

THE CITY OF  
**BALCH SPRINGS**  
GROWING COMMUNITY

**REGULAR CITY COUNCIL MEETING  
CITY OF BALCH SPRINGS  
APRIL 8, 2019  
7:00 PM**

**MINUTES**

**Identification of a quorum.**

Present: Councilmember Moon  
Councilmember Shelby  
Councilmember Segroves  
Councilmember Rushing  
Councilmember Tucker  
Mayor Pro Tem Hill  
Mayor Gorwood

**A quorum was present and Mayor Gorwood called the meeting to order at 7:03PM.**

Staff: Susan Cluse, City Manager  
Mark Morris, Assistant City Manager  
Cindy Gross, City Secretary  
Jon Haber, Police Chief  
Randy Smith, Fire Chief  
Lupe Baladez, Building Inspector  
Chris Dyser, Planning & Zoning  
William Freeman, Public Works Director  
Patty Akers, City Attorney

Invocation was given by Susan Cluse, City Manager.

Pledge to the US Flag and the Texas Flag was led by Patty Akers, City Attorney.

**Presentation(s):**

**Neighborhood Services Award Presentation to Walmart and Sonic Restaurant.**

Santosha Pratt, Neighborhood Services, presented an award before City Council, to honor Walmart and Sonic Restaurant for their generous donations and involvement in the Balch Springs Community. She presented the Neighborhood Services Award to Mr. Chris Evans and the Sonic Team, and Mr. John Thompson and Walmart Representatives.

Items of Community Interest - City Secretary:

April 13<sup>th</sup> – Balch Springs Weekend Blast: 9:00am – 4:00pm at the Civic Center.

April 15<sup>th</sup> - Charter Review Commission Meeting: 6:00pm at the Civic Center (12400 Elam Rd.)

April 19<sup>th</sup> – Good Friday: All City Offices will be closed in observance of the Holiday.

May 9<sup>th</sup> – Balch Springs Chamber of Commerce Education Scholarship Luncheon: 11:30am-1:00pm at the Civic Center (12400 Elam Rd.).

May 27<sup>th</sup> – Memorial Day: All city offices will be closed in observance of the holiday.  
Next City Council meeting will be moved to May 28<sup>th</sup>, due to the holiday.

Announcement the 2019 Mayors Scholarship Award to begin on March 1 - April 30, 2019.

The City's General Election is scheduled for Saturday, May 4, 2019; Early Voting by Personal Appearance will begin on April 22 - April 30, 2019, at the Balch Springs Civic Center, 12400 Elam Road, for the purpose of electing the following positions: Mayor (At-Large), Place 3, Place 5 and Place 7.

### **Citizen Comments.**

Speaker: Shawn Risener, 11924 Echo St., Balch Springs, TX. 75180  
Subject: Spoke to City Council in regards to thanking the volunteers at the Repair Affair/Keep Balch Springs Beautiful event.

Speaker: Wanda Adams, 2721 Cumberland Trl. Balch Springs, TX. 75180  
Subject: Spoke to City Council in regards to the infrastructure and development of the city.

Speaker: Laualee Alsup, 11413 Slater Dr., Balch Springs, TX. 75180  
Subject: Spoke to City Council in regards to Streets and Bus Route additions.

Speaker: Shawn Monk, 12312 Kings Dr., Balch Springs, TX. 75180  
Subject: Spoke to City Council in regards to City Council and Executive Staff Code of Conduct during Council meetings.

Speaker: Angela Singletary, 3216 Balch Springs Rd., #203, Balch Springs, TX. 75180  
Subject: Spoke to City Council in regards to Quail Oaks Apartments and thanked the City Manager.

Speaker: Eddie Conley, 12108 Spring Branch, Balch Springs, TX. 75180  
Subject: Spoke to City Council in regards to Councilmember Tucker and Councilmember Rushing for assistance.

Speaker: Carrie Marshall, 12601 Natalie Dr., Balch Springs, TX. 75180  
Subject: Spoke to City Council in regards to Hillwood Enterprises, L.P. and the National Day of Prayer event.

Mayor Gorwood closed citizen's comments.

