



CITY OF GRAND PRAIRIE

City Hall
300 W. Main Street
Grand Prairie, Texas

MINUTES City Council Meeting

Tuesday, June 07, 2022

4:30 PM

City Hall - Briefing Room

CALL TO ORDER

Mayor Jensen called the meeting to order at 4:36 p.m.

PRESENT

Mayor Ron Jensen

Mayor Pro Tem Mike Del Bosque

Deputy Mayor Pro Tem Cole Humphreys

Council Member District 1 Jorja Clemson

Council Member District 2 Jacquin Headen

Council Member District 4 John Lopez

Council Member District 6 Kurt Johnson

Council Member At Large Place 7 Jeff Copeland

Council Member At Large Place 8 Junior Ezeonu

STAFF PRESENTATIONS

1. Live Life Grand Campaign

Communications Director Amy Sprinkles explained this campaign has been going for five to seven years and noted they updated their photography and videography to reflect new places and diverse audiences. Ms. Beth Owens from BrandEra discussed efforts through city ads and tourism channels. She reviewed their outdoor campaign, social media and audio efforts and said they worked with the Parks Department on Main Street Fest ads in real time. Ms. Owens showed a video and discussed digital marketing then reviewed their real time performance analysis. Deputy City Manager Cheryl De Leon noted the use of Pyro Marketing for EpicCentral. Council Member Lopez asked if the video was produced in Spanish. Ms. Sprinkles said it was not, and said it is a good idea and would review.

Presented

2. Tourism Travel Shows and Local Familiarization Tour

Ms. Sprinkles and Tourism Manager Sara Dedeluk discussed Tourism's familiarization tours. Ms. Dedeluk noted website, eblast and social media were important during the Covid-19 shut down as familiarization tours returned in January 2022. She reviewed tourism training stops and said the city hosted the Texas Historical Commission. Ms. Dedeluk said also attended the Texas Music Educators Association Conference. Council Member Ezeonu said he saw kids in choir or music outfits at The Epic recently, and Ms. Dedeluk explained their relationship with

various music educators. She said they attended Big Event and the TxDOT Travel Counselors Conference and reviewed upcoming shows and tours promoting Grand Prairie. Ms. Dedeluk discussed visitor traffic and the ability to identify where they are coming from by using tracking devices. Council Member Lopez asked if there is a Spanish marketing effort. Ms. Sprinkles and Ms. Dedeluk said no but advised they would look into it. Council Member Headen inquired about bus tours. Ms. Dedeluk discussed the need to build relationships with bus operators.

Presented

3. Summer Reading Club Kick Off

Library Director Peter Sime thanked Police and Fire and discussed the Library's successful summer reading kickoff this past weekend. He introduced staff musicians – the Bookmarks – who performed a jingle created to draw patrons to the program. Library Supervisor of Programs Caitlyn Milligan discussed various summer programs and early literacy programs.

Presented

4. Parks, Arts & Recreation 2021 Annual Report

Not Presented

AGENDA REVIEW

Chief Financial Officer Cathy Patrick presented amendments to agenda item nineteen including a correction of the date in the second paragraph to June 16, 1954 and the corrected web address for Texas Municipal Retirement System, a copy of the rate letter, the updated amounts for section 3(c), 3(d) and 3(h), updated month to October for 3(f), correction in paragraph 6(e) to reflect the years of 2023 to 2024, estimated payments provided for Exhibit B 3(g) and noted if the bond sale proceeds are not deposited by December 1, 2022 and during 2023, there would be an additional one year lag beyond that specified in 6(e). Ms. Patrick advised the proposed bond and resolution amendment could result in a savings opportunity. Mayor Pro Tem Del Bosque asked if there were questions on this or any other agenda items. Mayor Jensen said for agenda item twenty he asked Mayor Pro Tem Del Bosque to make a motion to nominate Deputy Mayor Pro Tem Humphreys to Mayor Pro Tem and Council Member Lopez to Deputy Mayor Pro Tem. There were no questions.

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" - Poly-America Fire Cost Recovery, Section 551.072 "Deliberation Regarding Real Property" and Section 551.087 "Deliberations Regarding Economic Development Negotiations."

RECESS MEETING

Mayor Jensen adjourned the closed session, reconvened the regular meeting and called a recess at 6:37 p.m.

6:30 PM Council Chambers

RECONVENE MEETING

Mayor Jensen reconvened the meeting at 6:46 p.m.

