



# City of Grand Prairie

City Hall  
300 W. Main Street  
Grand Prairie, Texas

## Meeting Minutes - Action Only

### City Council

Tuesday, April 21, 2020

5:30 PM

Zoom Videoconference  
317 College Street

#### Call to Order

**Mayor Jensen called the meeting to order at 5:30 p.m. via Zoom videoconference.**

- Present** 9 - Mayor Ron Jensen  
 Mayor Pro Tem Greg Giessner  
 Deputy Mayor Pro Tem Jorja Clemson  
 Council Member Jeff Copeland  
 Council Member Mike Del Bosque  
 Council Member Cole Humphreys  
 Council Member John Lopez  
 Council Member Jim Swafford  
 Council Member Jeff Wooldridge

**The Invocation was given by Mayor Pro Tem Jorja Clemson. The Pledge of Allegiance to the US Flag and to the Texas Flag were led by Mayor Pro Tem Clemson.**

#### Presentations

- 1 [20-9896](#) COVID-19 Update

**Presented**

#### Consent Agenda

- 2 [20-9914](#) Minutes of the March 17, 2020 meeting and the March 19, 2020 Emergency Meeting

**Approved on the Consent Agenda**

- 3 [20-9918](#) Authorize settlement in lieu of proceeding further with condemnation in the condemnation lawsuit styled *City of Grand Prairie v. Charles N. Fry, Jr. a/k/a C.N. Fry, Jr. and The Charles N. Fry, Jr. and Karen Ann Fry Revocable Living Trust*, pending in Tarrant County Court at Law No. 2, Cause No. 2020-000041-2, for acquisition from condemnees of a parcel of land in Tarrant County for right-of-way for the Ragland Road Widening Project (SH 360 East to Mirabella Blvd), for a total settlement of \$50,000, plus closing costs and title expenses

**Approved on the Consent Agenda**

- 4     [20-9919](#)     Authorize settlement in lieu of proceeding further with condemnation in the condemnation lawsuit styled *City of Grand Prairie v. Thomas Hurford Thom and Glennie Elizabeth Thom as trustees of the Thomas and Glennie Thom Family Trust*, pending in Tarrant County Court at Law No. 1, Cause No. 2020-002214-1, for acquisition from condemnees of a parcel of land in Tarrant County for right-of-way for the Ragland Road Widening Project (SH 360 East to Mirabella Blvd), for a total settlement of \$50,000, plus closing costs and title expenses

**Approved on the Consent Agenda**

- 5     [20-9884](#)     Resolution authorizing the City Manager to execute a master inter-local purchasing agreement between the City of Grand Prairie and the Town of Hickory Creek, Texas

**Adopted**

Enactment No: RES 5077-2020

- 6     [20-9912](#)     Ordinance amending Chapter 12, "Fire Protection and Emergency Management," through the addition of 12-34(C); Providing a penalty clause, a savings clause and a severability clause; and providing an effective date after publication (COVID)

**Adopted**

Enactment No: ORD 10827-2020

**Public Hearing Consent Agenda**

- 7     [20-9875](#)     Z200302/CP200301 - Zoning Change/Concept Plan - Truck Repair and Parking at 2625 W Hunter Ferrell Rd (City Council District 1). Request to rezone Planned Development-9 (PD-9) District to PD-Light Industrial (PD-LI) District consisting of 2.23 acres to allow for a Heavy Truck Repair & Heavy Truck Parking Facility. Generally located south of Hunter Ferrell Road and approximately 1,755 feet west MacArthur Boulevard addressed at 2625 Hunter Ferrell Road, out of Isreal Jennings Survey, Abstract 679, Page 570, Tract 33, City of Grand Prairie, Dallas County, Texas. The consultant is John Villarreal, JV CADD, LLC and the owner is Luis Blanco. **(On April 13, 2020, the Planning and Zoning Commission denied this case; this case will be withdrawn pending appeal by the applicant.)**

