



CITY OF GRAND PRAIRIE

City Hall
300 W. Main Street
Grand Prairie, Texas

MINUTES

City Council Meeting

Tuesday, May 17, 2022

4:30 PM

City Hall - Briefing Room

CALL TO ORDER

Mayor Jensen called the meeting to order at 5:40 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 At Large Place 7 Jeff Copeland

Council Member At Large Place 8 Junior Ezeonu

Council Member District 6 Kurt Johnson

Council Member District 2 Dennis King

Council Member District 4 John Lopez

Council Member Elect Jacquin Headen

STAFF PRESENTATIONS

1. Short Term Rental Ordinance Amendment

Assistant City Manager / City Attorney Megan Mahan discussed short term rentals, reviewed the current ordinance and discussed a survey conducted of other cities' regulations, noting those who are currently involved in lawsuits. Ms. Mahan reviewed building and fire code guidelines and said the desire is to increase ordinance enforcement and make changes to permit requirements. Mayor Jensen said he would like to see a partnership with the registrants. City Manager Steve Dye said the property would have an initial inspection; and if an officer goes out for enforcement, there may be subsequent action. Council Member Johnson asked if an annual inspection would be required, and Ms. Mahan confirmed. Ms. Mahan said five hundred eleven locations are currently registered, and those would be switching to a permit. Council Member Copeland asked if citations could be issued to those property owners who advertise without a permit. Ms. Mahan said failure to register citations can be written daily, and this ordinance asks owners to conduct this business more responsibly. Council Member Lopez said he is not a fan of annual inspections and suggested an online tool for citizens to locate where the registered short term rentals are located. Council Member Copeland asked how the city would find the non-responding short term rentals and fining them. He also said he would like them to be issued a citations. Chief Scesney said a stricter ordinance will help the responding officer and assist in finding who owns the property for issuance of a fine. Council Member Lopez inquired about parking, and Ms. Mahan said no offsite parking nor street parking would be allowed. Chief Scesney discussed parking enforcement and scenarios.

Council Member Clemson said event centers have guidelines and wanted to know if there would be similar guidelines for short term rental properties. Ms. Mahan said it is a freedom of assembly issue. Council Member Copeland noted hotels have set rules where short term rentals do not. Mayor Jensen asked staff to review collecting Hotel Occupancy Tax. Ms. Mahan said the city would have to agree not to enforce some of these regulations.

Presented

2. Historical Neighborhood Sign Policy

Not Presented

AGENDA REVIEW

Mayor Pro Tem Del Bosque asked if Council had any questions regarding the agenda. Deputy Mayor Pro Tem Humphreys and Council Member Ezeonu asked for clarification of item fourteen. City Manager Dye provided details and said this would remove direct liability from the city and noted Grand Prairie United Charities (GPUC) would receive five percent for their staff time. Council Member Ezeonu asked if GPUC worked with the Grand Prairie Homeless Outreach Organization (GPHOO) during the pandemic and Mr. Dye confirmed. Council Member Clemson ask if the city is aware of the needs of the GPHOO. Mr. Dye confirmed and said City Attorney/Assistant City Manager Megan Mahan serves on the GPUC Board and is monitoring those needs. Council Member Clemson asked for clarification of item twenty-three. Parks and Recreation Department Director Duane Strawn provided an update on construction explaining Union Pacific Rail Road has delayed things a bit. Council Member Lopez asked if funds through the program would be available for non-residents. Mr. Dye explained the American Rescue Plan Act funds are not governed by any federal stipulations regarding recipients.

EXECUTIVE SESSION

Mayor Jensen called a closed session at 5:18 p.m. pursuant to Chapter 551, Subchapter D of the Government Code, V.T.C.A., to discuss Section 551.071 "Consultation with Attorney," Section 551.074 "Personnel Matters" - City Manager's Contract 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 6:17 p.m.

6:30 PM Council Chambers

RECONVENE MEETING

Mayor Jensen reconvened the regular meeting at 6:32 p.m.