Invocation led by Pastor Josh Briscoe of Gateway Church Grand Prairie.

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

PRESENTATIONS

4. Proclamation Acknowledging Juneteenth

Council Member Headen read the proclamation and Mayor Jensen presented it to the Juneteenth Committee including Grand Marshal Police Lieutenant Taddonio.

Presented

CONSENT AGENDA

Mayor Pro Tem Del Bosque thanked Mayor Jensen for allowing him to serve as Mayor Pro Tem. He then moved to approve items six through eighteen as presented and approve item nineteen as amended. Council Member Copeland added that the Finance and Government Committee reviewed and approved agenda items fourteen and nineteen. Deputy Mayor Pro Tem Humphreys seconded the motion. The motion carried unanimously.

6. Minutes of the May 17, 2022, City Council Meeting

Approved

7. City Manager Contract

Approved

8. Purchase of three passenger paratransit buses from Creative Bus Sales in the amount of \$428,028.00

Approved

9. Professional services agreements for psychological testing services with Altman Psychological Services, PLLC in the annual amount not to exceed \$20,000; and with Price, Proctor & Associates in the annual amount not to exceed \$20,000; and polygraph testing service with Behavioral Measures & Forensic Services in the annual amount not to exceed \$20,000. All agreements will be for one year with the option to renew for four additional one-year periods totaling a not to exceed amount of \$300,000 if all extensions are exercised. Authorize the City Manager to execute the renewal options with aggregate price fluctuations of \$5,000 so long as sufficient funding is appropriated by the City Council to satisfy the City's obligation during the renewal terms

Approved

10. Reject all Bids from RFB #22078 for Electrical Services

Approved

11. Reject all bids from RFB #22034 for Janitorial Services

Approved

12. Forum Estates PID Contract with Brick and Stone Master for Forum Drive Walls, Entry Monuments, and Planter Boxes in the amount of \$560,631 (Council District 2)

Approved

13. Grand Prairie Hotel Development Corporation Director Removal/Appointment

Approved

14. A Resolution Suspending the June 17, 2022 Effective Date of Oncor Electric Delivery Company's Rate Change To Permit the City Time to Study the Request and to Establish Reasonable Rates

Harold Willis, 538 Lindly, recorded his support of this item and asked for it to be moved to Individual Consideration to discuss long wait times in response to calls for service.

Adopted

RES 5273-2022

15. Resolution authorizing the City Manager to execute a master inter-local purchasing agreement between the City of Grand Prairie and the City of Horizon, Texas

Adopted

RES 5274-2022

16. Resolution authorizing the City Manager to amend an agreement with the Texas Department of Transportation for the 100% reimbursement of the City cost increase from \$54,250.00 to \$69,350.00 for the construction of traffic signals for IH30 at Carrier Parkway and IH30 at NW 7th Street

Adopted

RES 5275-2022

17. Ordinance to convey required utility easement and right of way to Oncor Electric Delivery Company LLC being part of Lot 1R, Block 4, Epic Central Phase III, for switchgear, Dallas County

Adopted

ORD 11212-2022

18. Ordinance to convey a utility easement and right of way to Oncor Electric Delivery Company, LLC located at Egyptian Way, Dogwood Court and SH 161, Dallas County

Adopted

ORD 11213-2022

19. A resolution of the City of Grand Prairie, Texas approving and authorizing an agreement with the Texas Municipal Retirement System pertaining to the City of Grand Prairie, Texas, General Obligation Pension Bonds

Adopted

RES 5272-2022

ITEMS FOR INDIVIDUAL CONSIDERATION

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

Mayor Jensen discussed appointing Council Member Humphreys to serve as Mayor Pro Tem and Council Member Lopez to serve as Deputy Mayor Pro Tem. Council Member Del Bosque moved, seconded by Council Member Johnson, to approve the appointments. The motion carried unanimously.

Approved

PLANNING AND ZONING ITEMS TO BE TABLED

21. ZON-22-03-0007 – Zoning Change/Concept Plan – Jefferson at Loyd Park (City Council District 4). Zoning Change from Agriculture to a Planned Development District for two Multi-Family tracts with 900 units along with 122 townhome lots on 58.38 acres. Multiple parcels within the Ralph Graves Survey, Abstract 569, City of Grand Prairie, Tarrant County, Texas, Zoned Agricultural (A) with an approximate address of 7112 N Day Miar Rd (On May 9, 2022, the Planning and Zoning Commission motion to approve failed by a vote of 4-4 resulting in a recommendation of denial)

Mayor Pro Tem Humphreys moved, seconded by Deputy Mayor Pro Tem Lopez, to table this item. The motion carried unanimously.

