

JOHNSON COUNTY COMMISSIONERS COURT  
PUBLIC PARTICIPATION FORM

NAME: BILL BICKERZ (Bicker)

HOME ADDRESS: 8105 JOEWA LANE, GRANDVIEW, TX

PHONE: 817-682-0292

GROUP OR ORGANIZATION REPRESENTED: (If Any) \_\_\_\_\_

proposed legislation - truck parking

AGENDA ITEM: (If Any) \_\_\_\_\_

(circle one):            SUPPORT                            OPPOSE

ADDITIONAL COMMENT OR CONCERN: \_\_\_\_\_

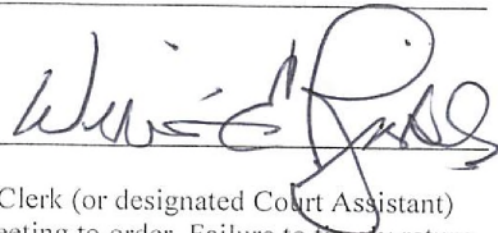
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Signature: \_\_\_\_\_



NOTICE: This Form must be presented to the Court Clerk (or designated Court Assistant) prior to the presiding officer calling the Meeting to order. Failure to timely return this form will prevent you from participating in the Meeting.

Spoke @ 9:42  
CB

Commissioners Court 12/2024



# Looking For Legislative Action and HELP



# Historical Perspective

- 2022 Road Ranger Truck Stop attempted purchase of property
- Location – IH-35W, Highway 81 and County Road 201A (Grandview)
  - Outside city limits, but in Grandview's Extra Territorial Jurisdiction (ETJ)
- Property sits 65 feet in elevation above 40+ homes (Grandview Acres)
  - 35+ children, most below the age of 14, some with preexisting health concerns
- Property line 125 feet from first home
- ALL HOMES ARE ON WELLS!!
- After approximately 6 months got Road Rangers attention.
- After review of all our concerns decided not to build (Dec 2022)
- Warned us, another truck stop may attempt to purchase.

## Historical Perspective (cont.)

- In our fight we managed to gather close to 1,000 signatures against truck stop. Out of total:
  - 154 City of Grandview voters
  - 140 others with a Grandview address
- Group spoke at Grandview City Council – not much traction
- Spoke at Prairielands – showed concern but not much they could do
- Spoke to Texas State health agencies – all reactive, not proactive



GREEN = property in question  
To the right of green = Grandview Acres  
Left of green is IH-35W  
Right of Green = County Road 201A  
City of Grandview off bottom of photo



# First Attempt to Remedy

- Representative Burns submitted legislation - 2023
  - HB 4192
  - Transportation Code 545.307(a)(2)
  - Restricts “Residential Subdivision” truck parking in counties with population of 220,000 or more (Johnson is less than)
  - Legislation would reduce population to 175,000 (would include Johnson)
  - This would only affect 5 counties in the state (Comal, Guadalupe, Kaufman, Midland and Johnson)
  - This legislation died in committee – never made it to the floor.
  - We are aware this may not restrict trucks on this property, but we are hoping it might help.
  - Can’t find another law that could fit our needs. Help here would be GREATLY appreciated.

# Concerns

- First, we are not naïve, this is prime commercial property, just need right fit with the neighborhood in close proximity.
- Our primary concerns
  - Gas/Diesel vapors with health concerns
  - Noise/Light Pollution
  - Aquatic Contamination (we are all on well water)
    - Again, health concerns
  - Prostitution and Human Trafficking
  - Elevated crime rates at truck stops as a whole

## Going Forward

- Submitting Letter – currently with over 150 signatures, including Commissioner Woolley, Grandview ISD Superintendent and whole Board
- Letter going to 22 legislators (all on House and Senate Transportation Committee, along with Representative Helen Kerwin and Senator Brian Birdwell
- Met with Representative Kerwin who is very supportive
- Spoke with Senator King's General Counsel, Madison Huerta, who is willing to show support to the bill submitted by Representative Kerwin.



## Going Forward (cont.)

- Soliciting a few to continuously call legislators after letter is mailed
- On Representative Kerwin's recommendation soliciting help, if needed, to testify in Austin.
- Any Questions or Recommendations for Us, PLEASE Let Us Know at:

Bill Bicker

8105 Joella Lane, Grandview, TX 76050

817-682-0292 (phone or text)

[abbicker@sbcglobal.net](mailto:abbicker@sbcglobal.net)

FROM: William (Bill) and Ann Bicker  
representing residence of Grandview Acres, surrounding neighborhood, and all small neighborhoods in the  
state of Texas  
8105 Joella Lane  
Grandview, TX 76050  
[abbicker@sbcglobal.net](mailto:abbicker@sbcglobal.net) / 817-682-0292

TO: Representative Helen Kerwin, District 58  
Senator Phil King, District 10 & Senate Transportation Committee  
Senator Brian Birdwell, District 22 and family friend  
Senator Robert Nichols, Senate Transportation Committee, Chair  
Senator Royce West, Senate Transportation Committee, Vice-Chair  
Senator Carol Alvarado, Senate Transportation Committee  
Senator Sarah Eckhardt, Senate Transportation Committee  
Senator Kelly Hancock, Senate Transportation Committee  
Senator Borris L. Miles, Senate Transportation Committee  
Senator Tan Parker, Senate Transportation Committee  
Senator Charles Perry, Senate Transportation Committee  
Representative Terry Canales, House Transportation Committee, Chair  
Representative John Raney, House Transportation Committee, Vice-Chair  
Representative Trent Ashby, House Transportation Committee  
Representative Yvonne Davis, House Transportation Committee  
Representative Erin Elizabeth Gamez, House Transportation Committee  
Representative Caroline Harris, House Transportation Committee  
Representative Brooks Landgraf, House Transportation Committee  
Representative J.M. Lozano, House Transportation Committee  
Representative John Lujan, House Transportation Committee  
Representative Claudia Ordaz, House Transportation Committee  
Representative Jared Patterson, House Transportation Committee  
Representative Mary Ann Perez, House Transportation Committee  
Representative Ramon Romero, House Transportation Committee

