



**NOTICE OF REGULAR CITY COUNCIL MEETING
CITY OF BALCH SPRINGS, TEXAS
FEBRUARY 10, 2020
7:00 PM
CITY HALL
13503 ALEXANDER ROAD
BALCH SPRINGS, TEXAS, 75181**

AGENDA

NOTICE IS HEREBY GIVEN THAT THE CITY COUNCIL OF THE CITY OF BALCH SPRINGS, TEXAS WILL HOLD A REGULAR MEETING AT THE ABOVE NAMED DATE, TIME AND LOCATION FOR THE PURPOSE, CONSIDERATION AND ACTION ON ALL THE ITEMS LISTED BELOW.

Identification of a quorum.

Invocation

Pledge of Allegiance

- A US Flag**
- B. Texas Flag - "Honor the Texas Flag - I pledge Allegiance to thee, Texas, one state under God, one and indivisible."**

Welcome and Items of Community Interest

Presentation(s):

Presentation by Community Waste Disposal (CWD) regarding the Annual Review for the City of Balch Springs.

Citizen Comments.

COMMENTS CONCERNING ITEMS NOT ON AN AGENDA

The agenda for each regularly scheduled meeting of the Council will include an item designated "Citizen Comments." The "Citizen Comments" portion of the agenda is the citizen's opportunity to make a presentation, ask a question of the City Council or otherwise be heard at the City Council meeting and will be reserved for comments concerning city-related issues not otherwise appearing on the meeting agenda.

This portion of the agenda is reserved to provide citizens an opportunity to address the City Council on issues affecting the city and is **not intended to provide a forum for commercial, political or personal topics.** **No action will be taken on any matter raised, but items suggested for action may be placed on a future agenda.** Each citizen's comments are limited to a total of three (3) minutes.

Any remarks which may attack the character of employees or council members are considered to be out of order and are prohibited. The Council has the authority to protect employees and itself from annoyance by disruptive individuals during the meeting. The Mayor, a quorum of the City Council or the City Manager shall admonish citizen's comments that become insulting, defamatory, reflect a personal vendetta, imply malicious intent, or otherwise undermine the intent of this section.

Under Sec. 22.01, Tex Penal Code, it is a felony of the third degree for a person to intentionally or knowingly threaten imminent bodily injury to a public servant who is lawfully discharging an official duty, or to do so in retaliation or on account of an exercise of official power or performance of an official duty as public servant; Further, the Mayor or the City Manager at any time have the authority to have any person who attempts to harass, gesture, use profanity, or act in a hostile manner to be requested to leave or escorted from the property by law enforcement. **(Tex. PC 42.05 Disrupting Meeting or Procession. (a) A person commits an offense if, with intent to prevent or disrupt a lawful meeting, procession, or gathering, he obstructs or interferes with the meeting, procession, or gathering by physical action or verbal utterance; (b) an offense under this section is a Class B Misdemeanor).**

REPORTS/UPDATES:

1. **Report by the Executive Staff regarding any significant event that has occurred since the last regular Council meeting.**

INDIVIDUAL ITEMS:

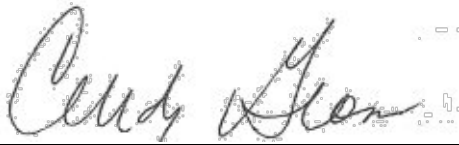
1. **Consideration and action regarding approval of a Rezoning Application No. 004-2019, by LDG Development, LLC & Dunaway Associates, LP., to rezone properties located at 12105 Seagoville Road and 12013 Seagoville Road from Single Family (SF-6) Dwelling District to Planned Development (PD) District to allow for a Multi-Family residential development.**
2. **Consideration and action regarding approval of a Comprehensive Plan Amendment Application No. 003-2019, by LDG Development, LLC & Dunaway Associates, LP., to amend the 2036 Comprehensive Plan-Future Land Use Plan regarding properties located at 12013 and 12105 Seagoville Road from Low Density Residential to High Density Residential to allow a Multi-family Residential Development.**
3. **Consideration and action regarding a resolution expressing No Objection for the submission of an application to the Texas Department of Housing and Community Affairs for housing tax credits for a proposed affordable multi-family rental housing Springwood Development by LDG Development for property located at 12013 & 12105 Seagoville Road.**
4. **Consideration and action to enter into a Payment Agreement with LDG Development and the City of Balch Spring regarding the Springwood Development located at 12013 and 12105 Seagoville Road.**
5. **Consideration and action regarding approval of a Rezoning Application No. 005-2019, by LDG Development, LLC & Dunaway Associates, LP for properties located at 3416 Hickory Tree Road and 12004 Quail Drive from Local Retail (LR) District to Planned Development (PD) District to allow for a multifamily residential development.**
6. **Consideration and action regarding a resolution expressing No Objection for the submission of an application to the Texas Department of Housing and Community Affairs for housing tax credits for the proposed affordable multi-family rental housing Oakwood development by LDG Development for property located at 3416 Hickory Tree Road & 12004 Quail Drive.**
7. **Consideration and action to enter into a Payment Agreement with LDG Development and the City of Balch Spring regarding the Oakwood Development located at 3416 Hickory Tree Road and 12004 Quail Drive.**
8. **Consideration and action to enter into an Interlocal Agreement with the Housing Authority of the City of Texarkana and the City of Balch Spring regarding the Springwood Development located at 12013 and 12105 Seagoville Road and proposed Oakwood Development located at 3416 Hickory Tree Road and 12004 Quail Drive.**