Tabled

PLANNING AND ZONING FOR INDIVIDUAL CONSIDERATION

22. STP-22-03-0019 – Site Plan - GSW Townhomes (City Council District 2). Site Plan for a Townhome development with 95 units on 10 acres. Tract 3A, William Thompson Survey, Abstract No. 1558, City of Grand Prairie, Tarrant County, Texas, zoned Planned Development

(PD-421), with an approximate address of 2801 South Great Southwest Parkway (On May 9, 2022, the Planning and Zoning Commission recommended approval by a vote of 7-0)

Chief City Planner Savannah Ware discussed the site plan for the proposed ninety-five units to be built on individual lots with two car garages. She reviewed the amenities, site plan map and noted most would have rear entry garages. Ms. Ware said it meets density, dimensional, parking and landscape requirements. She reviewed the conceptual renderings and elevations and noted no variances were requested. Ms. Ware said the Planning and Zoning Commission recommended approval. Planning Director Rashad Jackson discussed some of the changes from prior review. Deputy Mayor Pro Tem Lopez asked what type of material is being used. Ms. Ware confirmed it is stone. Developer Hamilton Peck, 2449 Mountain View, Cedar Hill, Texas, spoke in support and said they plan to break ground this year. He reviewed the elevations and discussed the design change to the patio. Council Member Ezeonu asked for approximate prices of the units. Mr. Peck said two bedrooms would start at two hundred eighty thousand with larger units costing up to four hundred thousand. Deputy Mayor Pro Tem Lopez asked if this project has a walking trail leading to the Epic area. Mr. Peck said the various connections will go through the area of Boulder Adventures. Council Member Clemson asked for square footage of the units. Mr. Peck confirmed up to 2100 square feet. Ms. Ware said they would start at thirteen hundred square feet. Council Member Headen moved, seconded by Mayor Pro Tem Humphreys, to approve this item. The motion carried unanimously.

Approved

23. STP-22-03-0015 - Site Plan - Tribeca Townhomes (City Council District 2). Site Plan for Tribeca Townhomes, a townhome development with 78 units on 9.17 acres. Tract 2.1, Frederick Dohme Survey, Abstract No. 395, City of Grand Prairie, Dallas County, Texas, zoned PD-422, within the SH 161 Corridor Overlay District, and generally located at the southwest corner of SH 161 and S Forum Dr (On May 23, 2022, the Planning and Zoning Commission recommended approval by a vote of 7-1)

Ms. Ware reviewed the site plan map and noted the units would have all rear entry garages. She discussed several requested variances including density, living area, lot area, width and depth as well as setbacks. Ms. Ware said the plan meets landscaping requirements and reviewed renderings. She noted the Planning and Zoning Commission recommended approval, and staff generally supports it but noted several requested variances. Applicant Rodney DeBaun, 3972 Westcliff Road, spoke in support and said this project is for upscale housing and said they worked heavily with staff regarding design and brick color. He said the units would be two thousand square feet with two and a half baths. Mr. DeBaun noted the third floor would have a giant game room opening to the patio and an outdoor kitchen. He said his goal was to provide smaller, gated homes which lower, middle class citizens could afford. Council Member Johnson asked staff why the applicant is requesting numerous variances. Mr. Jackson said there was an issue with timing and getting information together in time to present but staff generally supports noting the variances. Mr. Jackson said it aligns with the concept plan, but the variances were not provided at the time the concept plan was considered. Council Member Ezeonu asked if the project adheres to Unified Development Code and asked for range of cost

per unit. Mr. Jackson said it did not comply. Mr. DeBaun added the units would cost about five hundred thousand each and said affordable building now has to be smaller. Deputy Mayor Pro Tem Lopez noted some of the variances are because they are townhomes. Mr. Jackson said it is the style of the unit that does not align with the city ordinance. Council Member Copeland said he supports the project of seventy-eight half million dollar homes and noted this is a perfect location for this type of product. He asked the Development Committee to continue to review projects like this one. Council Member Johnson said hopefully staff can keep up with the trend, to change policy to make the scope wider. Council Member Headen said she met with Planning staff to review what type of audience this development would bring. Mayor Jensen said he hopes second, and third time home buyers would be attracted to this type of development in Grand Prairie as their income increases. Ms. Headen said she likes the plan for the trail and third floor open space, then she moved, seconded by Council Member Johnson, to approve this item. The motion carried unanimously.