### **CONSENT AGENDA:**

#### **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. (Ord. 3185-19)**

Councilmember Moon moved to approve the consent agenda. Mayor Pro Tem Hill seconds the motion. Voting for this motion were Councilmember Moon, Councilmember Shelby, Councilmember Segroves, Councilmember Rushing, Councilmember Tucker and Mayor Pro Tem Hill. **Motion passed. (6-0)**

### **REPORTS/UPDATES:**

**1. Update by Dallas County on the Balch Springs Mobility Plan Study.**

Commissioner John Wiley Price, District 3, gave a presentation in regards to the Dallas County's participation in Balch Springs, how the Dallas County Mobility Plan Study is different from the Balch Springs Mobility Plan Study, and Capital projects needs and opportunities.

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

No Reports at this time.

### **INDIVIDUAL ITEMS:**

**1. 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.**

Chris Dyser, Planning & Zoning, briefed the City Council in regards to the Rezoning Application No. 001-2019, by Hillwood Enterprises, L.P. He presented a presentation detailing all the features and layout of the development, and the positive impact it would have on the City.

**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.**

Mayor Gorwood Opened the Public Hearing at 8:16pm.

The following individuals spoke in favor of the Rezoning Application No. 001-2019, by Hillwood Enterprises, L.P.:

- Carrie Marshal, 12601 Natalie Dr., Balch Springs, Tx
- Wanda Adams, 2721 Cumberland Trail., Balch Springs, Tx
- Marie Tedei, 4708 Pioneer Rd., Balch Springs, Tx
- Johnny Adams, 2721 Cumberland Trail., Balch Springs, Tx
- Shawn Monk, 12312 King Dr., Balch Springs, Tx

- Angela Singletary, 3216 Balch Springs Rd., #203, Balch Springs, Tx
- Ted Geller, Double D Ranch, Balch Springs, Tx
- Ralph Kennel, 4709 Creekview Ln. Balch Springs, Tx
- Katrina Dalford, 2725 Cottonwood Ln., Balch Springs, Tx
- Gwendolyn Gardner, 11325 Valley Forge Dr., Balch Springs, Tx

No one spoke in opposition of the Rezoning Application No. 001-2019, by Hillwood Enterprises, L.P.

Mayor Gorwood Closed the Public Hearing at 8:27pm

**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.**

Councilmember Rushing moved to approve the 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 (Ord. 3186-19). Councilmember Moon seconds the motion. Voting for the motion were Councilmember Moon, Councilmember Shelby, Councilmember Segroves, Councilmember Rushing, Councilmember Tucker and Mayor Pro Tem Hill. **Motion Passed (6-0)**

**2. Consideration and action regarding adoption of a resolution establishing a Tax Abatement Guidelines Policy and Criteria.**

Chris Dyser, Planning and Patty Akers, City Attorney gave her presentation in regards to further details on establishing the Tax Abatement Guidelines Policy and Criteria.

Councilmember Moon moved to approve a resolution establishing a Tax Abatement Guidelines Policy and Criteria (Res. 834-19). Councilmember Shelby seconds the motion. Voting for this motion were Councilmember Moon, Councilmember Shelby, Councilmember Segroves, Councilmember Rushing, Councilmember Tucker and Mayor Pro Tem Hill. **Motion Passed (6-0)**

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

Chris Dyser, Planning Zoning, spoke in regards to establishing a Tax Abatement Reinvestment Zone.

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

Mayor Gorwood Opened the Public Hearing at 8:40pm.

Marie Tedei, 4708 Pioneer Rd Balch Springs, Tx – Spoke neither in favor nor against the Tax Abatement Reinvestment Zone.

Wanda Adams, 2721 Cumberland Trail., Balch Springs, Tx – Spoke in favor of the of an ordinance for designation of a Tax Abatement Reinvestment Zone

Misty Ventura, 9406 Biscayne Blvd., Dallas, Tx. -Spoke on behalf of Hillwood Enterprises, L.P., Dallas, Tx and the criteria in regards to Chapter 312 of Tax Code.

Mayor Gorwood Closed the Public Hearing at 8:48pm.

