



**MINUTES**  
**Wilmer City Council Regular Meeting**  
**July 21, 2016 at 7:00 pm**

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*Council Members Present: Mayor Casey Burgess, Pro Tempore Sheila Petta,  
Council Members Candy Madrigal, John Eggen and Melissa Ramirez*

*Council Members Absent: Sergio Campos*

*City Staff Present: City Administrator Denny Wheat, City Planner Sherry Sefko, EDC Executive Director  
David Miracle, City Secretary Elizabeth Lopez, and Officer Lopez*

**CALL TO ORDER** - At 7:00 pm, Mayor Burgess called the meeting to order with a quorum present at the Wilmer Community Center located at 101 Davidson Plaza in Wilmer, Texas.

**INVOCATION** – Led by Mayor Casey Burgess

**PLEDGE OF ALLEGIANCE** - Wilmer City Council Members

**PROCLAMATION** – None

**CITIZENS' COMMENTS**

John Phinney invited everyone to the last Chautauqua Lecture with Guest Speaker Republican Party Chair, Mark Montgomery on July 26, 2016 at 7:00 pm in the Wilmer Community Center.

**COMMUNITY INTEREST**

Council Member Candy Madrigal invited everyone to the Community Interfaith Prayer in Support of our First Responders on Saturday, July 23, 2016 at 6:00 pm at the Wilmer City Hall Gazebo.

**CONSENT AGENDA**

- 1. CONSIDER APPROVAL OF MINUTES FOR THE MEETING HELD ON JULY 7, 2016.**
- 2. RATIFICATION OF EXPENDITURES FROM JUNE 24, 2016 – JULY 8, 2016.**
- 3. CONSIDER RESOLUTION NO. R16-0721A AUTHORIZING THE MAYOR TO SIGN AN INTERLOCAL AGREEMENT WITH DALLAS COUNTY FOR RESTAURANT INSPECTIONS AND VECTOR CONTROL.**
- 4. CONSIDER RESOLUTION NO. R16-0721B RATIFYING AN ECONOMIC DEVELOPMENT CORPORATION AGREEMENT WITH IMPACT DATASOURCE, LLC.**

Mayor Burgess requested a motion.

MOTION: Mayor Pro-Tem Petta motioned to Approve Consent Agenda Items 1 through 4, and recognized Resolution R16-0721A and R16-0721B.

SECOND: Council Member Eggen

VOTE: Motion passed 4-0 to approve Consent Agenda Items 1 through 4.

**PUBLIC HEARING(S)**

5. Conduct a public hearing, discuss and consider Ordinance No. 16-0721 on a request by LJM Ventures, LLC (represented by Redneck Diesel Performance/RDP, LLC) to establish General Commercial (C2) with a Conditional Use Permit (CUP) for Truck/Bus Repair as the appropriate zoning classification for an 8.5± acre property that is generally located on the east side of Interstate Highway 45, approximately 1,000± feet north of

Cottonwood Valley Road, in Wilmer, Dallas County, Texas (legal description: Tracts 22 [1.0± acre], 23 [1.0± acre] and 27 [6.5± acres] in the Wesley W. Harvin Survey, Abstract No. 602, Page 130, in Wilmer, Dallas County, Texas; said land parcels are also cited as 4910, 4914 and 4916 N. IH-45 [respectively] in Dallas Central Appraisal District records). (Z2016-02)

At 7:08 p.m., Mayor Burgess opened the Public Hearing and invited testimony from City Planner Sefko who provided detailed insight on applicant LJM Ventures request to rezoning 8.5+ Acre to a General Commercial (C2) with a Conditional Use Permit (CUP) for Truck/Bus Repair in order to develop the property for their truck accessory retail sales and repair business. Mayor Burgess invited public comments, Applicant Todd Stewart and EDC Director David Miracle spoke in favor of the project. John Phinney spoke in opposition but requested the Council's consideration and suggested relocation to allow the property for retail business and expressed concern regarding the environmental impacts. Mary Phinney spoke in opposition to the project and expressed concern on the impacts to possible water and noise pollution. Mayor Burgess closed the Public Hearing at 7:30 p.m.

