Voting Nay: Council Member District 5 Shotwell. The motion carried 7-1.

ADOPTED

ORD 11553-2024

31. SUP-24-03-0012 - Specific Use Permit/Site Plan - RBFCU Bank (City Council District 2). Specific Use Permit/Site Plan for a Bank with a Drive-Through on 0.955 acres. Lot 10, Block A, Epic East Towne Crossing Phase 2, City of Grand Prairie, Dallas County, zoned Planned Development (PD-364), within the SH-161 Corridor Overlay, and addressed as 3162 S Hwy 161 (On May 13, 2024, the Planning and Zoning Commission recommended approval by a vote of 7-0)

Ms. Ware presented the request overview for this item including the site plan noting it is a 3,856 square foot detached drive-thru bank meeting the parking, landscape plan and screening requirements and reviewed the Appendix F checklist. Ms. Ware said that on May 13, 2024, the Planning and Zoning Commission recommended approval by a vote of 7-0, and the Development Review Committee (DRC) recommends approval.

Kristin Haas, Chris Walton and John Weber were present to answer any questions. Mayor Jensen said the RBFCU Bank will be the first in the City of Grand Prairie. Mr. Weber noted the specialty of the bank. Council Member Headen said she was hoping to see more retail at this location and asked Mr. Weber if he has inquired for more retail to come to this area. Mr. Weber said he has 5 prime lots, quality tenants and working aggressively to bring good businesses to this area.

Kate Deremo, 4365 Ashley Lane, spoke in opposition of this item.

Council Member Headen moved, seconded by Deputy Mayor Pro Tem Ezeonu, to close the public hearing and to approve this item as presented. The motion carried unanimously.

ADOPTED

ORD 11554-2024

32. SUP-24-03-0015 - Specific Use Permit - 2818 E Main St (City Council District 5). Specific Use Permit for Auto Dealer (Internet Only) and Auto Repair (Minor) at 2818 E Main St. Lot 107, Burbank Gardens Addition, City of Grand Prairie, Dallas County, Texas, zoned Commercial (C), and addressed as 2818 E Main St (On May 13, 2024, the Planning and Zoning Commission recommended approval with conditions by a vote of 7-0)

Ms. Ware presented the request overview for this item noting the operations is cars will be purchased from auction and brought to the site for minor auto repairs and indoor storage. Minor auto repairs will consist of alternator, starter, water pump, fan belt, hoses, brakes and computer diagnostics with the hours of operation of Monday through Saturday, 10am to 6pm, to include being an Auto Dealer, Internet Only. The applicant is not requesting any variances. Ms. Ware said that on May 13, 2024, the Planning and Zoning Commission recommended approval with conditions by a vote of 7-0 and the Development Review Committee (DRC) recommends approval with the following conditions: any outdoor display of cars for sale or car inventory are prohibited, the business shall obtain a Certificate of Occupancy and Auto Related permit and a dumpster enclosure shall be provided per Environmental Services requirements.

Kiarash Gharbani was present to answer any questions. Council Member asked if the minor repairs would be done inside the building. Mr. Gharbani answered in the affirmative. Council Member Shotwell said this property is located between two zoned car lots and this type of business makes sense in this area and thanked staff for working with the applicant.

Council Member Shotwell moved, seconded by Mayor Pro Tem Clemson to close the public hearing and to approve this item with the conditions previously mentioned. The motion carried unanimously.

ADOPTED

ORD 11555-2024

33. SUP-24-04-0016 - Specific Use Permit Review - Cornhole at 1825 Galveston (City Council District 1). Review SUP No. 1148, a Specific Use Permit for Amusement Services (Indoor) authorizing a Cornhole facility, for compliance with SUP conditions, and modify, renew, or revoke if deemed appropriate based upon the review. Lots 4-7, Block 103, Dalworth Park Addition, City of Grand Prairie, Dallas County, Texas, zoned Commercial, and addressed as 1825 Galveston St (On May 13, 2024, the Planning and Zoning Commission recommended renewal of the SUP by a vote of 7-0)

Mayor Jensen and Council Member Shotwell recuse themselves for this item. Ms. Ware presented the request overview for this item noting the operations are in compliance with Specific Use Permit conditions and all other rules/regulations. There are no violations to report. Ms. Ware said that on May 13, 2024, the Planning and Zoning Commission recommended renewal of the Specific Use Permit by a vote of 7-0 and since operations are in

compliance with the Specific Use Permit, the Development Review Committee (DRC) recommends renewal of the Specific Use Permit.

Mayor Pro Tem Clemson said good news there are no violations and has heard no complaints. Council Member Lopez moved, seconded by Council Member Adams to close the public hearing and to approve this item as presented. The motion carried unanimously.

ADOPTED

ORD 11556-2024

34. ZON-24-03-0008 - Zoning Change/Concept Plan. Zoning Change creating a Planned Development District for Light Industrial including Data Center uses. 1,430.794 acres generally located west of HWY 287, south of Prairie Ridge Blvd, Parcel IDs 190600, 181262, 261509, 261512, 193077, 179637, 291089, 277740, 179561, 179552, 186391, 242136, City of Grand Prairie Extraterritorial Jurisdiction, Ellis County, Texas (On April 22, 2024, the Planning and Zoning Commission recommended approval by a vote of 7-0)

TABLED TO THE JUNE 18, 2024 CITY COUNCIL MEETING

35. ZON-24-03-0007 - Zoning Change/Concept Plan – Goodland Mixed Use. Zone Change creating a Planned Development District for Residential, Mixed-Use, Open Space, and Data Center uses. 309.794 acres located west of HWY 287, north and south of Prairie Ridge Blvd, partially zoned Agriculture, Parcel IDs 284558, 190585, 245944, 290818, 190600, 190602, 190596, City of Grand Prairie and City of Grand Prairie Extraterritorial Jurisdiction, Ellis County, Texas (On April 22, 2024, The Planning and Zoning Commission recommended approval by a vote of 7-0)

TABLED TO THE JUNE 18, 2024 CITY COUNCIL MEETING

CITIZEN COMMENTS

Citizens may speak during Citizen Comments for up to five minutes on any item not on the agenda by completing and submitting a speaker card. The views expressed during Citizen Comments are the views of the speaker, and not the City of Grand Prairie or City Council. Council Members are not able to respond to Citizen Comments under state law.

Harold Willis, 538 Lindly, voiced his frustration with the extended power outage and loss of T-Mobile cell service last week due to the inclement weather. Mr. Willis said he also presented his concerns to the Public Safety, Health and Environment Committee regarding the Spectrum boxes in various locations of the city that are not properly secured.

Jessica Cunningham, 5416 Childress Drive, asked Council to put an ordinance in place that will ensure that all standards of care and safety are met for those operating group homes in which the senior and disabled citizen reside.

Carol Harrison, 1920 Canterbury Drive, excited to bring awareness to mental health to the City of Grand Prairie. Ms. Harrison invited Council to attend future events in this regard and noted the month of July is National Minority Mental Health Awareness Month.

Angela Luckey, 4473 Harpers Ferry Drive, invited Council to attend the Friday, June 14, 2024 Charley Taylor NFL Hall of Fame Scholarship Golf Tournament.

ADJOURNMENT

Mayor Jensen adjourned the meeting at 8:21 p.m.

The foregoing minutes were approved at the June 18, 2024, City Council meeting.

Gloria Colvin, Deputy City Secretary