

Notice of Regular Meeting of the Wilmer City Council

**Wilmer Community Center
101 Davidson Plaza
Wilmer, Texas 75172**



Thursday, June 18, 2026, at 7:00 pm

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

COMMUNITY ANNOUNCEMENTS:

1. Upcoming City Event

1. Sparks in Wilmer - Friday, June 26, 2026
2. Health Fair - Saturday, June 27, 2026

2. City Hall Closures

1. June 19, 2026 - In observance of Juneteenth.
2. July 3, 2026 - In observance of Independence Day.

CITIZENS' COMMENTS:

At this time citizens who have pre-registered before the call to order will be allowed to speak on any matter other than personnel matters or matters under litigation, for a length of time not to exceed three (3) minutes. No Council action or discussion may take place on a matter until such matter has been placed on an agenda and posted in accordance with law. Anyone desiring to speak on an item scheduled for a public hearing is requested to hold their comments until the public hearing portion of the item.

CONSENT AGENDA:

Items listed under the consent agenda are considered routine and are generally 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.

PUBLIC HEARING/ACTION:

The City Council reserves the right to meet in Executive Session, closed to the public, at any time during the course of this meeting to discuss matters listed on the agenda, pursuant to authorization by the Texas Open Meetings Act, Texas Government Code, Chapter 551.071 (private consultation with the city attorney).

1. Conduct a public hearing and take action regarding a Zoning Change. This pertains to the following address: 425 North Dallas Avenue from Single Family Residential "SF2" to Restricted Commercial (C1), DCAD ID #54005500040010000, City of Wilmer, Dallas County, Texas. Consisting of approximately 0.5 acres and containing one (1) lot. Case No. (ZC-26-002) (Zoning Change)
2. Discuss and consider approval of a Preliminary Plat for 746 Goode Addition, located in the Charles A Warfield survey, Abstract No. 1613 City of Wilmer, Dallas County, Texas, and generally addressed as 746 N. Goode Road. (PP-26-001)
3. Discuss and consider animal shelter operations, services, including but not limited to: the possibility of establishing and maintaining safe conditions at said shelter, and the feasibility of establishing a permanent animal shelter facility at the Public Works location.
4. Discuss and consider the condition of Goode Road, contractor performance, roadway failures, drainage concerns, compaction standards, asphalt quality, warranty obligations, and the options available for potential corrective actions.
5. Discuss and consider directing Staff to amend the City's nuisance ordinance to include noise violations, and enforcement options related to Data Center Campus developments within the City of Wilmer.
6. Discuss and consider permitting, inspections, impact to the City's zoning ordinance and ability to compel compliance, potential nuisance issues, environmental concerns, and operational impacts associated with Data Center Campus developments within the City.
7. Discuss and consider regulations, enforcement options, and compliance matters related to commercial truck operations, diesel emissions, vehicle modifications, and related activities associated with Red Neck Diesel and similar operations.

8. Discuss and consider directing staff to provide all notices, mailing records, correspondence, emails, reports, and related documentation concerning zoning, development, annexation, permitting, construction, and Data Center Campus projects located at or near 300 Greene Road, 401 Belt Line Road, 501 Belt Line Road, and 601 Belt Line Road, including documentation related to notice requirements for property owners located within 200 feet of the subject properties.
9. Discuss and consider procedural issues in the zoning process associated with Data Center Campus developments as to 300 Greene Road, 401 Belt Line Road, 501 Belt Line Road, and 601 Belt Line Road and consider appropriate direction to Staff regarding any non-compliance with notice requirements, public hearings, and/or other applicable law.
10. Discuss and consider directing staff to provide reports, permits, inspection records, contracts, environmental compliance records, and other documentation related to industrial developments and major construction projects within the City.
11. Discuss and consider engaging an independent third-party auditor to conduct a forensic audit of City finances, expenditures, contracts, and operations.
12. Discuss and consider changing City Hall operating hours from 7:30 AM to 5:00 PM Monday-Thursday and 7:30AM -11:30 AM on Friday to 8:00 AM - 5:00 PM Monday - Friday.
13. Discuss and consider City purchasing card policies, expenditures, reimbursements, returns, refunds, and oversight procedures.
14. Discuss and consider requiring City Council approval for all City-sponsored events/ festivals, food truck events, and special events.
15. Discuss and consider requiring City Council approval for out-of-state travel funded by City resources.
16. Discuss and consider amending the City's Code of Ordinances regarding the appointments, vacancies, qualifications and membership on City boards, commissions, and committees.
17. Discuss and consider records retention, public communications, transparency requirements, and reporting requirements related to City business and all projects implemented by the City.
18. Discuss and consider directing staff to establish a Town Hall Meeting regarding Data Center Campus developments for the purpose of eliciting citizen participation.

