



City of Grand Prairie

City Hall
300 W. Main Street
Grand Prairie, Texas

Meeting Agenda

City Council

Tuesday, May 19, 2020

5:30 PM

City Hall - Council Chambers
317 College Street

Due to the imminent threat to public health and safety arising from the COVID-19 pandemic, special arrangements have been made for the public wishing to attend and/or speak at the meeting. Although if you do not wish to speak, citizens are encouraged to watch the meeting via gptx.org where the meeting will be live-streamed.

For the safety of those citizens/applicants who wish to attend and/or speak at the 6:30 p.m. portion of the meeting, there will be a separate room (Council Briefing Room) to allow social distancing and proper hand sanitizing procedures. Citizens who wish to speak during Council consideration of an item on the agenda or during Citizen Comments should complete a Speaker Card and speakers will be called into the Council Chambers as that particular agenda item is being considered by Council.

The meeting will be live-streamed in the Briefing Room.

Call to Order

Recess Meeting

Executive Session

The City Council may conduct a closed session 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"*
- (2) Section 551.072 "Deliberation Regarding Real Property"*
- (3) Section 551.074 "Personnel Matters"*
- (4) Section 551.087 "Deliberations Regarding Economic Development Negotiations"*

Reconvene Meeting

6:30 PM Council Chambers

Invocation: Deputy Mayor Pro Tem Jorja Clemson
Pledge of Allegiance to the US Flag and to the Texas Flag led by Council Member Cole
Humphreys

Staff Presentations

- 1 Update on City Partnerships with Community Organizations Providing COVID-19 Relief - Presented by Steve Dye, Deputy City Manager/Chief Operating Officer

Presentations

- 2 Teacher Appreciation Proclamation

Consent Agenda

The full agenda has been posted on the city's website, www.gptx.org, for those who may want to view this agenda in more detail. Citizens may speak for five minutes on any item on the agenda by completing and submitting a speaker card.

- 3 Minutes of the May 5, 2020 Council Meeting
- 4 Reappointment of Jim Swafford to the Sports Corporation
- 5 Resolution authorizing the City Manager to amend an agreement with Texas Department of Transportation for the 100% reimbursement for the City cost of the construction of traffic signals at IH20 at Robinson Rd, IH20 at Belt Line Rd, IH20 at Carrier Pkwy, and adding IH20 at Dechman Dr., in the amount of \$65,300
- 6 Resolution granting 380 Incentive Agreement with U.S. Auto Parts Network, Inc. to rebate 50% of the \$.01 documented general sales tax revenues up to \$50 million and an additional 25% on sales above \$50 million for 7 years
- 7 Ordinance amending the FY 2019/2020 Capital Improvement Projects Budget; Construction material funds in the amount of \$507,575 for the Interlocal Agreement (ILA) with Tarrant County, Texas for assistance in the reconstruction of the existing pavement and new construction on Ragland Road
- 8 Ordinance Amending Ordinance No. 10844-2020 to Locally Adopt Governor's Order GA-21 and revoking City Manager Contract Authority during Local Disaster

Public Hearing Consent Agenda

- 9 SU200401/S200401 - Specific Use Permit/Site Plan - Race Trac - Trinity Blvd (City Council District 1). A request to consider a Specific Use Permit to allow for a convenience store with gasoline/fuel sales on one lot. The subject property is zoned Light Industrial (LI) District and is located within State Highway-161 (SH-161) Overlay Corridor District. Situated in the J. Reed Survey, Abstract 1183, Grand Prairie, Dallas County, the 4.188-acre property is generally located at the southeast corner of Trinity Boulevard and Roy Orr Boulevard, specifically addressed at 3109 & 3113 Roy Orr Blvd. The agent is David Bond, Spiars Engineering, the applicant is Andrew Malzer, RaceTrac Petroleum, Inc., and the owner is Shangkuan Tsai, Tomo International, Inc. (On May 11, 2020, the Planning and Zoning Commission tabled this case by a vote of 8-0).

Tabled

Public Hearing on Zoning Applications

- 10 Z200301 - Zoning Change - SF-6 at Hardy Rd and Sheridan Dr. (City Council District 3). A request to change the zoning from SF-4 Single-Family Four Residential District, to SF-6 Single-Family Six Residential District for residential use. Located at 1841, 1837, 1833, and 1829 Hardy Road. Legally described as Lots 1, 2, 3, & 4, Block F, Lake Crest No 2 Addition, City of Grand Prairie, Dallas County, Texas, zoned SF-4 Single-Family Four Residential District. The consultant is Luke Keeton, Keeton Surveying Co. and the owner is Walter Torres-Martinez, Sekant Development & Investments. **On April 13, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 8-1. This case was tabled by the City Council on May 5, 2020.**
- 11 Z200303/CP200302 - Zoning Change/Concept Plan - Jefferson Grand Prairie (City Council District 6). Zoning Change/Concept Plan for a multi-family and retail development with 24 dwelling units per acre and 19,000 sq. ft. of retail on 19.73 acres. Tract 17, Stephen B McCommas Survey, Abstract No. 888, City of Grand Prairie, Dallas County, Texas, zoned SF-1, within the I-20 Corridor Overlay District, generally located south of I-20 on the west side of Vineyard Rd, and addressed as 1225 E Interstate 20. The applicant is T. Miller Sylvan, JPI Real Estate Acquisition, LLC, the consultant is David Martin, Winstead PC, and the owner is Eric Clayton, JLH Inc. Loop 9 Joint Venture. (On May 11, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 5-3).

- 12 Z200501 - Zoning Change - The Lakeside (City Council District 4). Zoning Change and Concept Plan for a single-family residential development with 47 residential lots on 9.99 acres. Tracts 2A03A2, 2A1, 2A3, 2A3A1, 2A3B, 2A3C, and 2A3D, Boalis Estes Survey, Abstract No. 483, City of Grand Prairie, Tarrant County, Texas, zoned Agriculture, and addressed as 3517 and 3535 Hanger Lowe Rd. The applicant is Anne Fernandez and the owner is Mojoy Haddad, Oakhollow Group. (On May 11, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).
- 13 TA200401 - Text Amendment - Amend Article 4 and Article 30 of the Unified Development Code to update the definition of and to establish regulations for variety stores, small-format grocery stores, and dollar stores. (On April 27, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 7-2). (On May 11, 2020, the Planning and Zoning Commission recommended denial of this request by a vote of 8-0).

Items for Individual Consideration

- 14 USP200501 - Unified Development Plan - Gibson Digital Sign (City Council District 2). Requesting an electronic message center on a pylon sign Located at 2422 S Carrier Parkway, legally described as TR 6 ACS 5.928 out of the Allen Jenkins Abstract 713, Pg 765, City of Grand Prairie, Dallas County, Texas, zoned PD-394. The applicant/owner is Aerofirma Corporation, Chase Debaun. (On May 11, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).
- 15 Developer Participation Agreement with Aerofirma Corp. for Prairie Gate Phase II Development of Westcliff Road for a not to exceed amount of \$540,000
- 16 Public Hearing - Resolution to Create Greenway Trails Public Improvement District No. 19 (City Council District 6)


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.

Adjournment

Certification

In accordance with Chapter 551, Subchapter C of the Government Code, V.T.C.A, the City Council agenda was prepared and posted May 15, 2020.


Catherine E. DiMaggio, City Secretary

The Grand Prairie City Hall is accessible to people with disabilities. If you need assistance in participating in this meeting due to a disability as defined under the ADA, please call 972-237-8018 or email Mona Lisa Galicia (mgalicia@gptx.org) at least three (3) business days prior to the scheduled meeting to request an accommodation.