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NOTICE OF REGULAR CITY COUNCIL MEETING  
CITY OF BALCH SPRINGS, TEXAS  
APRIL 8, 2019  
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):

Neighborhood Services Award Presentation to Walmart and Sonic Restaurant.

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).**

## **CONSENT AGENDA**

(All items on the Consent Agenda are routine and may be approved with one motion; however, should any member of the City Council wish to discuss any item, said item may be removed from the Consent Agenda by motion of the City Council).

### **A APPROVAL OF MINUTES:**

**1. March 25, 2019 - Regular Meeting**

**B. Approval of an ordinance establishing precincts and the location of the polling places for the May 4, 2019, General Election.**

### **REPORTS/UPDATES:**

- 1. Update by Dallas County on the Balch Springs Mobility Plan Study.**
- 2. Report by the Executive Staff regarding any significant event that has occurred since the last regular Council meeting.**

### **INDIVIDUAL ITEMS:**

- A. Briefing on Rezoning Application No. 001-2019, by Hillwood Enterprises, L.P. to rezone properties located at 12728 Lake June Road, 12734 Lake June Road and 12809 Eastgate Drive from Commercial (C) District, Local Retail (LR) and Industrial (I) to Planned Development (PD) District to allow a Logistics Business Park development for light assembly, light manufacturing and light industrial operations uses subject to PD Ordinance and Development Agreement.**

**B. Conduct Public Hearing on Rezoning Application No. 001-2019, by Hillwood Enterprises, L.P. to rezone properties located at 12728 Lake June Road, 12734 Lake June Road and 12809 Eastgate Drive from Commercial (C) District, Local Retail (LR) and Industrial (I) to Planned Development (PD) District to allow a Logistics Business Park development for light assembly, light manufacturing and light industrial operations uses subject to PD Ordinance and Development Agreement.**

**C. Consideration and action regarding approval of a Rezoning Application No. 001-2019, by Hillwood Enterprises, L.P. to rezone properties located at 12728 Lake June Road, 12734 Lake June Road and 12809 Eastgate Drive from Commercial (C) District, Local Retail (LR) and Industrial (I) to Planned Development (PD) District to allow a Logistics Business Park development for light assembly, light manufacturing and light industrial operations uses subject to attached PD Ordinance and Development Agreement.**
- 2. Consideration and action regarding adoption of a resolution establishing a Tax Abatement Guidelines Policy and Criteria.**

3. **A. Briefing by city staff regarding adoption of an ordinance for designation of a Tax Abatement Reinvestment Zone.**

**B. Conduct a Public Hearing regarding adoption of an ordinance for designation of a Tax Abatement Reinvestment Zone.**

**C. Consideration and action regarding adoption of an ordinance for designation of a Tax Abatement Reinvestment Zone.**
4. **A. Briefing on Comprehensive Plan Amendment Application No. 001-2019, by Balch Springs Leased Housing I, LLLP, c/o Dominion Development to amend the Comprehensive Plan for properties located at 3401 and 3325 Hickory Tree Road from Low Density Residential to High Density Residential to allow a Multi-family Residential Development.**

**B. Conduct Public Hearing on Comprehensive Plan Amendment Application No. 001-2019, by Balch Springs Leased Housing I, LLLP, c/o Dominion Development to amend the Comprehensive Plan for properties located at 3401 and 3325 Hickory Tree Road from Low Density Residential to High Density Residential to allow a Multi-family Residential Development.**

**C. Consideration and action regarding approval of a Comprehensive Plan Amendment Application No. 001-2019, by Balch Springs Leased Housing I, LLLP, c/o Dominion Development to amend the Comprehensive Plan for properties located at 3401 and 3325 Hickory Tree Road from Low Density Residential to High Density Residential to allow a Multi-family Residential Development.**
5. **A. Briefing on Rezoning Application No. 006-2018, by Balch Springs Leased Housing I, LLLP, c/o Dominion Development to rezone properties located at 3325 and 3401 Hickory Tree Road from Single Family (SF-6) to Planned Development (PD) District to allow for a Multi-family Development subject to PD Ordinance and Development Agreement.**

**B. Conduct Public Hearing on Rezoning Application No. 006-2018, by Balch Springs Leased Housing I, LLLP, c/o Dominion Development to rezone properties located at 3325 and 3401 Hickory Tree Road from Single Family (SF-6) to Planned Development (PD) District to allow for a Multi-family Development subject to PD Ordinance and Development Agreement.**

**C. Consideration and action regarding approval of a Rezoning Application No. 006-2018, by Balch Springs Leased Housing I, LLLP, c/o Dominion Development to rezone properties located at 3325 and 3401 Hickory Tree Road from Single Family (SF-6) to Planned Development (PD) District to allow for a Multi-family Development subject to attached PD Ordinance and Development Agreement.**
6. **Consideration and action regarding approval of a Zoning Ordinance Amendment No. 001-2019, to amend Chapter 90, Section 3- Zoning Land Use Regulations, Use Chart to allow for regulation of a laundry, self-service facility.**
7. **Consideration and action for City Council to review and possible rewrite of the code enforcement letter(s).**
8. **Discuss and possibly take action on making recommendations to the Charter Review Commission regarding issues to consider for amending the City Charter.**
9. **Consideration and action regarding approval to award a bid to King Solution Services at a cost not exceed \$583,034.00, for pipe bursting clay tile sewer main.**

10. Consideration and action regarding approval to award a bid to Barclays Premier Utilities Service at a cost not exceed \$175,500.00 for Echo Lake Crossing.
11. Consideration and action regarding approval to purchase 2 (two) vehicles for the Public Works Department at cost not exceed \$100,809.52
12. Consideration and action regarding approval to purchase 1 (one) vehicle for the Public Works Department at cost not exceed \$39,510.00.
13. Discussion regarding Sidewalk Priorities.
14. Announcements, requests for information, and/or new business to be placed on future agendas. (NO ACTION OR DISCUSSION WILL TAKE PLACE.)
15. Closing prayer.
16. 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 the 2nd day of April, 2019 at 4:00PM.



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**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](http://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.