Invocation led by Pastor Carlos Pasillas of Grand Prairie Seventh Day Adventist Church.

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

3. Resolution Canvassing and Declaring the Results of the May 7, 2022, Joint General Election

Mayor Pro Tem Del Bosque moved, seconded by Deputy Mayor Pro Tem Humphreys, to approve the resolution. The motion carried unanimously.

Adopted

RES 5264-2022

4. Council Member King’s Comments on Serving as District Two Councilman

Council Member King congratulated newly elected Council Member Jacquin Headen. He read Psalm 118 from the bible and thanked the Lord as every day serving the city has been a blessing. Council Member King said he rejoices even though he is sad to be stepping down because he was blessed to have this position thirteen months, and said he is at peace. He thanked staff who he looks to as family, and he thanked everyone seated at the dais, noting they all worked together so well, sometimes agreeing to disagree.

Presented

5. Certificate of Election and Oath of Office of the Mayor

Ms. Mahan read the oath and Mayor Jensen accepted noting he is honored to serve with this group and thanked his wife, Rebecca Jensen. City Secretary Mona Lisa Galicia presented the certificate of election.

Presented and Accepted

6. Council Member District Two Certificate of Election and Oath of Office

Ms. Mahan read the oath and Ms. Headen accepted, then thanked the citizens she met and those who supported her. Council Member Headen said she has been warmly welcomed by city staff, and indicated she would lean on the Lord to help her serve the people of Grand Prairie. Ms. Galicia presented the certificate of election.

Presented and Accepted

7. Council Member District Four Certificate of Election and Oath of Office

Ms. Mahan read the oath and Council Member Lopez accepted. He said it is a blessing to serve then thanked his family for their tremendous support. Council Member Lopez said in his first term he has met priorities set to involve residents more and to steer the right building projects into the city. He thanked city staff, Mayor Jensen, Council and community members. Ms. Galicia presented the certificate of election.

Presented and Accepted

8. Council Member Comments Regarding May 7, 2022, Joint General Election

There were no comments.

PRESENTATIONS

8. Flood Awareness Week Proclamation

Mayor Pro Tem Del Bosque read the proclamation and Mayor Jensen presented it to Public Works Director Gabe Johnson and Public Works Manager Barry Fulfer. Mr. Johnson said they are now working on being a Class Four Community.

Presented

9. Proclamation Recognizing National Correctional Officers Week

Council Member Clemson read the proclamation and Mayor Jensen presented it to Chief Scesney and several Grand Prairie Correctional Officers.

Presented

CONSENT AGENDA

Mayor Pro Tem Del Bosque moved, seconded by Deputy Mayor Pro Tem Humphreys, to table item fifteen, and approve items eleven through fourteen and sixteen through thirty-five. The motion carried unanimously.

11. Minutes of the May 3, 2022, City Council Meeting

Approved on Consent Agenda

12. Professional Services Agreement Renewal #2 with Focused Advocacy, LLC, for Legislative & Regulatory Services for a two year term, at an estimated annual cost of \$104,196.00 and a total of \$208,392.00 over the term of the agreement. Authorize the City Manager to execute any additional renewal options with aggregate price fluctuations of \$50,000 so long as sufficient funding is appropriated by the City Council to satisfy the City's obligation during the renewal terms

Approved on Consent Agenda

13. Development Agreement with MVRGP OPCO, LLC for Glamping Resort at Loyd Park (The Finance and Government Committee reviewed on 04/05/2022)

Approved on Consent Agenda

14. Contract with Grand Prairie United Charities for \$100,000 for a One Year Term to Administer Program for Hotel Nights for the Homeless Population for Inclement Weather or Emergency Situations

Approved on Consent Agenda

15. Price Agreement for janitorial services from UBM Enterprise, Inc. (up to \$915,439.96 annually). This agreement will be for one year with the option to renew for (4) four additional one-year periods totaling \$4,577,199.80 if all extensions are exercised. Authorize the City Manager to execute the renewal options with aggregate price fluctuations of the lesser of up to \$50,000 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