**C. Consideration and action regarding adoption of an ordinance for designation of a Tax Abatement Reinvestment Zone.**

Councilmember Rushing moved to approve the adoption of an ordinance for designation of a Tax Abatement Reinvestment Zone (Ord. 3187-19). Mayor Pro Tem Hill seconds the motion. Voting for this motion were Councilmember Moon, Councilmember Shelby, Councilmember Segroves, Councilmember Rushing, Councilmember Tucker and Mayor Pro Tem Hill. **Motion Passed (6-0)**

**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.**

Chris Dyer, Planning & Zoning, briefed the City Council in regards to Comprehensive Plan Amendment Application No. 001-2019, by Balch Springs Leased Housing I, LLLP, c/o Dominion Development. He presented a presentation with further details on the features, amenities and layout of the 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.**

Mayor Gorwood Opened the Public Hearing at 9:00pm.

The following individuals spoke in favor of the Comprehensive Plan Amendment Application No. 001-2019, by Balch Springs Leased Housing I, LLLP, c/o Dominion Development:

- Carrie Marshal, 12601 Natalie Dr., Balch Springs, Tx
- Wanda Adams, 2721 Cumberland Trail., Balch Springs, Tx
- Johnny Adams, 2721 Cumberland Trail., Balch Springs, Tx
- Katrina Dalford, 2725 Cottonwood Ln., Balch Springs, Tx

- Shawn Risener, 11924 Echo St., Balch Springs, Tx
- Lauralee Alsup, 11413 Slater Dr., Balch Springs, Tx

Shawn Monk, 12312 Kings Dr., Balch Springs, TX – Spoke neither in favor or opposition of the Comprehensive Plan Amendment Application No. 001-2019, by Balch Springs Leased Housing I, LLLP, c/o Dominion Development.

Angela Singletary, 3216 Balch Springs Rd., #203, Balch Springs, TX – Spoke neither in favor or opposition of the Comprehensive Plan Amendment Application No. 001-2019, by Balch Springs Leased Housing I, LLLP, c/o Dominion Development.

Marie Tedei, 4708 Pioneer Rd Balch Springs Balch Springs, TX – Spoke neither in favor or opposition of the Comprehensive Plan Amendment Application No. 001-2019, by Balch Springs Leased Housing I, LLLP, c/o Dominion Development.

No other individuals spoke in favor or opposition Comprehensive Plan Amendment Application No. 001-2019, by Balch Springs Leased Housing I, LLLP, c/o Dominion Development.

Mayor Gorwood Closed the Public Hearing at 9:10pm.

**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.**

Councilmember Rushing moved to approve the 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 (654-19-Z). Mayor Pro Tem Hill seconds the motion. Voting for this motion were Councilmember Moon, Councilmember Shelby, Councilmember Segroves, Councilmember Rushing, Councilmember Tucker and Mayor Pro Tem Hill. **Motion passed. (6-0)**

**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.**

Chris Dyser, Planning Department, informed City Council that this second phase of the Dominion Development, and that the information presented in the previous item remains the same.

**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.**

Mayor Gorwood Opened the Public Hearing at 9:12pm.

No one spoke in favor or opposition of the 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.

Mayor Gorwood Closed the Public Hearing at 9:12pm.

**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.**

Councilmember Rushing moved to approve the 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 (Ord. 3188-19). Councilmember Shelby seconds the motion. Voting for this motion were Councilmember Moon, Councilmember Shelby, Councilmember Segroves, Councilmember Rushing, Councilmember Tucker and Mayor Pro Tem Hill. **Motion passed. (6-0)**

City Council recessed at 9:13pm

City Council reconvened the meeting at 9:25pm

**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.**

Chris Dyser, Planning Department, spoke in regards to 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.

Mayor Pro Tem moved to approve the 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 (3189-19). Councilmember Shelby seconds the motion. Voting or this motion were Councilmember Moon, Councilmember Shelby, Councilmember Segroves and Mayor Pro Tem Hill. Voting in opposition was Councilmember Rushing and Councilmember Tucker. **Motion Passed. (4-2)**

**7. Consideration and action for City Council to review and possible rewrite of the code enforcement letter(s).**

Item postponed until the next City Council Meeting.