Approved

PUBLIC HEARING ZONING APPLICATIONS

24. SUP-22-03-0017 - Specific Use Permit - Taco Bell at Green Oaks (City Council District 1). Specific Use Permit for a Restaurant with a Drive Through and a Site Plan Amendment to authorize an additional drive-through lane and reconfiguration of parking for an existing Restaurant. Lot 3A2, Block A, JJ Goodwin Addition, City of Grand Prairie, Tarrant County, Texas, zoned LI District, within SH 360 Corridor Overlay District, addressed as 2815 Green Oaks Blvd (On May 9, 2022, The Planning and Zoning Commission recommended approval by vote of 8-0)

Ms. Ware advised the applicant is adding a second drive thru lane with conversion into a single lane, and noted the Planning and Zoning Commission as well as the Development Review Committee recommended approval. Council Member Clemson moved, seconded by Council Member Ezeonu, to close the public hearing and approve this item. The motion carried unanimously.

Adopted

ORD 11214-2022

25. SUP-22-03-0016 - Specific Use Permit/Site Plan – Grand Central Crossing Multi-Tenant Development with a Drive Through Bank (City Council District 2). Specific Use Permit/Site Plan for Lot 1R of Grand Central Crossing, including a multi-tenant building with a drive-through bank on 1.518 acres. Lot 1R, Block A, Grand Central Crossing Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-273A, within the SH-161 Corridor Overlay District, and addressed as 2810 S HWY 161 (On May 9, 2022, the Planning and Zoning Commission recommended approval by a vote of 8-0)

Ms. Ware presented this request for a bank with a drive thru lane. She said the building would contain a proposed bank and restaurants and advised it meets dimensional and landscaping requirements. Ms. Ware reviewed the map and requested variance to the landscape buffer. She

noted a quick serve restaurant is planned. Jake Fears, 8738 FM 225 S, Lewisville, Texas, and Donald Sopranzi, architect for owner, 10300 N. Central Expwy, Dallas, Texas recorded their support. Council Member Copeland asked if a bank tenant had been signed. Mr. Sopranzi said there is no lease yet, but one tenant is a PeiWei restaurant. Council Member Copeland if they do not have a bank would they be able to continue as a restaurant. Ms. Ware said this request for a specific Use Permit is specifically for a bank with a drive-thru. Council Member Headen moved, seconded by Deputy Mayor Pro Tem Lopez, to close the public hearing and approve this item. The motion carried unanimously.

Adopted

ORD 11215-2022

26. ZON-22-03-0008 - Zoning Change/Concept Plan - 1305 Seeton Rd (City Council District 6). Zoning Change from Agriculture to a Planned Development District for Single Family Use and a Concept Plan depicting 38 detached units on 9.010 acres. Lot 1, Block 1 Gateway Church Addition, City of Grand Prairie, Dallas County, Texas, zoned Agriculture (A), within the Lake Ridge Corridor Overlay district, with an approximate address of 1305 E Seeton Rd (On May 9, 2022, the Planning and Zoning Commission recommended approval by a vote of 8-0)

Ms. Ware reviewed the Zoning Change from Agriculture to proposed Planned Development for Single Family and noted it is in line with the Future Land Use Map (FLUM). She reviewed the concept plan and pointed out the one entry/exit point. Ms. Ware said the lots are sixty foot minimum width. She then reviewed the numerous requested variances some including setbacks, thirty percent homes with j-swing garages, minimum of two garage bays, maximum lot coverage, driveway width and front entry garages that do not meet appendix w requirements. Deputy Mayor Pro Tem Lopez asked if there is a homeowner's association or public improvement district. Ms. Ware said they would, at a minimum, need to have a homeowner's association. Ms. Headen asked to clarify the upgrades. Ms. Ware explained if they are going to have a garage in front, they must enhance them. Council Member Copeland asked why the numerous variances are requested. Ms. Ware explained the restrictions or difficulties in the site plan. Council Member Johnson said he spoke to the developer and feels comfortable moving forward as he understands why the variances exist, as it is the best and highest use. Bruce Edwards, Pastor at Gateway Mansfield in Venus, Texas, recorded his support. Trina Hall, 530 Forrest Hill, discussed Seeton Road and her Seeton family history. She said she supports the new development, but Seeton Road does not appear in Grand Prairie on Google Maps. Council Member Johnson said this area of Day Miar Road is part of Tarrant County Road. Kevin Harrel., 8214 Westchester, Dallas, with Skorburg Company and developer of Cedar Ridge Phase II, spoke in support of the item. He said they held two neighborhood meetings and invited thirty-one neighbors. Mr. Harrell also said they contacted surrounding homeowners' associations and had a meeting June 1st to provide information. He noted the project positively received. Mr. Harrell discussed company history, reviewed maps of Skorburg projects in Grand Prairie, reviewed the concept plan and noted the builder is Windsor Homes. Deputy Mayor Pro Tem Lopez asked if other property is in a public improvement district. Mr. Harrell confirmed. Council Member Ezeonu asked about Cedar Ridge homeowners association. Mr. Harrell said they are not contracted for a builder on Cedar Ridge, but Grand