**Withdrawn**

- 8     [20-9902](#)     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 April 13, 2020, the Planning and Zoning Commission voted 9-0 to table this request to May 11, 2019; therefore, Council will need to table this request to May 19, 2020.**

**Tabled**

- 9 [20-9901](#) Z200402 - Zoning Change - 830 Tuskegee Single-Family (City Council District 1). A request to change the zoning from NS Neighborhood Service, to SF-4 Single-Family Four District to allow for a single-family dwelling. Located at 830 Tuskegee Street, legally described as Lot 8, Block 9, Tyre Estates Addition, City of Grand Prairie, Tarrant County, Texas. The applicant is Frank Alanzo and the owner is Manuel Garcia. **On April 13, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0.**

**Adopted**

Enactment No: ORD 10828-2020

- 10 [20-9877](#) TA200402 - Text Amendment - Amend Article 4 and Article 30 of the Unified Development Code to establish a definition of and to establish regulations for commissary or central food processing facility. **On April 13, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0.**

**Adopted**

Enactment No: ORD 10829-2020

### **Public Hearing on Zoning Applications**

- 11 [20-9882](#) S200301 - Site Plan - Warehouses at I-30, Gifford, & Bagdad (City Council District 5). Site Plan for a (5) five office/warehouse buildings totaling 738,080 sf. on (5) five lots, totaling 16.944 acres. Building 1 -143,617 sf on 3.297 acres, Building 2 -71,090 sf on 1.632 acres, Building 3 -178,944 sf on 4.108 acres, Building 4 -81,631 sf on 1.874 acres, Building 5 -262,797 sf -6.033 acres. 16.944 acres out of the Joseph Graham Survey, Abstract 506, City of Grand Prairie, Dallas County, Texas, zoned Planned Development-41 (PD-41) District, within the IH-30 Corridor Overlay District, generally located southwest of IH 30 Service Road and Macarthur Boulevard, and north of Gifford Road extending west beyond Bagdad Road. The applicant is Michael Peinado, Lincoln Property Company, the consultant is Cody Hodge, Halff Associates, and the owner is

Debbie Hobbs, I 30 Meyers JV II. **On April 13, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0.**

**Approved**

12 [20-9874](#)

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.**

**Tabled**

13 [20-9903](#)

Z200401 - Zoning Change - SF and MF on S HWY 360 (City Council District 6). Zoning change from PD-328 and Agriculture to a Planned Development District for Single Family, Multi-Family, and Open Space uses on 76.96 acres. Tracts 186713 and 186714, J Lawrence Survey, Abstract No. 616, City of Grand Prairie, Ellis County, Texas. Zoned PD-328 and addressed as 2925 Davis Drive. The Agent is Jeff Linder, Bannister Engineering, the applicant is Chase Debaun, Aerofirma Corporation, and the owner is Wm Scott Farrar, Ellis Joint Venture. **On April 13, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0**

**Adopted**

Enactment No: ORD 10830-2020

### **Items for Individual Consideration**

14 [20-9863](#)

Public Hearing - Resolution to Create Crescent Heights Public Improvement District No. 18 (City Council District 2)

**Adopted**

Enactment No: RES 5078-2020

15 [20-9894](#)

Discussion and consideration of all matters incident and related to the issuance and sale of "City of Grand Prairie, Texas Water and Wastewater System Revenue Refunding Bonds, New Series 2020," including the adoption of an ordinance authorizing the issuance of such bonds, establishing parameters for the sale and issuance of such bonds and delegating certain matters to an authorized official of the City.

**Adopted**

Enactment No: ORD 10831-2020

**16**    [20-9895](#)

Discussion and consideration of all matters incident and related to the issuance and sale of “City of Grand Prairie, Texas Sales Tax Revenue Refunding Bonds, Series 2020,” including the adoption of an ordinance authorizing the issuance of such bonds, establishing parameters for the sale and issuance of such bonds and delegating certain matters to an authorized official of the City.

**Withdrawn**

**Citizen Comments**

*There were no citizen comments.*

**Adjournment**

**Mayor Jensen adjourned the meeting at 7:16 p.m.**