



# **ACTION MINUTES**

## **Wilmer City Council Regular Meeting**

### **December 15, 2016 at 7:00 pm**

*Council Members:* Casey Burgess, Mayor  
Sergio Campos, Council Member  
Melissa Ramirez, Council Member

*Absent:* Candy Madrigal, Council Member

*City Staff:* Denny Wheat, City Administrator  
Lopez, City Secretary

Sheila Petta, Mayor Pro-Tempore  
John Eggen, Council Member

Sherry Sefko, City Planner  
Elizabeth

**CALL TO ORDER** - At 7:05 pm, Mayor Pro-Tem Petta called the meeting to order with a quorum being present at the Wilmer Community Center located at 101 Davidson Plaza in Wilmer, Texas.

**INVOCATION** – John F. S. Phinney

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

**PROCLAMATION**

**CITIZENS' COMMENTS** – Mr. John F. S. Phinney expressed appreciation for the newly initiated "Coffee with a Cop" event hosted by the Wilmer Police Department on December 12, 2016, stating "*it was a fantastic idea!*"

**COMMUNITY INTEREST** - Mayor Pro-Tem Petta invited everyone to the Wilmer Community Meeting hosted by Trustee Lew Blackburn on December 19 2016 at 7:00 am.

**CONSENT AGENDA**

1. **CONSIDER APPROVAL OF MINUTES FOR THE MEETING ON DECEMBER 15, 2016.**
2. **RATIFICATION OF EXPENDITURES FROM NOVEMBER 24 – DECEMBER 7, 2016.**
3. **CONSIDER RESOLUTION NO. R16-1215A CANCELING THE JANUARY 5, 2017 MEETING DUE TO HOLIDAY SCHEDULING.**
4. **CONSIDER RESOLUTION NO. R16-1215B AWARDING A BID TO BACKUP BARCODE SYSTEMS FOR MOBIL TICKET WRITERS IN THE AMOUNT OF \$14,903.**
5. **CONSIDER RESOLUTION NO. R16-1215C AUTHORIZING DALLAS COUNTY TO SELL THE BELOW LISTED PROPERTIES TO THE HIGHEST QUALIFIED PURCHASER BY EITHER PUBLIC OR PRIVATE SALE.**  
324 PECAN STREET  
400 PECAN STREET
6. **CONSIDER RESOLUTION R16-1215D AWARDING A BID TO ROCK RIVER ARMS FOR THE PURCHASE OF AR 15 .223 PATROL RIFLES IN THE AMOUNT OF \$12,069.00.**

Mayor Pro-Tem Petta invited discussion, with no response she requested a motion.

**MOTION:** Council Member Eggen motioned to approve all items on the consent agenda.

**SECOND:** Council Member Campos

**VOTE:** Motion passed 4-0 (Eggen, Campos, Ramirez, Petta)

**PUBLIC HEARING(S)** - None

**ACTION ITEM(S)**

Mayor Burgess arrived at 7:20 pm.

- 7. CONDUCT A PUBLIC HEARING, DISCUSS AND CONSIDER ORDINANCE NO. 16-1215 ON A ZONING REQUEST TO AMEND THE PLANNED DEVELOPMENT-GENERAL COMMERCIAL/MULTIPLE-FAMILY RESIDENTIAL (PD-C2/MF1) ORDINANCE AND CONCEPT PLAN FOR A 107.3± ACRE PROPERTY THAT IS GENERALLY LOCATED AT THE NORTHEAST CORNER OF INTERSTATE HIGHWAY 45 AND MARS ROAD, IN THE CITY OF WILMER, DALLAS COUNTY, TEXAS. Z2016-05 APPLICANT: LIBERTY CROSSING TC1, LP/LIBERTY MULTIFAMILY, LLC**

Mayor Burgess invited City Planner Sefko who provided insight on the applicants request. He opened the Public Hearing at 7:24 p.m. Council Member Eggen expressed concern that the concept plan did not include a grocery store as reflected in their original submission. After a brief discussion, Council Member Eggen suggested the inclusion of the grocery on their concept plan.

Mayor Burgess closed the Public Hearing 7:39 p.m. and requested a motion.

