



CITY OF GRAND PRAIRIE

City Hall
300 W. Main Street
Grand Prairie, Texas

MINUTES

City Council Meeting

Tuesday, March 18, 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 Jorja Clemson

Deputy Mayor Pro Tem Junior Ezeonu

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

ABSENT

Council Member District 2 Jacquin Headen

STAFF PRESENTATIONS

1. Introduction of Oncor representative, Shawn Reddie

City Manager William A. Hills introduced Transportation Director Caryl Devries who presented Oncor Area Manager of Customer Operations Shawn Reddie. Mr. Reddie provided information on the fourteen cities within the territory he services, most in Southeast Tarrant and North Johnson Counties. He advised he is the liaison between cities and Oncor, which is an electric transmission distribution company. Mr. Reddie advised Texas is a deregulated state. He said Oncor owns lines, poles, meters, and are paid by delivery charges, per customer. Council Member Lopez discussed Grand Prairie's growth, encouraged participation with staff especially in the southern area, and discussed partnering with projects. Mr. Reddie discussed awareness of data center projects, noting he tries to ensure things get ironed out. He said he encourages cities to partner with Oncor early in the development process as it takes forty weeks to obtain certain equipment. Mr. Reddie explained that during a storm, Oncor works on equipment that effects the most number of people first. They try to restore power as quickly as possible to the masses. Council Member Shotwell discussed support for older neighborhoods having older infrastructure and trees, which tend to cause issues. Mr. Reddie advised meters tell them when residents have a power outage, and they can sometimes make an educated guess on what the issues may be. He encouraged residents to keep trees trimmed to mitigate some concerns. Mr. Reddie provided information for council to email him with any issues. Mr. Reddie described how a trip saver disconnection works. Council Member Shotwell asked if they coordinate with the city's Fire Department regarding at-risk citizens. Mr. Reddie said Oncor has a system where customers can report critical issues. Fire Chief Robert Fite advised the

state requires the Fire Department to manage a database of critical customers and Oncor has been the only distributor who refuses to give them customer addresses. Mr. Reddie advised he worked with Amber at the city's Emergency Operations Center during the recent storm.

PRESENTED

2. Epic Waters Master Plan and Related Expansion Projects (Reviewed by the Finance and Government Committee on 03/04/2025)

Mr. Hills introduced Construction and Design Director Andy Henning who presented Rick Coleman and Justin Brown with American Resort Management (ARM). Mr. Henning noted late last summer ARM discussed opportunities for expansion with city management and had previously discussed creation of a masterplan. He reviewed a design schedule history and proposal of enclosing the outdoor wave pool, installing a new outdoor opportunity, having additional parking and a group check in area. Mr. Henning discussed a proposed initial phase of enhancements to the wave pool, inner tube slide tower, kiddie slides, a food & beverage building, party rooms and restrooms. He also discussed increasing seating capacity with two story cabanas and increased number of tables and chairs, totaling six hundred sixty-five seats. Mr. Henning reviewed renderings, discussed reusing the back wall during expansion. He described the space being forty-five to fifty thousand total square feet, Phase 2A + 2B design fee being \$1.9M-\$2.1 million and Phase 2A + 2B construction costs totaling \$18.25 – \$21.75 million. Mr. Henning a proposed schedule for design and construction with opening in summer of 2027. Mayor Jensen noted none of this would come from budget as it would fall within the ¼ cent Epic Fund. Mr. Coleman confirmed it would pay back in under ten years. Deputy Mayor Pro Tem Ezeonu noted during the Finance and Government Committee (F&G) meeting, there was discussion on issuing bonds. Deputy City Manager Cheryl De Leon said the hope is to cash fund this. Mayor Pro Tem Clemson asked ot clarify additional parking, and Mr. Henning advised, there is a design to make an increase area of parking where the former Epic VIP entrance is located. Ms. De Leon advised there are approximately three hundred parking spots at Epic Central and the plan is to have additional there. Council Member Adams asked how much down time is anticipated, and Mr. Coleman confirmed the wave pool would be down one summer season. Council Member Shotwell asked if this would include revenue loss and Mr. Coleman confirmed it is part of the ten year Return on Investment (ROI) calculations. There was discussion on a second entrance and added signage. Council Member Johnson asked to see the ROI information and Ms. De Leon said she would provide.