19. Discuss give direction to Staff regarding amendments to the City's zoning ordinance regarding the use of any property as a data center.
20. Discuss and consider reviewing returned notices, correspondence, and documentation related to the repeal of ordinances passed on or about December 1, 2022 and January, 19, 2023 which declared tracts of land which received longstanding treatment to be part of the City pursuant to Section 41.003 of the Local Government Code, as well as any action as a result of such review.

EXECUTIVE SESSION:

In accordance with Texas Government Code, Chapter 551, Subchapter D, the City Council will now recess into Executive Session (closed meeting) to discuss the following:

1. Pursuant to Section 551.074(a)(1) of the Texas Government Code, to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee, as applicable; to wit: the City Administrator.
2. Pursuant to Section 551.074(a)(1) of the Texas Government Code, to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee, as applicable; to wit: the City Secretary.
3. Discuss and consider any action resulting from Executive Session.

RECONVENE INTO REGULAR SESSION:

The City Council will reconvene into Regular Session, pursuant to the provisions of Chapter 551, Subchapter D, Texas Government Code, Texas Government Code, to take any action necessary regarding:

1. Pursuant to Section 551.074(a)(1) of the Texas Government Code, to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee, as applicable; to wit: the City Administrator.
2. Pursuant to Section 551.074(a)(1) of the Texas Government Code, to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee, as applicable; to wit: the City Secretary.
3. Discuss and consider any action resulting from Executive Session.

ADJOURNMENT

CERTIFICATE

This is to certify that I, Angie Martinez, posted this agenda notice by 5:00 p.m. on June 12, 2026, on the bulletin board of the City of Wilmer located at 128 N. Dallas Avenue, Wilmer, Texas 75172.

EXECUTIVE SESSION: The City Council reserves the right to convene into executive session on any posted agenda item pursuant to Section 551.071(2) of the Texas Government Code to seek legal advice concerning such subject.

El Concejo Municipal se reservan el derecho de reunirse en sesión ejecutiva sobre cualquier tema en la agenda publicada de acuerdo con la Sección 551.071(2) del Código de Gobierno de Texas para recibir asesoramiento legal sobre dicho tema.

ACCESSIBILITY STATEMENT: Meetings of the City Council are held in municipal facilities are wheelchair accessible. For sign interpretive services, call the City Secretary's Office, 972-441-6373, or TDD 1-800-735-2989, at least 72 hours prior to the meeting. Reasonable accommodation will be made to assist your needs.

Las reuniones de los El Concejo Municipal se celebran en instalaciones municipales accesibles para sillas de ruedas. Para servicios de interpretación por señas, llame a la oficina de la secretaria de la Ciudad, al 972-441-6373, o al TDD 1-800-735-2989, al menos 72 horas antes de la reunión. Se harán ajustes razonables para asistir a sus necesidades.

NOTICE OF POSSIBLE QUORUM: There may be a quorum of the Board of Adjustment, the Community Development Corporation, the Economic Development Corporation, the Library Advisory Board, the Parks Advisory Board and/or the Planning and Zoning Commission members who may be present at the meeting, but they will not deliberate on any city or board business.

Puede haber un quórum de los miembros de la Junta de Ajustes, la Corporación de Desarrollo Comunitario, la Corporación de Desarrollo Económico, la Junta Asesora de la Biblioteca, la Junta Asesora de Parques y/o la Comisión de Planificación y Zonificación que puedan estar presentes en la reunión, pero no deliberarán sobre ningún asunto de la ciudad o de la junta.

HANDGUN PROHIBITION: Pursuant to Section 46.03, Penal Code (Places Weapons Prohibited), a person may not carry a firearm or other weapon on this property.

For the purpose of this notice "property" shall mean the Community Center or any other room where a meeting subject to an open meeting under Government Code Chapter 551 is held (City Council and all Boards and Commissions).

**This does not apply to licensed carriers.*

De acuerdo con la Sección 46.03, Código Penal (Lugares Prohibidos para Armas), una persona no puede portar un arma de fuego u otra arma en esta propiedad.

Para los fines de este aviso, "propiedad" se entenderá como el Centro Comunitario o cualquier otra sala donde se celebre una reunión sujeta a una reunión abierta bajo el Capítulo 551 del Código de Gobierno (Concejo Municipal y todas las Juntas y Comisiones).

**Esto no se aplica a los transportistas autorizados.*

CITY OF WILMER

City Council Regular Meeting

1.