Tabled

16. Assignment of Contract(s) for Fire Alarm Services from LPS Fire, LLC to Pye Barker Fire & Safety in the amount of \$209,500.00

Approved on Consent Agenda

17. Price Agreement for products and services for cybersecurity services to include Endpoint protection software and incident response services from SHI Government Solutions, Inc. through a national inter-local agreement with DIR-TSO-4317 at an estimated annual cost of 154,194.00. This agreement will be for one year with the option to renew for an additional four one-year period totaling \$770,970.00 if all extensions are exercised. Authorize the City Manager to execute the renewal options with aggregate price fluctuations of the lesser of up to \$50,000 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

Approved on Consent Agenda

18. Price agreement for email protection services from Solid Border, Inc. through a national inter-local agreement with the Department of Information Resources (DIR) at an estimated annual cost of \$122,976.00. This agreement will be for one year with the option to renew for four additional one-year periods totaling \$614,880.00 if all extensions are exercised. Authorize the City Manager to execute the renewal options with aggregate price fluctuations of the lesser of up to \$50,000 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

Approved on Consent Agenda

19. Contract Amendment No. 1 to Halff Associates, Inc. to the Professional Engineering Services contract for additional survey services, preparation of construction plans for the selected drainage option and construction phase services on the Miscellaneous Drainage Projects between Tanbark Court and Sequoia Drive in the amount of \$50,178 (The Finance and Government Committee reviewed on 05/03/2022)

Approved on Consent Agenda

20. Purchase of two (2) new Chevrolet Tahoe 4x4's for Police and Fire (\$50,780 each), one (1) new Chevrolet 1500 regular cab pickup for Solid Waste (\$38,315), and one (1) new Chevrolet 1500 double cab pickup for Planning & Development (\$39,530) from Caldwell Country Chevrolet for a combined total of \$179,405 through a Cooperative Agreement with BuyBoard

Approved on Consent Agenda

21. Construction Manager at Risk (CMAR) contract with Dean Electric, Inc. dba Dean Construction for pre-construction management services for the Tyre Park Improvements Phase 1 in the amount of \$0 and approve a construction service fee of 3.5% to be applied at a later time to the actual approved construction costs for the work (The Finance and Government Committee reviewed on 05/03/2022)

Approved on Consent Agenda

22. Professional services contract with Parkhill/Shrickel Rollins, Inc. in the amount of \$246,500 and approve a 5% contingency of \$12,325 for a total cost of \$258,825 for Phase 1 construction documentation and construction administration services for Tyre Park (The Finance and Government Committee reviewed on 05/03/2022)

Approved on Consent Agenda

23. Change Order No. 4 for the Great Southwest Nature Park with William H. Company LLC in the amount of \$85,142.68 for labor/equipment/fuel/insurance cost increases for the remaining work to be completed as well as material cost increases, including concrete, rebar, lumber, trucking, and fuel relating from work stoppage/delays/ access restrictions and resequencing or work due to Union Pacific Railroad change order logistical demands (The Finance and Government Committee reviewed on 05/03/2022)

Approved on Consent Agenda

24. Price Agreement for EpicCentral marketing plan and advertising from Pyro Brand Development LLC. The initial agreement, in the amount of \$1,500,000, will contain the initial one-year term plus a five-month extension to allow fiscal year alignment; and includes the option to renew for three (3) additional one-year periods totaling \$6,000,000 if all extensions are exercised. Authorize the City Manager to execute the renewal options with aggregate price fluctuations of \$50,000 so long as sufficient funding is appropriated by the City Council to satisfy the City's obligation during the renewal terms (The Finance and Government Committee reviewed on 05/03/2022)

Harold Willis, 538 Lindly, spoke in opposition of this item. Deputy City Manager Cheryl De Leon said this is a price agreement to market and develop the Epic Central space.