PRESENTED

3. Update on Disparity Study

Mr. Hills introduced Managing Director Lisa Norris who advised the city's Business Diversity Administrator Petrina Bonnick-Higgins would be providing the business diversity study update. Ms. Bonnick Higgins advised the study goal was to assess any barriers for minority or women owned businesses with doing business with the city and assessing the spend. She discussed methodology, including quantitative data – utilization, availability, disparity; qualitative data – focus groups, surveys, interviews; and private sector data – obtained from the census. She said study results should arrive within two weeks and should indicate where there are disparities. She noted they would be presented to staff and council then goals will be set to create and implement a program. There was discussion on whether the data would show whether women who owned businesses were married to the contractor, the buying area,

including the four surrounding counties and additional seven contiguous counties. Ms. Bonnick-Higgins advised the initial data will be received at end of this month and staff will meet with contractor MGT to confirm information is relevant to share with council to ensure a viable program will be put together. There was discussion on the new Enterprise Resource Planning (ERP) platform moving forward. Ms. Norris advised the city is exploring how Workday Strategic Sourcing will be able to do it and noted the current system does not have capability to track subcontractors. Council Member Shotwell asked if council can assist. Mayor Jensen said it is for Mr. Hills to handle and to decide. Deputy Mayor Pro Tem asked for a briefing after each committee reviews. Council Member Lopez suggested a workshop and Mayor Jensen supports having a special meeting.

PRESENTED

AGENDA REVIEW

Mayor Pro Tem Clemson asked if anyone had questions on Consent Agenda items four through fourteen. Council Members Johnson and Del Bosque asked for additional information on item five regarding vote centers and whether City Hall would be utilized. City Secretary Mona Lisa Galicia explained there are two vote centers near the vicinity of City Hall - Charley Taylor Recreation Center, which the city leases for no cost to Dallas County, and Crosswinds High School; therefore, City Hall is not utilized.

EXECUTIVE SESSION

Mayor Jensen called a closed session at 5:23 p.m. pursuant to Chapter 551, Subchapter D of the Government Code, V.T.C.A., to discuss any of the following:

(1) Section 551.071 "Consultation with Attorney" - 4702 E. Main Street; Code of Ordinances Chapter 26 Article 2 & 3, Water / Wastewater Rates

RECESS MEETING

Mayor Jensen adjourned the closed session, opened the regular meeting and called a recess at 6:36 p.m.

6:30 PM Council Chambers

RECONVENE MEETING

Mayor Jensen called the regular meeting to order at 6:42 p.m.

Invocation led by Pastor Joseph Kuye of House on the Rock Church.

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

CONSENT AGENDA

4. Minutes of the March 4, 2025, City Council Meeting

Approved on Consent Agenda

5. Authorize Agreements with Tarrant County Elections Department, Dallas County Elections Department and Ellis County Elections Department to conduct the May 3, 2025, Joint General

and Special Elections and subsequent Runoff Election, if necessary; authorize any future contingency transfers as needed to fund the contracts, up to \$134,000

Approved on Consent Agenda

6. Amendment to the City Council Meeting Schedule

Approved on Consent Agenda

7. Annual contract with Midwest Rides, Inc. for one year with the option to renew for four additional one-year periods for carnival rides, games, and food booths at the Main Street Fest. The City will receive a 33.33% commission on all sales per the contract (Reviewed by the Finance & Government Committee on 03/04/2025)

