



City of Grand Prairie

City Hall
300 W. Main Street
Grand Prairie, Texas

Minutes - Final

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 COVID-19 Update

Steve Dye, Deputy City Manager, Chief Operating Officer, updated Council on the COVID 19 Pandemic. Mr. Dye went over the global timeline and infection rate of COVID 19 and noted that carriers can be asymptomatic. The latest numbers for Grand Prairie were 103 cases and 3 deaths. Among area cities, Grand Prairie had the lowest number of infected cases per the percentage of population infected. The number of cases continues to increase but not as dramatically as between April 9 and 10. Mr. Dye reported one employee had tested positive for COVID 19. He then went over the proactive responses and public outreach the city had initiated. Mr. Dye stated that 22 firefighters were currently under a self-monitoring process and the police department has noted an increase in disturbances, threats and noise calls. Mr. Dye thanked all of the city departments for their diligence in responding to the pandemic. Budgetary implications of the pandemic include a hiring freeze except for public safety and essential positions; reduction of operating costs and review of contracts and purchasing of items that could possibly be postponed or canceled. Mr. Dye said that directors will be planning to phase in employees beginning May 4. He said that cities less than 500,000 population were not eligible for federal funds for the pandemic.

Mayor Jensen said that staff saw a need for funding for city charities and discussion of funding will take place at the May 5 Council Meeting. City Manager Tom Hart said Mayor Jensen had been at City Hall every day assisting staff with COVID-19 decisions.

He thanked Steve Dye for heading up the COVID response.

Council Member Del Bosque asked in which phase salons would come into play. Mayor Jensen said it would depend on what the Governor and the County say. Mr. Dye said it would be up to the County, but they may be able to open up in Phase I and maintain social distancing and limited occupancy. Council Member Wooldridge asked where child care was on the list. Mr. Dye said he hoped it would be back in Phase I with distancing requirements. Council Member Lopez said he was proud of the city team. He asked if staff could provide a ledger of funding provided to city organizations. Mayor Jensen said Council had received a list. Mr. Dye said the organizations had been notified that they must provide invoices to receive incremental payments. He said staff was keeping a spreadsheet of expenditures. He said the next funding will be decided at the next Council meeting. Mr. Hart said Council would be given a weekly update. Council Member Lopez said the Governor has a certain date to extend the orders and the county has a date. He asked which the city would follow. Mr. Dye said the city would follow the County's orders. He added that cities may start jumping ahead of phasing but we need to keep in mind that is probably not the direction we want to go and Council may get pressure from citizens. Mayor Jensen noted that Tarrant County has more deaths than Dallas County per capita so Tarrant County may do something different than Dallas County. Council Member Lopez said that employees have to wash their hands between transactions, so how would that work at places like the mall where that is impractical. Mr. Dye said he had been advised that the Outlet Mall will open on Friday. Chief Scesney will meet with them tomorrow to see what their plan will be as far as sanitizing. Council Member Del Bosque noted a private test site had been opened at 410 E. Pioneer Parkway.

Presented

Consent Agenda

Mayor Pro Tem Giessner moved, seconded by Deputy Mayor Pro Tem Clemson, to approve Items 2 through 6 on the Consent Agenda. The motion carried unanimously.

- 2** Minutes of the March 17, 2020 meeting and the March 19, 2020 Emergency Meeting
- Approved on the Consent Agenda**
- 3** 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** 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 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 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

Mayor Pro Tem Giessner moved, seconded by Deputy Mayor Pro Tem Clemson, to close the public hearing and withdraw Item 7, table Item 8 to May 19, 2020, and approve Items 9 and 10 on the Public Hearing Consent Agenda. The motion carried unanimously.

- 7 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 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.

City Council Action: May 19, 2020

Tabled

- 9 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 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 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, Half 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.

Savannah Ware, Chief City Planner, reviewed Case S200301 which includes 5 buildings. She said this was a challenging site because it is very narrow and the applicant has requested variances on all five sites: proposed parking area encroaches on the required 30 ft. landscape buffer; docks facing the street; truck screening; foundation planting; and design elements. Ms. Ware said staff recommended approval with the Planning and Zoning Commission conditions. She said staff had continued to work with the applicant after the Planning and Zoning hearing and they have submitted amendments to their site plan. Staff believes the applicant has met these conditions.

Council Member Lopez asked about the hours of the warehouse operation since it is close to a neighborhood. Ms. Ware said there were no specific tenants at this time and they must operate within the noise ordinance. She said the docks are positioned to face I-30 and have a masonry screening wall next to the residential area and a double row of trees. Deputy Mayor Pro Tem Clemson asked about the landscaping with a double row of trees. Ms. Ware said this is on the residents side. There are some plantings along I-30 but it would not totally screen the docks. Council Member Humphreys asked if Council could restrict hours for future tenants. Ms. Ware said they would have to meet city code with regard to truck idling limitations. Council Member Humphreys said his initial reaction was to turn down this case, but this was zoned in 1973 and a larger warehouse is located directly behind this site and the applicant has worked with staff.