Meeting Date: 06/18/2026

Submitted by: Laura Voltmann, Consultant Planner

Agenda Caption:

Conduct a public hearing and take action regarding a Zoning Change. This pertains to the following address: 425 North Dallas Avenue from Single Family Residential "SF2" to Restricted Commercial (C1), DCAD ID #54005500040010000, City of Wilmer, Dallas County, Texas. Consisting of approximately 0.5 acres and containing one (1) lot. Case No. (ZC-26-002) (Zoning Change)

Background:

The subject property is located at the terminus of North Dallas Avenue. The lot is an irregular shape due to the curvature of the right-of-way, which ultimately connects Dallas Ave to Walnut Street. A commercial building is located centrally on the lot, approximately twenty (20) feet away at the closest to the street. The setback increases along the northeastern portion of the lot, and the space in front of the building historically provided parking for the commercial structure.

The building has been expanded at least twice in the past. Consultation of historic aerials show a substantial addition to the building some time in the 1980s (between 1981-9). By 1995, additional square footage was added behind the building.

The applicant proposes reuse of the building, with the original structure serving as the retail space. Remainder portions of the building will be used for business operations (storage, office, etc.). The current lot layout includes an area adjacent to the right-of-way that could be utilized as parking. Approximately ten (10) parking spaces are located in front of the building, but the area will need to be re-striped. Additional areas for employee parking are available onsite. The available customer parking satisfies the requirement for a retail establishment of this size.

The property located to the west of the lot has a small building on the northern portion. This building is currently vacant and owned by the applicant. No proposed development plans are known at this time. The other surrounding land uses are residential. DISD owns property to the Northeast of the site, but there is no current development of the site.

Consultation of historic aerial photographs show the current right-of-way alignment has existed since 1938. By 1956, the initial commercial structure on the site was operational. Expansion of the building occurred in at least two phases, with the final square footage in place by 1989. Research suggests Wilmer adopted its initial zoning ordinance in 1988, so the regulations were not applied to the development of this property.

This block of Dallas Avenue has commercial property on the ends with residential homes in the middle. This type of development pattern is consistent with traditional land use allocation and development. Prior to 1922, no city in America had a zoning ordinance. When zoning laws were created, they introduced the concept of spot zoning. This occurs when a site is selected for a different zoning than the surrounding properties. It is illegal when used to convey favors or privileges to one at the exclusion of others. Unfortunately, this particular land use pattern of corner stores in traditional residential neighborhoods is at odds with the large scale focus of zoning ordinances. Contemporary zoning practice values retail districts over individual properties.

Research shows Wilmer initially adopted zoning in 1988, although the specific designation of this property is unknown. Regardless, this site was commercial in land use despite the zoning district adopted for this parcel.

Operational Considerations:

The applicant is requesting a change to C1 Commercial Restricted zoning. While the operational considerations for reuse of the existing building are minimal, the entitlements afforded by that designation could see more intense commercial development. C1 permits up to 45 feet in height. An 8-foot side yard and 20-foot rear yard are required next to residential properties. Lot coverage is restricted to 40%. A rough estimate of potential development includes a building footprint up to 8,700 square feet, and 3 stories high.

Legal:

A draft ordinance has been included for your review.

Other Legal Consideration of Note: The map packet produced included the property located at 425 N. Dallas Avenue and 426 Little Street. This was an error on staff part. 426 is not included in the application. The notification map attached reflects both properties. Because the actual request is a smaller area included in the area used for notification, the case may proceed. It meets legal requirements because the area is smaller than what is shown. This results in mailing to additional property owners, not fewer, and includes the same people.

Public Information Considerations:

This item is being considered at a meeting of the City Council noticed in accordance with the Texas Open Meetings Act.

Fiscal Impact:

Approval of commercial zoning and the proposed retail use would generate tax revenue.

Options/Alternatives:

1. City Council may approve....
2. City Council may deny....

Recommendation:

Based on proposed continuation of a historic land use, staff recommends a planned development district for the site permitting reuse/remodel of the building but requiring site plan approval for new construction.