Approved on Consent Agenda

25. Resolution ratifying the application for and authorizing the acceptance of the FY2021 Urban Area Security Initiative (UASI) Grant for Police Capability Enhancement from the Office of the Governor – Homeland Security Grants Division in the anticipated amount of \$75,220.54 and authorizing the City Manager or his designee to execute the sub-recipient agreement and other grant related documents

Adopted

RES 5265-2022

26. Resolution ratifying the application for and authorizing the acceptance of the Local Hazard Mitigation Plans Program (LHMPP) Grant from the Texas General Land Office Community Development and Revitalization Department in the anticipated amount of \$48,235.42 and authorizing the City Manager or designee to execute the sub-recipient agreement and other grant related documents

Adopted

RES 5266-2022

27. Resolution ratifying the application for and authorizing the acceptance of the FY2022 Urban Area Security Initiative (UASI) Grant from the Office of the Governor – Homeland Security Grants Division in the estimated amount of \$145,352 and authorizing the City manager or his designee to execute the sub-recipient agreement and other grant related documents

Adopted

RES 5267-2022

28. Resolution authorizing the City Manager to apply for and accept a Selective Traffic Enforcement Program (STEP) Commercial Vehicle Enforcement grant from the Texas Department of Transportation (TXDOT), in the amount of \$51,195.03 (The Public Safety, Health and Environment Committee reviewed on 05/02/2022)

Harold Willis, 538 Lindly, spoke in opposition of this item and of item twenty-nine, requesting not to use these programs on Highway 161.

Adopted

RES 5268-2022

29. Resolution authorizing the City Manager to apply for and accept a Selective Traffic Enforcement Program (STEP) grant from the Texas Department of Transportation (TXDOT) for the enforcement of safety belt, child safety seat, speed, intersection traffic control, distracted driving and DWI laws in the amount of \$279,887.13 (The Public Safety, Health and Environment Committee reviewed on 05/02/2022)

Adopted

RES 5269-2022

30. Resolution authorizing amendment of the Municipal Maintenance Agreement between the City of Grand Prairie and the State of Texas Department of Transportation, providing for City to maintain the mural and landscaping around IH-30 at Beltline

Adopted

RES 5270-2022

31. Resolution authorizing execution of a Landscape Maintenance Agreement with the Texas Department of Transportation in connection with 2020 Governor's Community Achievement Award beatification project in the area at Beltline Road and IH30

Adopted

RES 5271-2022

32. Ordinance amending the FY2021/2022 Capital Improvement Projects Budget; Amendment No. 1 with Halff Associates, Inc. to provide professional services for the IH-30 Corridor Beautification in the amount of \$88,000 (The Finance and Government Committee reviewed on 05/03/2022)

Adopted

ORD 11204-2022

33. Ordinance adopting the Housing Administration (Fund 3001) and Housing Choice Voucher (Fund 3002) operating budgets for calendar year 2022 and Fiscal year 2021-2022. This budget includes the addition of 1 (one) Housing Enforcement Office Assistant Position and 2 (two) Housing Enforcement Officer Positions in response to the exceptional increase in inspections related to Chapter 28 of the City's Multi-Family Code. Additionally, allocating, approving, and authorizing the expenditure of \$102,660.70 for the purchase of (3) three new vehicles from Caldwell Country Chevrolet (The Finance and Government Committee reviewed on 05/03/2022)

Adopted

ORD 11205-2022

34. Ordinance amending the FY21-22 Capital Improvement Project Budget; Construction Contract with Thatch Engineering in the amount of \$193,054; Budget Allowance of \$15,000 for new building signage and \$20,000 for material cost escalation, with a Construction Contingency of \$11,400 (5%); total funding request in the amount of \$239,454 for exterior façade waterproofing and aesthetic enhancements to the Housing and Municipal Court buildings associated with the City Hall campus (The Finance and Government Committee reviewed on 05/03/2022)