COPIES TO: Larry Woolley, Commissioner, Johnson County Precinct 4  
Katherine Reading, Grandview City Manager

DATE: November 2024

SUBJECT: Requested Legislative Action on Behalf of all Subdivision Residence in the State of  
Texas

I send this request on behalf of myself and the residents of Grandview Acres as well as small town residence in Texas. To those who I am both a constituent and a family friend, and those who may share interest in our plea. I am asking for your support either directly, or indirectly, and with consideration from all who can relate. I am hoping for bi-partisan/co-sponsorship support.

**Background:** In 2022, the residents of Grandview Acres learned a truck stop was attempting to purchase the land, just east of the interstate, between I-35W and our little neighborhood. Sitting 65 feet above us in elevation and 150 feet from where our neighborhood begins. A neighborhood consisting of over 40 residences that all rely on well water within their homes. This development had all of us quite concerned with the proximity to our homes, and the risks and dangers this would impose upon us. A short list of which includes:

- adverse health effects
- noise pollution
- ground and well water pollution

- an increase in crime (i.e., human trafficking, drug sales, prostitution, and much more.)

Please know we understand this property is prime real estate for commercial enterprise, but that does not negate the hazards imposed upon our neighborhood. We only ask for consideration in more appropriate commercial development, to be built upon this land.

Grandview Acres was lucky enough to convince the owners of the truck stop that this location was not a good fit for them; however, we fear other such developments may be attempted again in the future. The support for this cause, from our residents, was strong with over 1,000 petition signatures; 320 of which held a Grandview address and 158 of them from within city limits, or the *Extraterritorial Jurisdiction* (ETJ). The property in question sits within the City of Grandview's ETJ, but does *NOT* sit within its city limits.

It was at this time that our state representative, DeWayne Burns introduced a bill in March of 2023, that would help alleviate this problem moving forward. It would have updated the **Transportation Code, Section 545.307**. Paragraph (a) (2) would be amended to read, "*Residential subdivision*" means a subdivision in a county with a population of greater than 175,000, versus 220,000 (see attached). This would allow for Johnson County, where Grandview sits, to be included in the threshold for enforcement. Unfortunately, the Transportation committee was too overextended this year and it never reached the floor for a vote.

**Request:** We are hoping for bipartisan support from anyone open or committed to reintroducing this bill in not only the House, but also the Senate. Our aim is to ensure it sees the light of day, making its way through committee, and continuing on to being passed. All we ask is for a small change in the population threshold count within the Transportation code. A small ask when compared to the impact realized on rural communities and the families that live in them, throughout Johnson County and Texas.

Prior to obtaining Representative Burns support, we attempted to gain additional assistance from:

- The city of Grandview- *who were uncooperative at the time.*
- Johnson County Precinct 4- *limitations to what jurisdiction & authority they have*
- Prairielands GroundWater Conservation District
- Texas Department of State Health Services- *not proactively, only reactive after the fact*
- Texas Commission on Environmental Quality- *not proactive, only reactive after the fact*
- numerous state health agencies- *all reactive, none proactive*
- other legislatures, not willing to foster our efforts (*we're hoping you can help change this!*)

We are reaching out in the hopes that you will support us in our campaign! We ask that you validate and give strength to having this vital legislation introduced and passed in the 2025 legislature. We appreciate your time and consideration in reading this request. If there is any additional information I can provide, or any way I can be of assistance- please don't hesitate to reach out.

With much thanks for all your help and support,

Residents of Grandview Acres, surrounding neighborhoods and all small communities like ours within the state of Texas



# LEGISCAN

## Bill Text: TX HB4192 | 2023-2024 | 88th Legislature | Introduced Texas House Bill 4192

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**Bill Title:** Relating to the overnight parking of a commercial motor vehicle in or near certain residential subdivisions.

**Spectrum:** Partisan Bill (Republican 1-0)

**Status:** (Introduced) 2023-03-08 - Filed [HB4192 Detail]

**Download:** [Texas-2023-HB4192-Introduced.html](#)

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88R10658 MZM-D

By: Burns

H.B. No. 4192

### A BILL TO BE ENTITLED

### AN ACT

relating to the overnight parking of a commercial motor vehicle in  
or near certain residential subdivisions.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

SECTION 1. Section 545.307(a)(2), Transportation Code, is  
amended to read as follows:

(2) "Residential subdivision" means a subdivision in a  
county with a population greater than 175,000 [~~220,000~~]:

(A) for which a plat is recorded in the county  
real property records; and

(B) in which the majority of lots are subject to  
deed restrictions limiting the lots to residential use.

SECTION 2. This Act takes effect September 1, 2023.

**NOTE: Out of 254 Texas counties the counties affected by this change in legislation include:**

**Comal County**

**Guadalupe County**

**Johnson County**

**Kaufman County**

**Midland County**