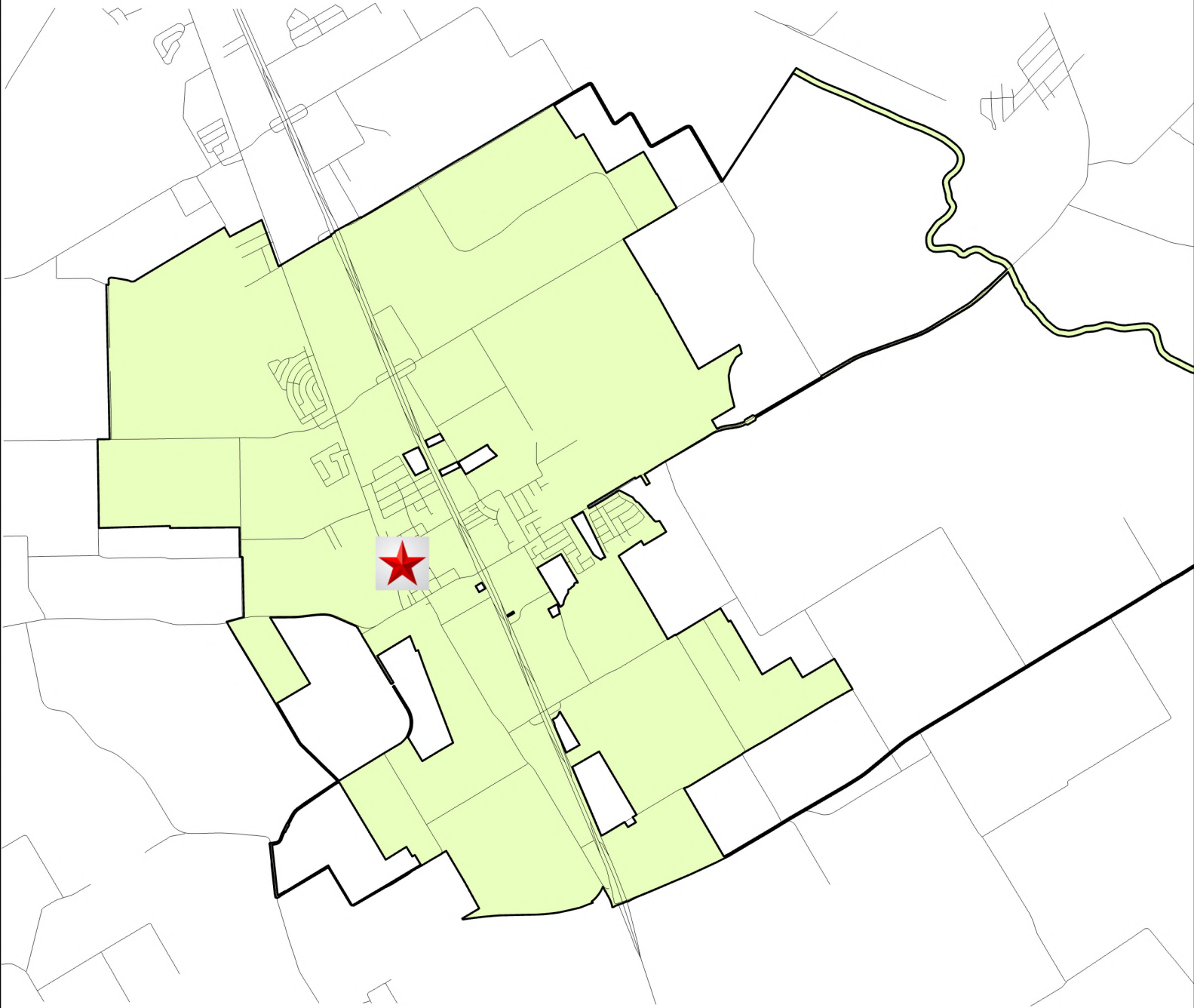
Attachments

Correct Map Packet

Legally required notices within 200'