8. **Discuss and possibly take action on making recommendations to the Charter Review Commission regarding issues to consider for amending the City Charter.**

- Mayor Gorwood- clarification of the City Council Term Limits.
- Councilmember Moon – Mayoral Vote; Place 2 should be designated as Mayor Pro Tem and add a Deputy Mayor Pro Tem.
- Councilmember Shelby – None available
- Councilmember Segroves – Have the board take a look at the Charter as a whole, especially Sections 2, 3, 7, 8, and 10.
- Councilmember Rushing – Placement of Police Department under City Manager.
- Councilmember Tucker – None available
- Mayor Pro Tem Hill – add an application fee of \$25 to be placed on the Ballot.

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.**

William Freeman, Public Works, presented the item to the City Council. He stated that they were trying to eliminate problematic lines, and recommended that they continue forward with King Solution Services.

Councilmember Moon moved to approve to award the bid to King Solution Services at a cost not exceed \$583,034.00, for pipe bursting clay tile sewer main. Mayor Pro Tem Hill seconds the motion. Voting for this motion were Councilmember Moon, Councilmember Shelby, Councilmember Segroves, Councilmember Rushing, Councilmember Tucker and Mayor Pro Tem Hill. **Motion passed. (6-0)**

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.**

William Freeman, Public Works, presented the item to the City Council. He stated the job was re-bid in 2019 and is ready to be awarded to start construction of Echo Lake Crossing.

Councilmember Rushing moved to approve to award a bid to Barclays Premier Utilities Service at a cost not exceed \$175,500.00 for Echo Lake Crossing. Mayor Pro Tem Hill seconds the motion. Voting for this motion were Councilmember Moon, Councilmember Shelby, Councilmember Segroves, Councilmember Rushing, Councilmember Tucker and Mayor Pro Tem Hill. **Motion passed. (6-0)**

11. **Consideration and action regarding approval to purchase 2 (two) vehicles for the Public Works Department at cost not exceed \$100,809.52.**

William Freeman, Public Works, explained that he wanted to go with either Chevy or Dodge Trucks. He did bids on both Ford and Chevy trucks, but would like to go with Chevy Trucks. The older trucks that the two vehicles would be replacing, will be refurbished and reused for other purposes for other departmental use.

Mayor Pro Tem Hill moved to approve the purchase of 2 (two) vehicles for the Public Works Department at cost not exceed \$100,809.52. Councilmember Moon seconds the motion. Voting for this motion were Councilmember Moon, Councilmember Shelby,



Councilmember Segroves, Councilmember Rushing, Councilmember Tucker and Mayor Pro Tem Hill. **Motion passed. (6-0)**

Councilmember Moon moved to adjourn. **Motion died for lack of second.**

**12. Consideration and action regarding approval to purchase 1 (one) vehicle for the Public Works Department at cost not exceed \$39,510.00.**

Councilmember Rushing moved to approve the purchase of 1 (one) vehicle for the Public Works Department at cost not exceed \$39,510.00. Mayor Pro Tem Hill seconds the motion. Voting for this motion were Councilmember Moon, Councilmember Shelby, Councilmember Segroves, Councilmember Rushing, Councilmember Tucker and Mayor Pro Tem Hill. **Motion passed. (6-0)**

**13. Discussion regarding Sidewalk Priorities.**

Councilmember Rushing moved to postpone the item till the next City Council meeting. Councilmember Moon seconds the motion. Voting for this motion were Councilmember Moon, Councilmember Shelby, Councilmember Segroves, Councilmember Rushing, Councilmember Tucker and Mayor Pro Tem Hill. **Motion passed. (6-0)**

**14. Announcements, requests for information, and/or new business to be placed on future agendas.**

None at this time.

**15. Closing prayer.**

Mayor Gorwood gave the closing prayer.

**16. Adjourn.**

Mayor Gorwood adjourned the meeting at 10:07pm.

**PASSED AND APPROVED AT A REGULAR MEETING HELD ON APRIL 22, 2019.**