Mayor Burgess followed with a request for a motion.

MOTION: Mayor Pro-Tem Petta motioned to approve rezoning the property to General Commercial (C2) with a Conditional Use Permit (CUP) for Truck/Bus Repair uses, as requested by the applicant and as presented herein in Ordinance NO. 16-0721.

After a brief discussion, Mayor Pro-Tem Petta retracted her motion and restated her motion.

MOTION: Mayor Pro-Tem Petta motioned to approve rezoning the property to General Commercial (C2) with a Conditional Use Permit (CUP) for Truck/Bus Repair uses, as requested by the applicant and as presented herein in Ordinance NO. 16-0721; to include a chain link fence, holly trees for landscaping, and recommendations by City Engineer and City Planner.

SECOND: Council Member Madrigal

VOTE: Motion passed by unanimous vote 4-0; (Aye – Petta, Madrigal, Ramirez, Eggen)

Mayor Burgess proceeded to Agenda Item #10.

10. Conduct the first public hearing on a request by Omnicrest LLC/WWM Partnership Trust for voluntary annexation of an approximately 50.0± acre tract of land, said property being generally located on the south side of E. Pleasant Run Road, approximately 1,000± feet east of Interstate Highway 45, in Dallas County, Texas (said property is also cited as Tract 4 in the Robert Sloan Survey, Abstract No. 1271, Page 605, in Dallas Central Appraisal District records). (A2016-06)

At 7:41 pm, Mayor Burgess opened the Public Hearing and invited applicant William D. Hooper, who requested the Councils approval on voluntary annexation request. Mayor Burgess closed the Public Hearing at 7:43 pm.

Mayor Burgess proceeded to Agenda Item #15.

15. Conduct the second public hearing on a request by Omnicrest LLC/WWM Partnership Trust for voluntary annexation of an approximately 50.0± acre tract of land, said property being generally located on the south side of E. Pleasant Run Road, approximately 1,000± feet east of Interstate Highway 45, in Dallas County, Texas (said property is also cited as Tract 4 in the Robert Sloan Survey, Abstract No. 1271, Page 605, in Dallas Central Appraisal District records). (A2016-06)

At 7:44 p.m., Mayor Burgess opened the second Public Hearing. There were no comments, therefore, Mayor Burgess closed the Public Hearing at 7:44 p.m.

Mayor Burgess returned to Agenda Item #6.

6. Conduct the first public hearing on annexing remaining unincorporated portions of W. Pleasant Run Road between Sunrise and Pinto Roads. (A2016-02)

At 7:45 p.m., Mayor Burgess opened the Public Hearing. There were no comments, therefore, Mayor Burgess closed the Public Hearing at 7:45 p.m.

7. Conduct the first public hearing on annexing remaining unincorporated portions of Pinto Road between W. Pleasant Run and Talco Roads. (A2016-03)

At 7:45 p.m., Mayor Burgess opened the Public Hearing. There were no comments, therefore, Mayor Burgess closed the Public Hearing at 7:45 p.m.

8. Conduct the first public hearing on annexing remaining unincorporated portions of Sunrise Road between W. Pleasant Run and Belt Line Roads. (A2016-04)

At 7:45 p.m., Mayor Burgess opened the Public Hearing. There were no comments, therefore, Mayor Burgess closed the Public Hearing at 7:46 p.m.

9. Conduct the first public hearing on a request by WHL Dallas 45, LLC for voluntary annexation of six tracts of land (total of 320± acres), said properties being generally located east of Pinto Road, south of Talco Road, west of Sunrise Road, and north of Greene Road, in Dallas County, Texas. (A2016-05)

Legal descriptions of land tracts are as follows:

Parcel #6 (2.0± acre): DCAD #65029934010080100 – Tract 8.1 in the Thomas J. Campbell Survey, Abstract No. 299, Page 340 (also cited as 1736 Pinto Road);

Parcel #7 (1.0± acre): DCAD #65029934010080300 – Tract 8.3 in the Thomas J. Campbell Survey, Abstract No. 299, Page 340 (also cited as 1734 Pinto Road);

