



ACTION MINUTES
Wilmer City Council Regular Meeting
March 21, 2019 at 7:00 pm

Council Present

Emmanuel Wealthy-Williams, Mayor
Sheila Petta, Mayor Pro Tem
Missie Schwab, Finance Director
Sergio Campos, Councilmember
John Eggen, Councilmember
Candy Madrigal, Councilmember
Melissa Ramirez

City Staff Present

John Hubbard, Interim City Administrator
Patsy Patten, City Secretary
Missie Schwab, Asst. City Admin./HR

CALL TO ORDER At 7:00 pm, Mayor Wealthy-Williams called the meeting to order. Members present were Mayor Wealthy-Williams, Mayor Pro Tem Petta, Councilmember Campos, Councilmember Eggen, Councilmember Madrigal and Councilmember Ramirez.

INVOCATION - Invocation was led by Mayor Wealthy-Williams.

PLEDGE OF ALLEGIANCE - Wilmer City Council

CITIZENS' COMMENTS – Ann Hester addressed the Council concerning the junk and trash that residents leave in their yards. She would like Code Enforcement to take a tougher stance on making property owners clean up their property not just for looks but for safety reasons as well.

John Phinney addressed the Council concerning the upcoming Chautauqua Series on Tuesday at 7 p.m. The speaker will talk about birds and the Audubon Society.

COMMUNITY INTEREST – Councilmember Madrigal announced that the Easter Egg Hunt will probably be at Cottonwood Park on Saturday, April 20 from 12 – 2. More details to come.

CONSENT AGENDA *Items listed under the consent agenda are considered routine and enacted in one motion. The exception to this rule is that a Council Member may request one or more items to be removed from the consent agenda for separate discussion and action.*

- 1. Consider Approval of Minutes for the Regular Meeting on February 21, 2019, Special Called Meeting on February 25, 2019 and the Regular Meeting on March 7, 2019.**
- 2. Monthly Financial Statement for February 2019.**

The Mayor called for a motion. Mayor Pro Tem Petta moved to approve the Consent Agenda, second by Councilmember Ramirez. Motion passed unanimously 5-0. (Petta, Ramirez, Campos, Eggen, Madrigal)

PUBLIC HEARING

- 3. Conduct the second of two public hearings, discuss and consider Ordinance No. 18-0321A regarding the proposed voluntary annexation of a 5.0± acre tract of land, said property being generally located at the southeast corner of Pinto Road and Talco Road, Dallas County, Texas (legal description: Tract 4 in the Thomas J. Campbell**

Survey, Abstract No. 299, Page 340, in Dallas County, Texas – also cited by DCAD as parcel #650299340200400HS and #65029934020040000, 1916 Pinto Road).
Applicant: WHL Dallas 45, LLC

The Mayor opened the Public Hearing at 7:09 p.m.

City Planner Sherry Sefko addressed the Council to explain that this is a voluntary annexation request for a small tract of land. The developer originally requested it be zoned heavy industrial (HI) but has agreed the P&Z Commission's request for light industrial as long as there are conditional use permit allowed to have heavy industrial near the rail portion of the property.

Those who spoke in favor: none

Those who spoke against: John Phinney (neutral)

Councilmember Madrigal added that by annexing these parcels, we are "filling in the holes" to make the property completely within the city limits of Wilmer.

The Mayor closed the Public Hearing at 7:14 p.m.

Councilmember Madrigal moved to approve the Ordinance 18-0321A to annex this 5 acre tract as Light Industrial with a special use permit, second by Councilmember Eggen. Motion passed unanimously 5-0. (Petta, Campos, Eggen, Ramirez, Madrigal)

- 4. Conduct the second of two public hearings, discuss and consider Ordinance No. 18-0321B regarding the proposed voluntary annexation of a 2.6± acre tract of land, said property being generally located on the south side of Talco Road, approximately 850± feet east of Pinto Road, Dallas County, Texas (legal description: Tract 2.2 in the Thomas J. Campbell Survey, Abstract No. 299, Page 340, in Dallas County, Texas – also cited by DCAD as parcel #65029934020020200, 900 Talco Road).**
Applicant: WHL Dallas 45, LLC

The Mayor opened the Public Hearing at 7:16 p.m.

City Planner Sherry Sefko addressed the Council regarding the tract to be annexed. She reiterated that it is just "filling in the holes."

Those who spoke in favor of: none

Those who spoke against: Mary Phinney (neutral)

The Mayor closed the public hearing at 7:18 p.m.

The Mayor called for a motion. Councilmember Madrigal moved to approve Ordinance 18-0321B to annex the 2.6 acre tract, second by Mayor Pro Tem Petta. Motion passed unanimously 5-0. (Petta, Campos, Eggen, Ramirez, Madrigal)

- 5. Conduct the second of two public hearings, discuss and consider Ordinance No. 18-0321C regarding the proposed voluntary annexation of a 6.0± acre tract of land, said property being generally located on the south side of Talco Road, approximately**

1,200± feet east of Pinto Road, Dallas County, Texas (legal description: Tract 1 in the Thomas J. Campbell Survey, Abstract No. 299, Page 340, in Dallas County, Texas – also cited by DCAD as parcel #65029934020010000, 912 Talco Road).

Applicant: WHL Dallas 45, LLC

The Mayor opened the Public Hearing at 7:20 p.m.