Adopted

ORD 11206-2022

35. Ordinance amending the FY 2021/2022 Capital Improvement Projects Budget: Contract with SpawGlass in the amount of \$165,989.29 and approve a 5% contingency of \$8,299.46 for a total cost of \$174,288.75 for the Summit soffit repair through a cooperative agreement with Buyboard (The Finance and Government Committee reviewed on 05/03/2022)

Adopted

ORD 11208-2022

ITEMS FOR INDIVIDUAL CONSIDERATION

36. An Ordinance Amending Chapter 29 “Code Compliance” of the Code of Ordinances of the City of Grand Prairie, Texas, by amending Article IX, “Short Term Residential Rentals”; providing a savings and severability clause; a cumulative clause; a penalty clause; and providing for an effective date from and after its approval and publication

Ms. Mahan noted this amendment would change registration to a permitting process. She said council reviewed during briefing earlier and revised the permit fee to four-hundred eighty dollars, which would better reflect staff time, and shortened the period provided for current registrants to obtain permits to sixty days instead of ninety days as proposed. Mayor Pro Tem Del Bosque moved, seconded by Council Member Johnson, to approve with changes to a four-hundred eighty dollar fee and a sixty day period for registration. Council Member Lopez said a problem exists due to some “bad apples”, but not all short term rentals are problems and do serve a purpose. He noted there are some gaps to be revisited before he can fully support it as he is not against oversight, but there are too many unanswered questions for him. Motion to approve made by Mayor Pro Tem Del Bosque, Seconded by Council Member District 6 Johnson.

Voting Yea: Mayor Jensen, Mayor Pro Tem Del Bosque, Deputy Mayor Pro Tem Humphreys, Council Member District 1 Clemson, Council Member At Large Place 7 Copeland, Council Member At Large Place 8 Ezeonu, Council Member District 6 Johnson

Voting Nay: Council Member District 4 Lopez

Adopted

ORD 11207-2022

PLANNING AND ZONING ITEMS TO BE TABLED

Mayor Pro Tem Del Bosque moved, seconded by Deputy Mayor Pro Tem Humphreys to table items thirty-seven through thirty-nine. The motion carried unanimously.

37. 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

Tabled

38. SUP-22-02-0008 - Specific Use Permit – Child Day Care Facility at 2040 N SH 360 (City Council District 1). Specific Use Permit for Child Day Care Facility on 0.57 acres. Site 11, Lot 1, Block 1, GSID, COMM #5, Installation #3, City of Grand Prairie, Tarrant County, Texas, and addressed as 2040 N HWY 360

Tabled

39. 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

Tabled

PUBLIC HEARING ZONING APPLICATIONS

40. ZON-21-12-0016 – Zoning Change/Concept Plan – Haven at Loyd Park (City Council District 4). Zoning Change from Agriculture to a Planned Development District for Multi-Family Use and a Concept Plan depicting 242 multi-family units on 9.36 acres. Tract 6D03, J. C. Armstrong Survey, Abstract 43, City of Grand Prairie, Tarrant County, Texas, Zoned Agricultural (A) with an approximate address of 961 N Day Miar Rd (On March 14, 2021, the Planning and Zoning Commission recommended approval by a vote of 5-0)