Council Member Humphreys moved, seconded by Council Member Copeland, to close the public hearing and approve Case S200301 per staff's recommendation. The motion carried unanimously.

12

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 April 21, 2020.**

Council Member Del Bosque moved, seconded by Council Member Swafford, to table Case Z200301 to the May 5, 2020 meeting. The motion carried unanimously.

Ayes: 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 and Council Member Jeff Wooldridge

13

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**

Ms. Ware reviewed Case Z200401, and stated the applicant had requested variances for the multi-family site. Modifications have been requested for density, setbacks and parking. Ms. Ware said staff did not have any issues with the requested variances but could not determine how the plan relates to the variances and would want to reevaluate at site plan. Ms. Ware said the applicant was proposing to do no front entry garages in the single family portion of the plan.

Ms. Ware said staff recommended approval with some conditions including a TIAA at time of preliminary platting. She said there are two points of access off Davis and the road will need to be improved. Staff recommended that the single family meet requirements of Appendix W and the Multi-Family variances be considered during Site Plan approval to ensure the proposal meets the intent of Appendix W.

Mayor Jensen said this is the development he had asked Council to drive past in Mansfield. He said if done in the right mix Council may be impressed (it is similar to Midtown Mansfield).

Rodney Debaun, 2935 S. Beltline, called in to the videoconference to answer questions. Mayor Jensen asked if these homes would look like the homes in Midtown Mansfield. Mr. Debaun replied that they would and the architect was designing the floor plans. He said everything would look like the pictures in the Council packets. Mr. Debaun said this would be a gated community and will look better than the Midtown Mansfield development. Mr. Debaun said he would start on the residential streets in June or July and hoped to build houses in October. He added that the multi-family was a few years away for development.

Council Member Wooldridge thanked Mr. Debaun for putting this development together.

Council Member Wooldridge moved, seconded by Deputy Mayor Pro Tem Clemson, to close the public hearing and approve Case Z200401. The motion carried.

Ayes: 8 - 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 John Lopez; Council Member Jim Swafford and Council Member Jeff Wooldridge

Excused: 1 - Council Member Cole Humphreys

Enactment No: ORD 10830-2020

Items for Individual Consideration

- 14** Public Hearing - Resolution to Create Crescent Heights Public Improvement District No. 18 (City Council District 2)
- Lee Harriss, Special Districts Manager, said this creation petition had met all legal requirements with 100% of owners signing the petition (there is one owner). She said the site is located at the southeast corner of Freetown and SW 3rd Street. The assessment is set at 16 cents per \$100 of appraised value (\$384 average assessment). There were no comments from citizens during the public hearing.*
- Council Member Swafford moved, seconded by Mayor Pro Tem Giessner, to close the public hearing and approve the resolution creating Crescent Heights Public Improvement District. The motion carried unanimously.**
- Ayes:** 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 and Council Member Jeff Wooldridge
- Enactment No: RES 5078-2020
- 15** 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.
- Brady Olsen, Treasury and Debt Manager, stated that city's bond rating for the Water/Wastewater debt was AAA stable. He said that staff presented two bond refunding issues to the Finance and Government Committee on March 3. He said that normally this would have been a straight forward ordinance, but staff was asking now for a parameters ordinance to allow Council to appoint an agent (Mr. Hart) so that he could price the bonds. Mr. Olsen said today was a good day to finance at 6.04 percent. He said this was in line where the city wanted to be. Staff will plan to move forward on pricing today or tomorrow with Council approval of this ordinance.*
- Council Member Swafford moved, seconded by Council Member Lopez, to approve Item 15 per staff's recommendation and take no action on Item 16. The motion carried unanimously.**
- Ayes:** 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 and Council Member Jeff Wooldridge
- Enactment No: ORD 10831-2020
- 16** 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.

Mr. Olsen said there would be no action needed on the sales tax bonds because Bank of America did not want to lose city business and they will refinance the debt privately at 1.6%. This is a 7% savings on that debt. He said staff would bring back an amendment indicating this change at the May 5 Council meeting.

Withdrawn

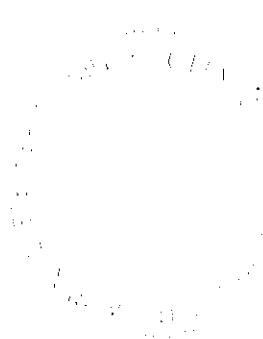
Citizen Comments

There were no citizen comments.

Adjournment

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

The foregoing minutes were approved at the May 5, 2020 Council meeting.



Catherine E. DiMaggio
Catherine E. DiMaggio, City Secretary