**MOTION:** Mayor Pro-Tem Petta motioned to approve Ordinance No. 16-1215 Amending the Planned Development-General Commercial/Multiple-Family (PD-C2/MF1) zoning on the property, with the additions/modifications to the PD development standards and/or Concept Plan as may deemed appropriate by the Council, with such modifications; to include a grocery store as reflected in the original concept plan.

**SECOND:** Council Member Campos

**VOTE:** Motion passed unanimously 4-0 (Petta, Campos, Eggen, Ramirez)

**DISCUSSION ITEM(S)**

- 8. DISCUSS AND CONSIDER RESOLUTION NO. R16-1215E APPROVING AN INTERLOCAL AGREEMENT WITH DALLAS COUNTY HOUSEHOLD HAZARDOUS WASTE PROGRAM.**

Mayor Burgess pulled agenda item #8, as requested by the City Administrator.

- 9. DISCUSS AND CONSIDER BY MINUTE ENTRY A REQUEST FOR AN APPEAL/VARIANCE FROM THE TREE PRESERVATION ORDINANCE FOR REDNECK DIESEL ADDITION, AN 8.6± ACRE PROPERTY GENERALLY LOCATED ON THE EAST SIDE OF INTERSTATE HIGHWAY 45, APPROXIMATELY 1,000± FEET NORTH OF COTTONWOOD VALLEY ROAD, IN THE CITY OF WILMER, DALLAS COUNTY, TEXAS. APPLICANT: HORSE POWER HOLDINGS LP / HORSEPOWER LAND COMPANY LLC**

Mayor Burgess invited City Planner Sefko who provided a brief synopsis on the applicants appeal/variance from the Tree Preservation Ordinance. Applicant/Owner Todd Stewart presented an alternate option that would help preserve transplantable trees. The Council Members held a brief discussion, which was followed by Mayor Burgess' request for a motion.

MOTION: Mayor Pro-Tem Petta motioned to table the item until January 19, 2017, to allow time for a tree report that would support their request.

SECOND: Council Member Ramirez

VOTE: Motion passed unanimously 4-0 (Petta, Ramirez, Campos, Eggen)

**10. DISCUSS AND CONSIDER BY MINUTE ENTRY A PRELIMINARY PLAT FOR REDNECK DIESEL ADDITION, AN 8.6± ACRE PROPERTY GENERALLY LOCATED ON THE EAST SIDE OF INTERSTATE HIGHWAY 45, APPROXIMATELY 1,000± FEET NORTH OF COTTONWOOD VALLEY ROAD, IN THE CITY OF WILMER, DALLAS COUNTY, TEXAS. APPLICANT: HORSE POWER HOLDINGS LP / HORSEPOWER LAND COMPANY LLC10/**

Mayor Burgess invited City Planner Sefko who advised the Council of the Applicants request for an approval of a preliminary plat to combine three tracts into one lot. Applicant/Owner Todd Stewart addressed the Council and requested approval and suggested to have the sidewalk connected to Beltline Road. Mayor Burgess thanked the applicant and requested a motion.

MOTION: Council Member Eggen motioned to approve by Minute Entry a Preliminary Plat for Redneck Diesel Addition, an 8.6± acre property generally located on the east side of Interstate Highway 45, approximately 1,000± feet north of Cottonwood Valley Road, in the City of Wilmer, Dallas County, Texas; subject to the following:

1. Approval of the 5' width for the required sidewalks along I.H. 45 and Goode Road in lieu of the 8' width, as requested by the applicant;
2. Finalization of the purpose, location and/or configuration of required easements, as may be deemed necessary by the City, prior to approval of the final plat and prior to its filing for record at the County; and
3. Any additions or modifications to the engineering/construction plans as may be deemed necessary by the City's Engineer prior to release for site construction.
4. Approval of deferring the construction of sidewalks along I.H. 45 and Good Road or to Beltline Road, until a later date when the properties to the north and south are developed/redeveloped or when the connecting public sidewalks on those frontages are installed through other means (such as by the City or other entity).

SECOND: Council Member Campos

VOTE: Motion passed unanimously 4-0 (Eggen, Campos, Ramirez, Petta)


**EXECUTIVE SESSION - None**

**ADJOURNMENT** At 7:49 pm, Mayor Burgess adjourned the meeting.

APPROVE

  
Casey Burgess, Mayor

ATTEST

  
Elizabeth Lopez, City Secretary