Chief City Planner Savannah Ware reviewed existing zoning and the Future Land Use Map (FLUM). She displayed the concept plan and proposed planned development which has no requested variances. Ms. Ware said the plan meets parking requirements, and she reviewed various amenities and conceptual elevations. She said the Planning and Zoning Commission (P&Z) recommended approval, and the Development Review Committee (DRC) has no objections but recommends the applicant obtain an access easement from the property to the west prior to approval of the site plan. Council Member Lopez asked if the other project is denied, how it would effect access. Ms. Ware said the secondary access is not a fire access concern. Council Member Copeland asked if this is a different owner than for the property to the south, and Ms. Ware confirmed. Council Member Copeland asked if this development is dependent on the Day Miar development to the south. Transportation Director Walter Shumac said the road is not in great condition, but the road has physical access and can be driven. Council Member Lopez asked if there is an agreement between this property owner and the property owner to the south. Phillip Graham and Mr. David, 2201 E Lamar Blvd, Arlington, spoke in support. Mr. David said they will work with the adjacent landowner. Council Member Copeland asked if they would build Prairie Waters to their property and the other owner build the rest of the road. Mr. David said he is willing to share the cost. Planning Director Rashad Jackson said it is typically done in a proportional manner and noted a condition may be placed that he shall participate in the cost or construction of Day Miar. Mayor Jensen told staff that Council wants Day Miar built before either developer receives a certificate of occupancy. Council Member Lopez said during the P&Z and DRC meetings, the cost of the road was brought to their attention and said they want a walking trail from these units to the commercial area to connect to the retail and restaurants. Mr. David said he is okay with it. Council Member Ezeonu asked to review their unit prices. Mr. David said two dollars per square foot with units between six hundred and twelve hundred square feet. Council Member Copeland thanked them for coming to town and thanked their design team, then noted this is good use. Council Member Lopez moved, seconded by Council Member Clemson, to close the public hearing and approve with the amendment that they take on a fair

percent of the road buildout and work with the property owner to the south, and that Certificates of Occupancy would not be issued until Day Miar Road is built. Council Member Ezeonu asked if staff can have oversight. Mr. Jackson said it is a private legal matter not in the city's control. The motion carried unanimously.

Adopted

ORD 11209-2022

41. SUP-22-03-0015 - Specific Use Permit Review - Special Event Center at 503 W Church St (City Council District 5). Review SUP No. 879, a Specific Use Permit for a Special Event Center, for compliance with SUP conditions, and modify, renew, or revoke if deemed appropriate based upon the review. Lot 1, Block C, Chase, City of Grand Prairie, Dallas County, Texas, zoned GR-1, within CBD No. 2, and addressed as 503 W Church St (On April 25, 2022, the Planning and Zoning Commission recommended to revoke by a vote of 8-0)

Ms. Ware reviewed compliance requirements and history. She said the Grand Prairie Police Department asked for review of the of the specific use permit due to disorderly conduct. Ms. Ware reviewed information regarding police calls for service in 2018, 2020, multiple incidents in 2021 and two calls for service on March 18, 2022. She said P&Z voted to revoke the permit, and staff recommends revocation due to not complying with conditions of operating hours and receipt of substantiated complaints regarding disorderly conduct. Council Member Johnson asked if the 1:00 a.m. closing time is correct. Mr. Jackson said they have their own ordinance dated 2011 allowing for that closing time. Council Member Lopez asked if the current operator knew about the specific use permit. Ms. Ware confirmed the property owner operates the center now. Council Member Ezeonu asked why this took permit took so long for review. Ms. Ware noted the language was not in the ordinance prepared back then. Council Member Clemson asked if there are others that have similar circumstances. Ms. Ware said there are others that have rules which were set back when their centers were approved. Mayor Jensen confirmed no speakers were signed up to speak. Attorney Carlos Castro did not submit a speaker card but requested to speak on behalf of the owner, and Mayor Jensen confirmed. Mr. Castro said no one was cited for the incidents discussed and said there has not been an opportunity to remediate. He also said the operator has contracts in place for the center for the next three to four months. Deputy Mayor Pro Tem Humphreys said it weighs on him to put someone out of business. He then moved, seconded by Council Member Copeland, to close the public hearing and revoke the specific use permit. The motion carried unanimously.