Draft Ordinance

Notices Mailed



 City Limits
 Streets

Vicinity Map



0 0.8 1.6
Miles



City of Wilmer
Serving Our Community

Date: 05/25/2026



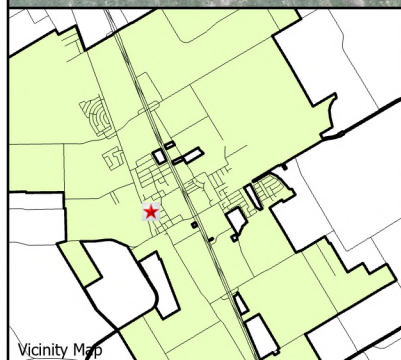
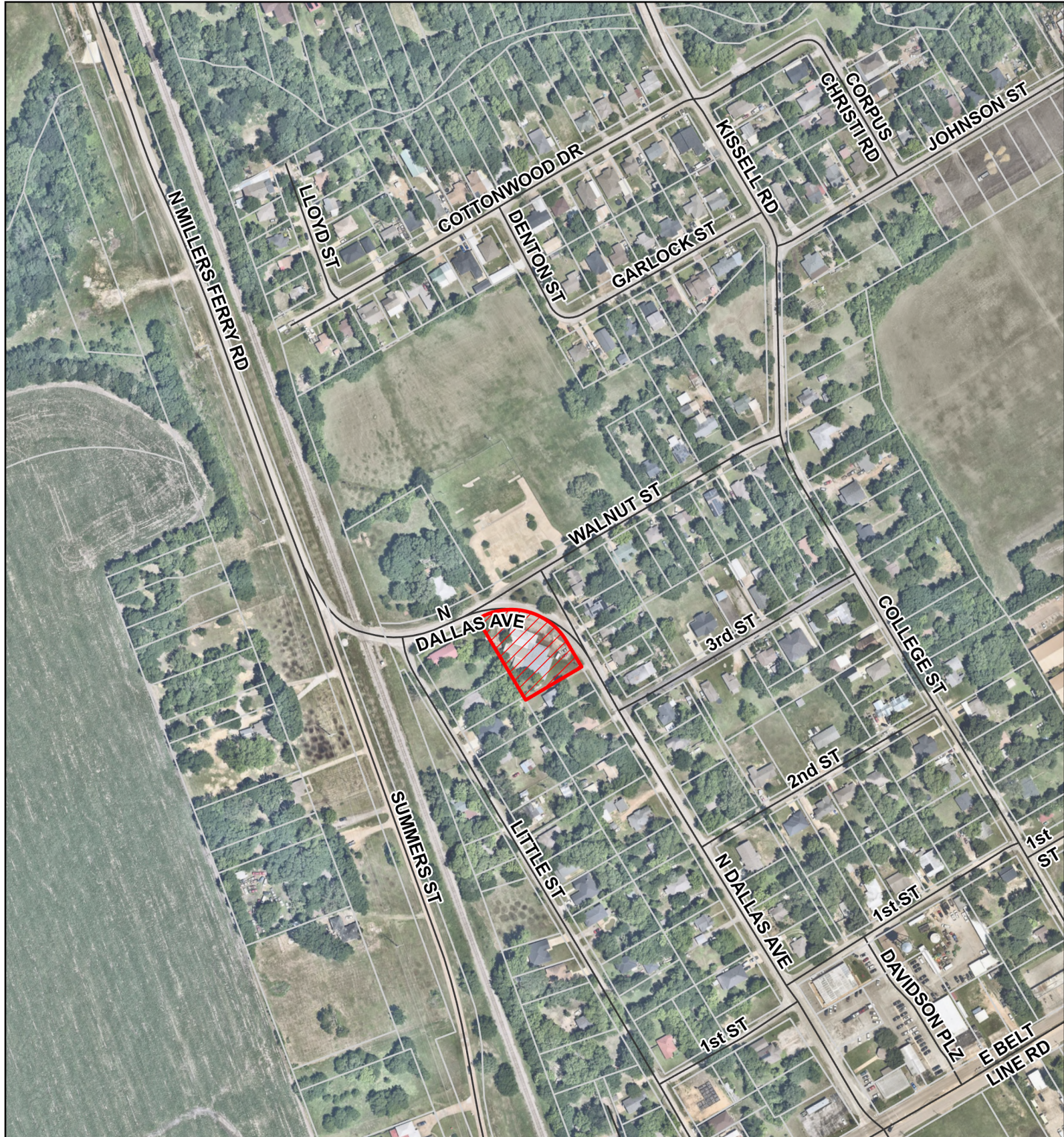
Site Location Map