City Planner Sefko discussed location of the 6 acre tract. It is South of Talco Road but will and will close up the holes in the entire property.

Those who spoke in favor: none

Those who spoke against: none

The Mayor closed the Public Hearing at 7:21 p.m.

Councilmember Madrigal moved to accept Ordinance 18-0321C to annex the 6 acres of land, second by Mayor Pro Tem Petta. Motion passed unanimously 5-0. (Petta, Campos, Eggen, Ramirez, Madrigal)

Councilmember John Eggen stepped out for Item #6 due to a conflict of interest.

- 6. Conduct a public hearing, discuss and consider Ordinance No. 18-0321D regarding a request to establish Heavy Industrial (I-2) as the appropriate zoning classification for a 1,170± acre property and for an 18.5± acre property, a total of 33 land parcels (pending annexation proceedings for three of the parcels), all of which are generally located west of Millers Ferry Road, south of Talco Road, east of Pinto Road and north of Greene Road, within the City of Wilmer, Texas and also within Dallas County, Texas (legal descriptions of all land parcels are available for inspection at City Hall upon request).**

Applicant: Prime Rail Interests LLC / WHL Dallas 45, LLC (Prime Pointe)

The Mayor opened the Public Hearing at 7:23 p.m.

City Planner Sherry Sefko stated that Planning and Zoning voted that this parcel (which is the overall compilation of the tracts) be considered for Light Industrial with a conditional use permit for rail use.

Those who spoke in favor: none

Those who spoke against: Mary Phinney
John Phinney
Lori Jacobs

The Mayor called for a motion. Councilmember Madrigal moved to accept Ordinance 18-0321D and zone the property Light Industrial with a conditional use permit for the rail portion, second by Councilmember Campos. Motion passed unanimously 4-0. (Campos, Madrigal, Ramirez, Petta; Eggen – abstained)

The Mayor closed the Public Hearing at 7:40 p.m.

Councilmember Eggen rejoined the Council meeting.

7. **Conduct a public hearing, discuss and consider by Minute Entry a request to approve a preliminary replat for Lots 1R and 2 in Block D of Sunridge Business Park, a 60.0± acre property that is generally located on the north side of E. Pleasant Run Road, approximately 2,500± feet east of Interstate Highway 45, within the City of Wilmer, Dallas County, Texas (legal description: Tracts 12 and 27 in the C.A. Warfield Survey, Abstract No. 1612, Page 065, and also Tract 1 in the Jeff Weatherford Survey, Abstract No. 1536, Page 170, in Dallas County, Texas).**

Applicant: Centerpoint Properties Trust

The Mayor opened the public hearing at 7:42 p.m.

City Planner Sherry Sefko described the replat as combining 2 lots into one due to the expansion of Ace Hardware. The replat will match Phase 1. Planning and Zoning did recommend approval with the three stipulations of 1) 5' sidewalks, 2) finalization of easements, 3) additions/edits made by the engineer.

Those who spoke against: Lori Jacobs

Those who spoke in favor: John Phinney
 Mary Phinney

The Mayor called for a motion. Councilmember Madrigal moved to accept by Minute Entry the preliminary replat with the 3 stipulations put forth from P&Z, second by Mayor Pro Tem Petta. Motion passed unanimously 5-0. (Petta, Campos, Eggen, Ramirez, Madrigal)

ACTION ITEMS –

8. **Discuss and consider by Minute Entry a request to approve a preliminary plat for Wilmer Elementary School Addition, a 31± acre property that is generally located at the southwest corner of E. Belt Line Road and S. Goode Road, within the City of Wilmer, Dallas County, Texas (legal description: Tracts 12 and 27 in the C.A. Warfield Survey, Abstract No. 1612, Page 065, and also Tract 1 in the Jeff Weatherford Survey, Abstract No. 1536, Page 170, in Dallas County, Texas).**

Applicant: Dallas Independent School District

City Planner Sherry Sefko explained that most of the traffic for the school will be using Goode Road. The replat shows expanding Goode Road to accommodate that traffic. Crosswalks will be added at Goode and Belt Line and DISD has agreed to add a traffic signal. Planning and Zoning has approved the replat with the standard stipulations – 1) 5' sidewalks, 2) easement changes and 3) any engineer changes.

The Mayor called for a motion. Councilmember Madrigal moved to approve the preliminary plat for the Elementary School with the 3 stipulations from P&Z, second by Mayor Pro Tem Petta. Motion passed unanimously 5-0. (Petta, Campos, Eggen, Ramirez, Madrigal)

DISCUSSION ITEMS –

- 9. Discuss the Water Line Construction Agreement with ALMC HOLDINGS, LLC, WEIR BROTHERS CONTRACTING, LLC and the City of Wilmer, Texas. In Addition to Discussing a First Amendment to the Water Line Agreement by and among LIBERTY CROSSING TC I, LP, (“Liberty Crossing”), AUTUMN BREEZE APARTMENTS, LP, (“Autumn Breeze”), DALLAS INDEPENDENT SCHOOL DISTRICT (“DISD”) and the City of Wilmer, Texas.**


Discussion only, no action taken.

ADJOURN There being no further business, Mayor Wealthy-Williams adjourned the meeting at 8:01 p.m.

APPROVE


Emmanuel Wealthy-Williams, Mayor

ATTEST


Patsy Patten, City Secretary