Parcel #9 (103.7± acres): DCAD #65112838510030000 – Tract 3 in the Middleton Perry Survey, Abstract No. 1128, Page 385 (also cited as 1900 W. Pleasant Run Road);

Parcel #10 (53.0± acres): DCAD #65112838510040000 – Tract 4 in the Middleton Perry Survey, Abstract No. 1128, Page 385 (also cited as 1300 Pinto Road);

Parcel #11 (2.0± acres): DCAD #65050314010040000 – Tract 6 in the Jones Green Survey, Abstract No. 503, Page 140 (also cited as 207 Sunrise Road); and

Parcel #12 (157.4± acres): DCAD #65050314010010000 – Tract 1 in the Jones Green Survey, Abstract No. 503, Page 140 (also cited as 500 W. Pleasant Run Road).

At 7:48 p.m., Mayor Burgess opened the Public Hearing. There were no comments, therefore, Mayor Burgess closed the Public Hearing at 7:48 p.m.

11. Conduct the second public hearing on annexing remaining unincorporated portions of W. Pleasant Run Road between Sunrise and Pinto Roads. (A2016-02)

At 7:49 p.m., Mayor Burgess opened the second Public Hearing. There were no comments, therefore, Mayor Burgess closed the Public Hearing at 7:49 p.m.

12. Conduct the second public hearing on annexing remaining unincorporated portions of Pinto Road between W. Pleasant Run and Talco Roads. (A2016-03)

At 7:49 p.m., Mayor Burgess opened the second Public Hearing. There were no comments, therefore, Mayor Burgess closed the Public Hearing at 7:49 p.m.

13. Conduct the second public hearing on annexing remaining unincorporated portions of Sunrise Road between W. Pleasant Run and Belt Line Roads. (A2016-04)

At 7:50 p.m., Mayor Burgess opened the second Public Hearing. There were no comments, therefore, Mayor Burgess closed the Public Hearing at 7:50 p.m.

14. Conduct the second public hearing on a request by WHL Dallas 45, LLC for voluntary annexation of six tracts of land (total of 320± acres), said properties being generally located east of Pinto Road, south of Talco Road, west of Sunrise Road, and north of Greene Road, in Dallas County, Texas. (A2016-05)

Legal descriptions of land tracts are as follows:

Parcel #6 (2.0± acre): DCAD #65029934010080100 – Tract 8.1 in the Thomas J. Campbell Survey, Abstract No. 299, Page 340 (also cited as 1736 Pinto Road);

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Parcel #9 (103.7± acres): DCAD #65112838510030000 – Tract 3 in the Middleton Perry Survey, Abstract No. 1128, Page 385 (also cited as 1900 W. Pleasant Run Road);

Parcel #10 (53.0± acres): DCAD #65112838510040000 – Tract 4 in the Middleton Perry Survey, Abstract No. 1128, Page 385 (also cited as 1300 Pinto Road);

Parcel #11 (2.0± acres): DCAD #65050314010040000 – Tract 6 in the Jones Green Survey, Abstract No. 503, Page 140 (also cited as 207 Sunrise Road); and Parcel #12 (157.4± acres): DCAD #65050314010010000 – Tract 1 in the Jones Green Survey, Abstract No. 503, Page 140 (also cited as 500 W. Pleasant Run Road).

At 7:52 p.m., Mayor Burgess opened the second Public Hearing. There were no comments, therefore, Mayor Burgess closed the Public Hearing at 7:52 p.m.

**ACTION ITEMS** NONE

**DISCUSSION ITEM(S)** NONE

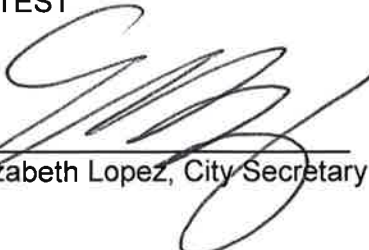
**EXECUTIVE SESSION** NONE

**ADJOURNMENT** At 7:52 pm, Mayor Burgess adjourned the meeting

APPROVE

  
Casey Burgess, Mayor

ATTEST

  
Elizabeth Lopez, City Secretary