-  City Limits
-  Streets
-  Parcels
-  Subject Property



City of Wilmer
Serving Our Community

Date: 05/25/2026

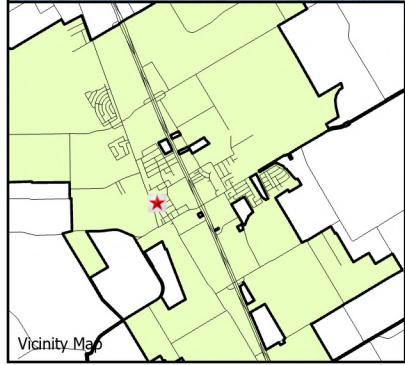
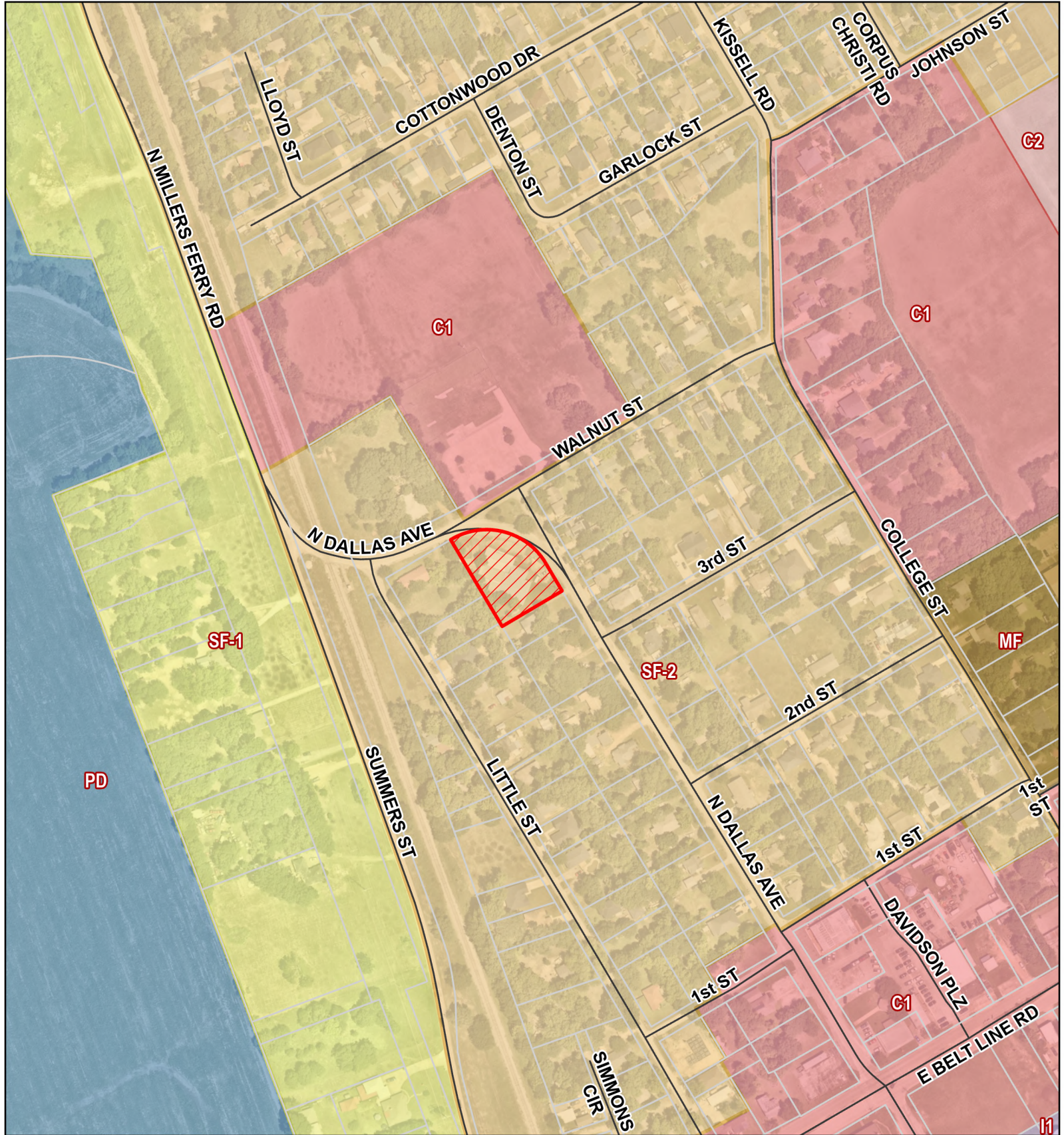


Area Location Map

-  City Limits
-  Streets
-  Parcels
-  Subject Property



City of Wilmer
Serving Our Community



Zoning Map

- City Limits
- Streets
- Parcels

Zoning Districts

- C1 (Commercial Restricted)
- C2 (General Commercial)