Approved on Consent Agenda

8. Annual contract with Investigation Discovery Services, LLC for pre-employment background investigation services in an amount not to exceed \$25,000 annually. The contract will be for an initial term of one year with the option to renew for four additional one-year terms totaling up to \$125,000 if all renewal options are exercised (Reviewed by the Finance and Government Committee on 03/04/2025)

Approved on Consent Agenda

9. Contract with Ponder Company Inc., for basketball court floor replacement at EPIC Recreation Center through a cooperative with Buyboard in the amount of \$140,666.00 with a contingency of \$25,000 for a total of \$165,666 (Reviewed by the Finance and Government Committee on 03/04/2025)

Charlie Garza, 2611 Naples Ln, expressed concern regarding this item.

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

Approved on Consent Agenda

10. Annual contract with Assembly Unlimited, Inc. for fitness equipment repairs and maintenance. The contract will be for one year in an amount not to exceed \$36,976 with the option to renew for four additional one-year periods for a total amount not to exceed \$184,880 if all extensions are exercised (Reviewed by the Finance and Government Committee on 03/04/2025)

Approved on Consent Agenda

11. Country Club Park PID Contracts with Flock Safety for License Plate Readers to Extend the Term of the Original Agreement for One Year (12/21/24 to 12/20/25) for \$28,000 and Contract for New Cameras for one year from installation at Three Additional Locations at an Additional cost of \$18,150 Including Installation for a Total Expenditure of \$74,150 (Council District 2) Approved by the Country Club Park PID Advisory Board on 8/28/2023

Approved on Consent Agenda

12. Ordinance Amending the FY 2024/2025 Operating Budget (Reviewed by the Finance and Government Committee on 03/04/2025)

Charlie Garza, 2611 Naples Ln, expressed concern regarding this item.

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

ADOPTED

ORD 11673-2025

13. Ordinance Amending the FY 2024/2025 CIP Budget (Reviewed by the Finance and Government Committee on 03/04/2025)

Charlie Garza, 2611 Naples Ln, expressed concern regarding this item.

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

ADOPTED

ORD 11674-2025

14. Ordinance Amending Sections 13-501, 13-507, 13-509, and 13-510 of Chapter 13, Article XIX “Gas Drilling and Production” of the Grand Prairie Code of Ordinances to Modify Regulations for Data Campuses; Providing a Savings Clause and a Severability Clause; Providing an Effective Date (Reviewed by the Public Safety, Health, and Environment Committee on 03/17/2025)

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

ADOPTED

ORD 11675-2025

ITEMS FOR INDIVIDUAL CONSIDERATION

None.

PLANNING AND ZONING FOR INDIVIDUAL CONSIDERATION

15. STP-25-01-0003 – Site Plan – Wildlife Pickleball (City Council District 1). Site Plan for six pickleball courts, a restroom building, and associated parking to serve as the open space requirement for the Wildlife Commerce Park industrial development. Lot 3, Block 7, Wildlife Commerce Park, City of Grand Prairie, Dallas County, Texas, zoned PD-217C, within the SH 161 Corridor Overlay District, and addressed as 705 W Wildlife Pkwy (On February 24, 2025, the Planning and Zoning Commission recommended approval by a vote of 7-0)

Assistant Director of Planning Savannah Ware presented the site plan for six pickleball courts, a restroom building, and associated parking to serve as the open space requirement which will be dedicated to the city upon completion. She reviewed the landscape plan and advised the

Planning and Zoning Commission (P&Z) and Development Review Committee (DRC) recommended approval.

Brad Cooper, 3819 Maple Avenue, recorded support and was available to answer questions. Mayor Pro Tem Clemson thanked Mr. Cooper, she then moved, seconded by Deputy Mayor Pro Tem Ezeonu to approve this item. The motion carried unanimously.

