



City of Grand Prairie

City Hall
300 W. Main Street
Grand Prairie, Texas

Meeting Minutes - Action Only

City Council

Tuesday, May 19, 2020

5:30 PM

City Hall - Council Chambers
317 College Street

Call to Order

Mayor Jensen called the meeting to order at 5:30 p.m.

- 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

Recess Meeting

Executive Session

Mayor Jensen convened a closed session at 5:30 p.m. pursuant to Chapter 551, Subchapter D of the Government Code, V.T.C.A., Section 551.072 "Deliberation Regarding Real Property" and Section 551.087 "Deliberations Regarding Economic Development Negotiations." Mayor Jensen adjourned the closed session at 6:20 p.m.

Reconvene Meeting

Mayor Jensen reconvened the meeting at 6:30 p.m.

6:30 PM Council Chambers

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

Staff Presentations

Relief - Presented by Steve Dye, Deputy City Manager/Chief Operating Officer

Presented

Presentations

2 [20-9963](#) Teacher Appreciation Proclamation

Presented

Consent Agenda

3 [20-9981](#) Minutes of the May 5, 2020 Council Meeting

Approved on the Consent Agenda

4 [20-9979](#) Reappointment of Jim Swafford to the Sports Corporation

Approved on the Consent Agenda

5 [20-9965](#) 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

Adopted

Enactment No: RES 5082-2020

6 [20-9980](#) 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

Adopted

Enactment No: RES 5080-2020

7 [20-9971](#) 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

Adopted

Enactment No: ORD 10845-2020

8 [20-9974](#) Ordinance Amending Ordinance No. 10844-2020 to Locally Adopt Governor's Order GA-21 and revoking City Manager Contract Authority during Local Disaster

Adopted

Enactment No: ORD 10846-2020

Public Hearing Consent Agenda

- 9 [20-9961](#) 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

Tabled

Public Hearing on Zoning Applications

- 10 [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. This case was tabled by the City Council on May 5, 2020.**

Adopted

Enactment No: ORD 10847-2020

- 11 [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 May 11, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 5-3).

Adopted

Enactment No: ORD 10848-2020

- 12 [20-9962](#) 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).

Adopted

- 13 [20-9876](#) 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).

Adopted

Enactment No: ORD 10849-2020

Items for Individual Consideration

- 14 [20-9968](#) 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).

Approved

- 15 [20-9935](#) Developer Participation Agreement with Aerofirma Corp. for Prairie Gate Phase II Development of Westcliff Road for a not to exceed amount of \$540,000

Approved

- 16 [20-9945](#) Public Hearing - Resolution to Create Greenway Trails Public Improvement District

No. 19 (City Council District 6)

Adopted

Enactment No: RES 5081-2020

Citizen Comments

Adjournment

Mayor Jensen adjourned the meeting at 9:16 p.m.