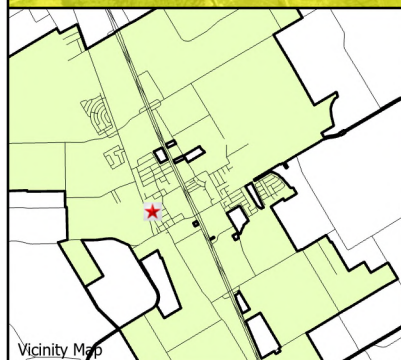
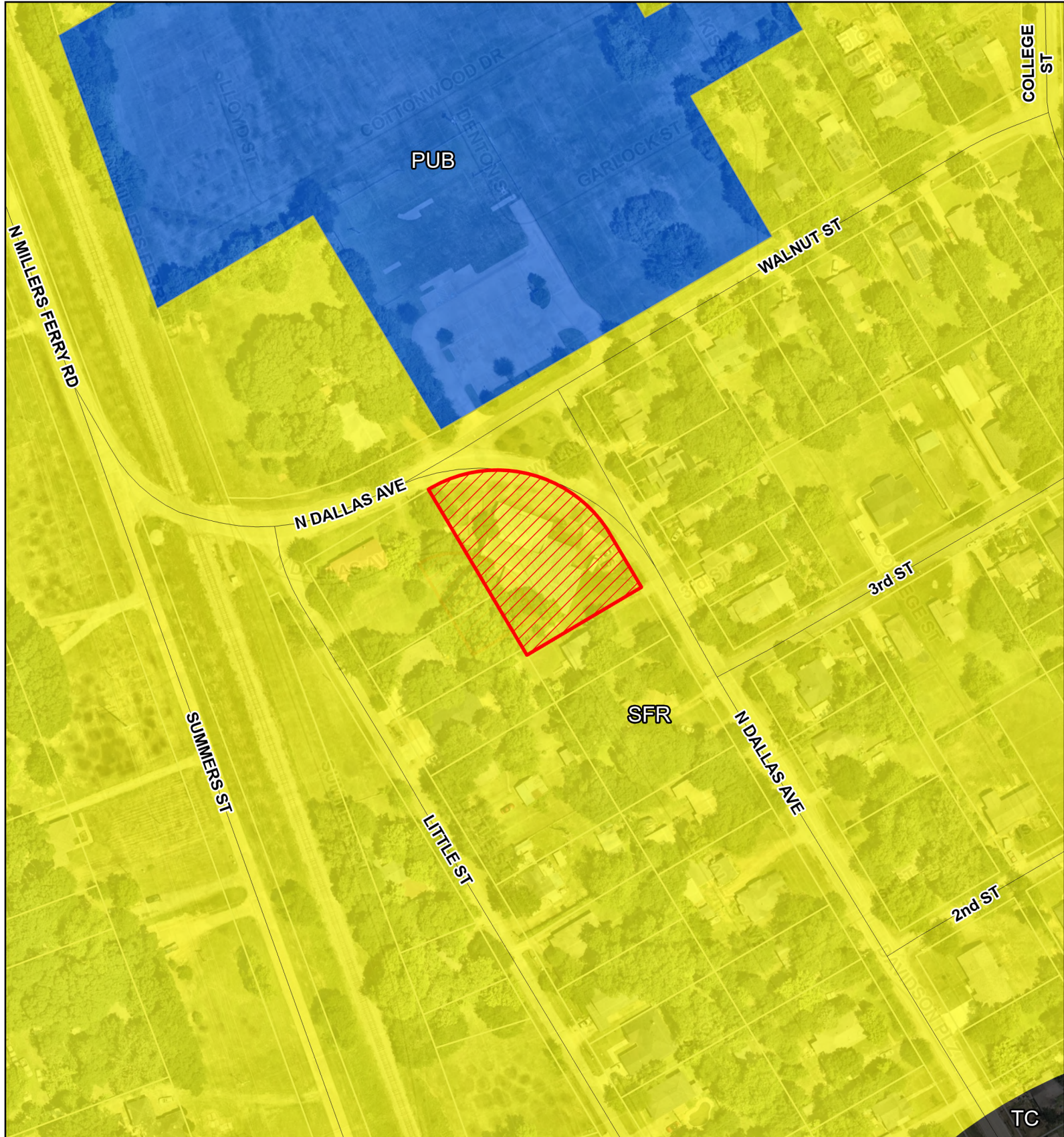
- I1 (Light Industrial)
- I2 (Heavy Industrial)
- MF (Multi-Family Residential)
- MH (Manufactured Home)
- PD (Planned Development)

- SF-1 (Single Family Residential 1)
- SF-2 (Single Family Residential 2)
- NZ (No Zoning)
- OS (Open Space)
- Subject Property



City of Wilmer
Serving Our Community

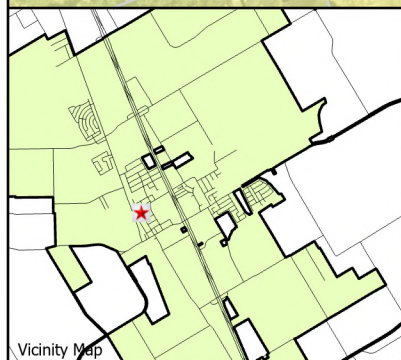
Date: 05/25/2026



Future Land Use Map - FLUM CODE - SFR

- | | | |
|------------------|--------------------------------|---------------------------------|
| City Limits | I/W (Industrial/Warehouse) | PUB (Public) |
| Parcels | MFR (Multi-Family Residential) | SFR (Single Family Residential) |
| Streets | O/S (Office/Services) | FP |
| FLUP | P/O (Parks/Open Spaces) | Subject Property |
| COM (Commercial) | | |
| FP | | |





Comprehensive Plan Map

- City Limits
- Streets
- Parcels
- Comp Plan 24
- Business Center
- Civic/Institutional
- Corridor Commercial

- Corridor Commercial ETJ
- Industrial
- Industrial ETJ
- Lifestyle Housing
- Lifestyle Housing ETJ
- Neighborhood Retail

- Neighborhood Retail ETJ
- Park
- Rural Estate
- Rural Estate ETJ
- Rural Reserve
- Rural Reserve ETJ
- Suburban Neighborhood

- Suburban Neighborhood ETJ
- Town Center
- Subject Property



City of Wilmer
Serving Our Community



200' Notification Map

- City Limits
- Streets
- Parcels
- Subject Property
- Notifications
- 200 Foot Notification Area