Revoked

ORD 11211-2022

42. VCC-22-03-0001 – Unified Signage Plan – Traders Village (City Council District 2). Unified Signage Plan for three signs exceeding the maximum area, width, and height permitted for monument signs and allowable area for electronic messaging centers (EMCs) permitted for each monument sign. Tract 1A, William J Whiting Survey, Abstract No. 1614, City of Grand Prairie, Tarrant County, Texas, zoned LI, and addressed as 2602 Mayfield Road (On April 25, 2022, the Planning and Zoning Commission recommended approval by a vote of 7-1)

Ms. Ware reviewed the unified signage plan for three proposed monument signs and noted there were seven requested variances. She said the Planning and Zoning Commission recommended approval, but staff cannot approve given the number of variances as they believe the applicant can modify the design of signs to reduce the number of variances. Council Member Clemson asked if staff recommendations were discussed, and Ms. Ware confirmed noting the applicant did not make modifications. Mayor Jensen said there were no registered speakers on this item. Council Member Headen moved, seconded by Council Member Johnson, to close public hearing and approve the item. The motion carried unanimously.

Approved

43. ZON-21-12-0016 – Zoning Change/Concept Plan – Lapid Flats (City Council District 1). Zoning Change from a Planned Development District for General Retail to a Planned Development District for Multi-Family Use and a Concept Plan for 69 multi-family units on 2.391 acres. John W Farrens Survey, Abstract 545, City of Grand Prairie, Tarrant County, Texas, zoned PD-118, and with an approximate address of 1410, 1420, and 1430 Duncan Perry Rd (On April 25, 2022, The Planning and Zoning Commission recommended approval by a vote of 8-0)

Ms. Ware reviewed the concept plan, proposed standards, various amenities and conceptual building elevations. She advised no variances were requested and said the Planning and Zoning Commission recommended approval and the Development Review Committee does not have objections. Speaker Megan Lasch, 5561-A, Austin, Texas, spoke in support of this item and confirmed this is age restricted housing. She reviewed the proposed site plan meeting parking requirements, displayed photos of development samples which are actual properties in the Dallas/Fort Worth area and noted they will have resident support services onsite. Council Member Ezeonu asked if affordable housing is based on income. She said the bulk will be affordability and ten percent would be market rated. Council Member Johnson asked how long they manage their property. Ms. Lasch said approximately fifteen years and stated that she puts up a personal guarantee for their properties. She added the minimum age of residents is fifty-five, but they see mostly sixty-eight to seventy year-old residents. Council Member Copeland asked if these are in their affordable tax credit projects, and she confirmed. Deputy Mayor Pro Tem Humphreys said some similar type housing are currently below the fifty percent occupancy rate. Ms. Lasch said the demand is high and foreclosure is very low because of the restrictions and inspection. Deputy City Manager Bill Hills noted the tax credit stays with the property for fifteen years and said these are fully equipped properties. Mr. Hills said those properties with cafeteria style feeding are struggling. Council Member Headen inquired about the public art. Ms. Lasch said somewhere along Duncan Perry Road or at the entry way to the property, they will likely have art in a location that is public facing. Council Member Clemson said this particular project is surrounded by apartments and near Fire Station Four, and noted it aligns with the FLUM. She also likes the green scape and art, and indicated it is the highest and best use of this property. Council Member Clemson moved, seconded by Deputy Mayor Pro Tem Humphreys, to close the public hearing and approve with the addition of a piece of public art. The motion carried unanimously.

Adopted

ORD 11210-2022

CITIZEN COMMENTS

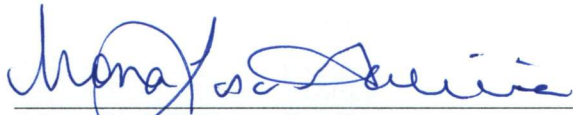
Deloris Phillips, P.O. Box 530236, Grand Prairie, spoke of stray cats at Cottonwood Park Village. She asked for a pet friendly city. She also spoke of mail received at a different address.

Harold Willis, 538 Lindly, thanked council for acknowledgement of Correction Officer's Week. He noted Ms. Headen's election to Council shows strength in racial diversity.

ADJOURNMENT

Mayor Jensen adjourned the meeting at 8:22 p.m.

The foregoing minutes were approved at the June 7, 2022, City Council meeting.

A handwritten signature in blue ink, appearing to read "Mona Lisa Galicia", written over a horizontal line.

Mona Lisa Galicia, City Secretary