Homes is contracted for this one. Council Member Johnson moved, seconded by Council Member Copeland, to close the public hearing and approve this item. The motion carried unanimously.

Adopted

ORD 11216-2022

27. ZON-22-03-0006 - Zoning Change/Concept Plan - Entertainment Planned Development District (City Council District 1). Zoning Change from PD-207, PD-217, PD-236A, PD-236B, Light Industrial (LI) District to a Planned Development District for the Entertainment District and a Concept Plan on approximately 1,001.7 acres. Lot 1, Block 1, Tourist Center Addition, Lots 1-3, Block 1&2, Lone Star Park Addition, Lot 1, Block 8, Midpointe Addition, Phase 1, Midpointe, Tract 14, 14.2, 14.3, Israel Jennings Survey, Abstract No. 679, Tract 1.1, 1.2, 1.21, 1.22, 1.23, 1.24, 1.25, 1.26, 1.27, 1.4, 1.5, 1.6, 1.7, 1.8 John C. Read Survey, Abstract No. 1184, Tract 2, 7.3, 7.4, 7.5, 12, 21, 22, 23, 24, 24.2, 24.3, 24.4, 24.5, 25, Perry Linney Survey, Abstract No. 778, Tract 24 Joseph Graham Survey, Abstract No. 506, Tract 3.2, 3.3, 3.4, 3.5, 3.6, 3.7, 3.8, 3.9, Richard Wilson Survey, Abstract No. 1548, City of Grand Prairie, Dallas County, Texas, zoned PD-207, PD-217, PD-236A, PD-236B, Light Industrial (LI) District, within the Belt Line and IH-30 Overlay Corridor Districts and generally located north of IH-30 and east of N Belt Line Road (On May 9, 2022, the Planning and Zoning Commission recommended approval by a vote of 8-0).

Mr. Jackson presented this item located in the Lone Star Park area. He said it has multiple Planned Developments and encompasses one thousand acres, making it one cohesive development. Mr. Jackson reviewed the map advising the Planned Development will be comprised of commercial, entertainment, retail, office and a perimeter area. He reviewed uses allowed and said the Planning and Zoning Commission recommended approval and the Development Review Committee recommended approval with condition that a college/university be allowed by SUP in the perimeter district. Council Member Clemson said this is important to future development. Council Member Headen asked if the green zone could be all residential. Mayor Jensen said yes, if Council approves it. Council Member Clemson asked Mayor Jensen to explain the benefits of having a plan. Mayor discussed the current agreement with Global Gaming at Lone Star Park. Council Member Clemson moved, seconded by Council Member Del Bosque, to close the public hearing and approve this item. The motion carried unanimously.

Adopted

ORD 11217-2022

CITIZEN COMMENTS

Harold Willis, 538 Lindly, discussed events in Buffalo, New York, the National Rifle Association bankruptcy case, and the recent tragedy in Uvalde, Texas.

Trina Hall, 530 Forrest Hill Lane, said she spoke with Council Member Ezeonu and with a sergeant at the police department regarding illegal fireworks and gunshots in Grand Prairie neighborhoods during

the 4th of July and the effects it has on her grandson. She asked council to consider making the city ordinance stricter.

Deloris Philips, P.O. Box 530236, discussed equal protection for all and a Habitat home she used to own in Grand Prairie.

ADJOURNMENT

Mayor Jensen adjourned the meeting at 8:25 p.m.

The foregoing minutes were approved at the June 21, 2022, City Council meeting.

Mona Lisa Galicia, City Secretary