APPROVED

16. STP-22-08-0040 - Site Plan - MDM Townhomes (City Council District 2). Site Plan for a single-family townhome development with 36 units on 3.145 acres. Saint Louis Townhomes Addition, City of Grand Prairie, Tarrant County, Texas, zoned PD-37 district, within the SH-161 Corridor District, and generally located on the east side of SH 360, approximately 120 ft. north of Atrium Dr (On February 10, 2025, the Planning and Zoning Commission recommended approval with conditions by a vote of 9-0)

Ms. Ware presented the site plan, noting the purpose is to obtain approval of a Site Plan to develop thirty-six townhome units on 3.145 acres. City Council approval of a site plan is required because the property is within a Planned Development District and for single-family townhome developments. She advised P&Z recommended approval with conditions: Prior to the issuance of building permits, the applicant shall replat the property so that lot lines and private streets are consistent with the approved site plan. The replat shall denote that the private street and common areas shall be owned and maintained by the HOA; Screening along SH 360 shall consist of a masonry screening wall or wrought iron fence with masonry columns and a wrought iron gate. An updated screening plan shall be provided prior to the issuance of building permits; The applicant shall create a HOA that will maintain the common areas and fence along SH 360; A total of 30 gallons of shrubs shall be provided on each townhome lot. The revised landscaping plan shall be included in the submittal for building permits. The DRC recommended approval with the following conditions: Prior to the issuance of building permits, the applicant shall replat the property so that lot lines and private streets are consistent with the approved site plan. The replat shall denote that the private street and common areas shall be owned and maintained by the HOA. Screening along SH 360 shall consist of a masonry screening wall or wrought iron fence with masonry columns and a wrought iron gate. An updated screening plan shall be provided prior to the issuance of building permits. The applicant shall create a HOA that will maintain the common areas and fence along SH 360; A total of 30 gallons of shrubs shall be provided on each townhome lot. The revised landscaping plan shall be included in the submittal for building permits. Daniel Rizil, 1520 Blue Mesa, recorded his support and was available for questions. Council Member Del Bosque moved, seconded by Council Member Johnson, to approve this item. The motion carried unanimously.

APPROVED

PUBLIC HEARING ZONING APPLICATIONS

17. CPA-25-02-0004 - Comprehensive Plan Amendment - Duncan Perry Industrial (City Council District 1 and 5). Comprehensive Plan Amendment to change the Future Land Use Map

designation from Mixed Use to Light Industrial on 13.88 acres. Tract 1 out of the P. H. Ford Survey, Abstract No. 544, and Tract 1 out of the P. H. Ford Survey, Abstract No. 1713, City of Grand Prairie, Dallas and Tarrant Counties, Texas, zoned PD-312, partially within the SH 161 Corridor Overlay District, and addressed as 1200 Duncan Perry Rd and 2401 W Tarrant Rd (On February 24, 2025, the Planning and Zoning Commission recommended approval by a vote of 7-0)

Ms. Ware presented items seventeen and eighteen together. She reviewed the comprehensive plan amendment to change the Future Land Use Map designation from Mixed Use to Light Industrial. Ms. Ware then reviewed the Zoning change and concept plan to allow for the development of a speculative industrial building. She reviewed concept elevations and proposed land uses. Ms. Ware advised P&Z recommended approval with the following condition: the southern driveway shall be removed unless the Transportation and Mobility Service Department approves a variance. Staff is unable to support the zoning change because the proposed zoning change does not align with the Future Land Use Map. However, the proposed uses are generally compatible with the surrounding land uses to the northwest. Staff recommends the following conditions: The southern driveway shall be removed unless the Transportation and Mobility Service Department approves a variance; A masonry screening wall shall be provided in compliance with Article 8 and Appendix X of the UDC, abutting residential uses along the southern and eastern property lines; A wrought iron fence with live screening shall be installed where the required masonry walls are prohibited due to floodplain, as approved by the Engineering Department and Planning Department.