9. Consideration and action regarding approval of the proposed Charter Amendments for the May, 2020 Election.
10. Consideration and action regarding approval of an ordinance ordering and providing notice of a Special Election to be held on May, 2, 2020, for the purpose of voter consideration of amendment of specific sections of the Home Rule Charter.
11. Consideration and action regarding approval of an ordinance ordering and providing notice of a General Election for the City of Balch Springs to be held on the 2nd day of May, 2020, providing for three City Council Members Place 2, 4 and 6; providing for Early Voting by Personal Appearance; providing for a contract for election services with Dallas County.
12. Discussion and update on the 2019 TXDOT Safe Routes to School Application.
13. Consideration and action regarding approval of the 2019 City of Balch Springs Irwin Park Master Plan and Recreation Center Study.
14. Consideration act action regarding approval of the 2020 Balch Springs Fourth of July Celebration.
15. Consideration and action regarding approval of a budget adjustment for the Treasury Forfeiture Account.
16. Consideration and action regarding approval to proceed with a needs assessment for the Public Safety Building, at a cost not to exceed \$57,250.00.
17. Consideration and action to approve \$25,000 to update computer software in the Fire Department.

NOTICE OF EXECUTIVE SESSION

18. Council to hold Executive Session under Sections 551.072 (Real Estate) and 551.087 (Economic Development) with regard to a matter that is the duty of the attorney to consult with Council and falls under the attorney-client privilege or with regard to a matter that involves litigation or contemplated litigation or claims, of the Texas Government Code:
 - A. Discussion and update on proposals for sale, financing, and development of land owned by the City of Mesquite within the City of Balch springs.
 - B. Advice concerning the Resolutions of No Objection and Payment Agreement and other matters regarding the LDG projects designated as Springwood and Oakwood
19. Take action, if any, on matters discussed in Executive Session.
20. Announcements, requests for information, and/or new business to be placed on future agendas. (NO ACTION OR DISCUSSION WILL TAKE PLACE.)
21. Closing prayer.
22. Adjourn.

I, Cindy Gross, City Secretary of the City of Balch Springs do hereby certify that the above notice of the Regular Meeting of the Balch Springs City Council was posted at City Hall, 13503 Alexander Road, Balch Springs, Texas on 5th day of February, 2020 at 4:30PM.



City Secretary

City Charter Section 3.12 - Passage of Ordinances in General - The City shall adopt a rule which shall provide that no action be taken on any ordinance which has not been made available to the Council and to the public at the office of the City Secretary, at least forty-eight (48) hours prior to the meeting at which it is to be considered.

The City Council may convene into executive session on any matter related to any of the above agenda items for a purpose, such closed session allowed under Chapter 551, Texas Government Code.

This agenda is posted as required under Section 551.041, Texas Government Code. For more information or a copy of the Open Meetings Act, please contact the Attorney General of Texas at 1-800-252-8011; the City Secretary at 972/286-4477x210 or visit the City of Balch Springs web site at www.cityofbalchsprings.com

This building is wheelchair accessible. Any requests for Interpretive Services must be named 48 hours in advance of the scheduled meeting. To make arrangements please call 972/286-4477x210 and ask for Cindy Gross, City Secretary.