Council Member Shotwell asked if a convenience store be allowed. Ms. Ware said it would be allowed by SUP but they have removed it from their list.

Mayor Jensen called for speakers. Tyler Thomas, with Trumont Group, 11032 Rosser Road, Dallas, recorded his support and presented background information about their company, reviewed project location and site map. He advised it has remained undeveloped due to significant site challenges and discussed the surrounding areas land use. Mr. Thomas said he is proposing uses that are less traffic uses, discussed the site plan for a light industrial facility and discussed surrounding area with landscaping. He noted there would be three times the parking for certain user types, discussed their sightline study to ensure apartments do not have a line of sight to roof/HVAC, and discussed current gap in market for small businesses.

City Attorney Maleshia McGinnis read names of those recording their support but not wishing to speak: Alexandra Carrillo-Martinez, 2332 Clark Trail; Matt Keim, 3605 Hilltop Rd, Fort Worth; Lorenzo Racca, 1607 Lyte Street, Dallas; Dano Smith, 1020 Canyon Ridge Drive, Desoto; Griffin Neal, 14241 Dallas, Pkwy.

Council Member Shotwell asked if this would be a contractor shop with outside storage. Mr. Thomas confirmed it was not. Mayor Pro Tem Clemson said Mr. Thomas has been open to communication and it is appreciated. She asked if they had other properties and Mr. Thomas said they build to hold long term and have not sold their other properties. Council Member Shotwell moved, seconded by Mayor Pro Tem Clemson, to close the public hearing and approve items seventeen and eighteen as per the Planning and Zoning Commission conditions, and no outside storage and no convenience stores allowed and no businesses that require an auto related business permit. The motion carried unaniomously.

ADOPTED

ORD 11676-2025

18. ZON-25-01-0002 - Zoning Change/Concept Plan - Duncan Perry Industrial (City Council District 1 and 5). Zoning Change from PD-312 for Commercial to a Planned Development District for Light Industrial and a Concept Plan depicting a 103,328 sq. ft. office/warehouse building on 13.88 acres. Tract 1 out of the P. H. Ford Survey, Abstract No. 544, and Tract 1 out of the P. H. Ford Survey, Abstract No. 1713, City of Grand Prairie, Dallas and Tarrant Counties, Texas, zoned PD-312, partially within the SH 161 Corridor Overlay District, and addressed as 1200 Duncan Perry Rd and 2401 W Tarrant Rd (On February 24, 2025, the Planning and Zoning Commission recommended approval with conditions by a vote of 7-0)

Tyler Thomas, 11032 Rosser Road, Dallas, spoke in support of this item as noted above.

Those recording their support but not wishing to speak: Alexandra Carrillo-Martinez, 2332 Clark Trail; Matt Keim, 3605 Hilltop Rd, Fort Worth; Lorenzo Racca, 1607 Lyte Street, Dallas; Dano Smith, 1020 Canyon Ridge Drive, Desoto.

ADOPTED

ORD 11677-20025

19. CPA-24-07-0010 - Comprehensive Plan Amendment - Flex Industrial at 3433 Hardrock Rd (City Council District 1). Comprehensive Plan Amendment to change the Future Land Use Map from High Density Residential to Light Industrial on 15.94 acres. Tracts 47, 47.1, 47.2 and 47.3 out of John C Read Survey, Abstract No. 1183, City of Grand Prairie, Dallas County, Texas, zoned PD-389, within the SH 161 Corridor Overlay District, with an approximate address of 3433 Hardrock Rd (On February 24, 2025, the Planning and Zoning Commission recommended approval by a vote of 7-0)

Ms. Ware presented items nineteen and twenty together. She advised this Comprehensive Plan amendment is to rezone the property to a Planned Development District for Light Industrial to allow the construction of speculative offices and warehouses. She reviewed the three proposed concept plans, building elevations and the requested variances: landscape buffer, parking reduction, wing wall height reduction and allow truck docks along Hardrock Road.

Ms. Ware reviewed staff recommendations: The applicant shall provide a 30-foot landscape buffer per requirements in Appendix X of the UDC along Hardrock Rd and SH 161 Frontage Road; Driveway design and locations must be approved by the Transportation and Mobility Services Department prior to the Site Plan being presented to the Planning and Zoning Commission (P&Z); Parking spaces shall be provided per requirements in Appendix X and Article 10 of the UDC; If Concept B is developed, additional screening shall be provided along Hardrock Rd. to screen truck docks such as a masonry screening wall 8 ft. in height or a living screen on a berm; If Concept C is developed, no overhead doors or truck docks shall be allowed on elevations facing Hardrock Rd, W Rock Island Rd., and SH 161 Frontage Road; A line-of-sight drawing shall be provided during the Site Plan process to confirm that the height of the wing walls will exceed the height of the trucks parked in the truck dock areas.

Ms. Ware noted P&Z recommended five of the six conditions.

Hamilton Peck, 401 Palace Pkwy, recorded his support and discussed the previous plan to do podium style apartments, but noted it was not feasible because area is not adequate for apartments. He discussed the site plan, noting Concept Plan B is getting more traction. Mr. Peck discussed the variance request for landscape buffer noting the land is narrow. Deputy Mayor Pro Tem Ezeonu asked to clarify if the variance would be for all options and Mayor Jensen confirmed. Council Member Shotwell asked if council grants the landscape buffer variance, would he add more landscape buffer. Mr. Peck confirmed.

Ms. McGinnis noted Jonathan Tooley, 2125 Bardin Rd, recorded his support but did not wish to speak. Mayor Pro Tem asked to review what surrounds property and conditions. Ms. Ware noted to the west is industrial and there is a mobile home park. Planning Director Rashad Jackson discussed opposing conditions two through six and allowing for exception of condition 1 with 20% landscaping. Mayor Pro Tem Clemson moved, seconded by Council Member Adams, to close the public hearing and approve item nineteen and twenty with conditions two through six and condition one with 20% more landscaping and allowing for reduced buffer. The motion carried unanimously.

ADOPTED

ORD 11678-2025

20. ZON-24-07-0019 - Zoning Change/Concept Plan - Flex Industrial at 3433 Hardrock Rd (City Council District 1). Zoning Change from Planned Development for multi-family use to Planned Development for Light Industrial use and Concept Plans for Office/Warehouse development on 15.94 acres. Tracts 47, 47.1, 47.2 and 47.3, out of John C Read Survey, Abstract No. 1183, City of Grand Prairie, Dallas County, Texas, zoned PD-389, within the SH 161 Corridor Overlay District, with an approximate address of 3433 Hardrock Rd (On February 24, 2025, the Planning and Zoning Commission recommended approval with conditions by a vote of 7-0)

Hamilton Peck, 401 Palace Pkwy, spoke in support.

Jonathan Tooley, 2125 Bardin Rd, recorded his support but did not wish to speak.

ADOPTED

ORD 11679-2025

CITIZEN COMMENTS

Charlie Garza, 2611 Naples Lane, discussed traffic concerns on Kingswood Blvd including excessive speeding and gifted Council a picture of the submarine USS Texas.

Harold Willis, 538 Lindly, does not support the demolishing of the City Hall Annex build and discussed the past liquor election in Grand Prairie.

Dr. Angela Luckey Vaughn, 4473 Harpers Ferry Drive, listed several women she admires and discussed genuinely connecting to get to know others.

Deloris Phillips, 3001 E Ave K, #247, discussed her stolen phone, Dallas County Appraisal District records of her previously owned home and a complaint she filed with Social Security Administration.

ADJOURNMENT

Mayor Jensen adjourned the meeting at 7:43 p.m.

The foregoing minutes were approved at the April 1, 2025, City Council meeting.

Mona Lisa Galicia, City Secretary