DCAD Account #	Owner Name	Owner Address
54005500040060000	MCCORMICK ERMA	406 LITTLE ST
54005500040030200	SEGURA LUIS A	1017 SE COUNTY ROAD 1080
54005500040020000	MCDONALD MARY	931 E FULGHUM RD
54005500020040100	SHOEMAKER MARY W	318 N DALLAS AVE
54005500010040200	ARELLANO ESPERANZA	418 N DALLAS AVE
54005500040040200	CASAREZ MARIA ADELFA	112 LINDENWOOD DR
54005500040030100	LOPEZ AGUSTIN HERNANDEZ	418 LITTLE ST
54005500040050000	MORALES JOSE MANUEL	710 E CHERRY ST
54005500010060000	GAMINO HUMBERTO	7261 SPRING BRANCH RD
54005500040010000	MCDONALD MARY	931 E FULGHUM RD
54005500040080100	CHAVEZ JUAN VASQUEZ JR	315 N DALLAS AVE
54005500040070100	BORNINSKI JACK W	316 LITTLE ST
54000500000110000	VILLA SALVADOR	403 LITTLE ST
65050537560040000	ZABOJNIK SAUNDRA ANN	125 WALNUT ST
54005500010030200	CASILLAS CARLOS	1211 DEWBERRY ST
54005500010040100	MUNOZ SALVADOR	426 N DALLAS AVE
54005500010050100	AVILA ALBERTO C GARCIA & JIMENEZ PEREZ	414 N DALLAS
54005500010050300	MUNOZ MARTIN	406 N DALLAS AVE
54005500010050200	AGUILAR EVA ANGELICA	219 BRANDIE MAC LN
54003750000010000	DALLAS ISD	9400 N CENTRAL EXPY STE 1520

Owner City	Owner State	Owner Zip5	Site Address
WILMER	TX	75172	406 LITTLE ST
CORSICANA	TX	75109	412 LITTLE ST
HUTCHINS	TX	75141	426 LITTLE ST
WILMER	TX	75172	318 N DALLAS AVE
WILMER	TX	75172	418 N DALLAS AVE
LANCASTER	TX	75134	411 N DALLAS AVE
WILMER	TX	75172	418 LITTLE ST
DUNCANVILLE	TX	75116	403 N DALLAS AVE
WAXAHACHIE	TX	75167	219 3rd ST
HUTCHINS	TX	75141	425 N DALLAS AVE
WILMER	TX	75172	315 N DALLAS AVE
WILMER	TX	75172	316 LITTLE ST
WILMER	TX	75172	403 LITTLE ST
WILMER	TX	75172	125 WALNUT ST
WILMER	TX	75172	216 WALNUT ST
WILMER	TX	75172	426 N DALLAS AVE
WILMER	TX	75172	414 N DALLAS AVE
WILMER	TX	75172	406 N DALLAS AVE
WAXAHACHIE	TX	75165	410 N DALLAS AVE
DALLAS	TX	75231	211 WALNUT ST

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF WILMER, TEXAS, AMENDING ORDINANCE NO. 12.6.88, THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF WILMER, AS HERETOFORE AMENDED, BY CHANGING THE ZONING CLASSIFICATION FROM SINGLE-FAMILY RESIDENTIAL 2 (SF-2) TO A PLANNED DEVELOPMENT/COMMERCIAL RESTRICTED DISTRICT (PD/C1) ON PROPERTY LOCATED AT 425 N. DALLAS AVENUE, BEING ALL OF THAT 0.51 ACRE TRACT OF LAND BEING SITUATED IN THE J.W. JOHNSON SUBDIVISION BLOCK 4 LOT 1 PARCEL ID 54005500040010000 DCAD, CITY OF WILMER, DALLAS PROVIDING FOR THE REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR A PENALTY NOT TO EXCEED TWO THOUSAND DOLLARS (\$2,000) FOR EACH AND EVERY OFFENSE; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Wilmer, Texas, held a public hearing on June 11, 2026, on a request to change the zoning from Single Family 2 (SF-2) to Commercial Restricted (C1) on property located at 425 N Dallas Avenue, being all of that certain 0.51 acre tract of land being situated in the J.W.Johnson Subdivision Block 1 Lot 1; and

WHEREAS, staff recommended a Planned Development district with Commercial Restricted and a site plan required for new construction;

WHEREAS, the Planning and Zoning Commission of the City of Wilmer, Texas, held a public hearing on June 11, 2026, and has determined that it would be in the best interest of the citizens of Wilmer to create a planned development district for the property permitting all uses in Commercial Restricted with a approved site plan required for any new construction on site.

WHEREAS, the City Council of the City of Wilmer, Texas, held a public hearing on XX, and has determined that it would be in the best interest of the citizens of Wilmer to XX

WHEREAS, the City Council has determined that all notice requirements have been given in compliance with the laws and ordinances of the City of Wilmer and State Law.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WILMER, TEXAS:

SECTION 1. The zoning classification be and is hereby changed from Single-Family 2 District (SF-2) to UNKNOWN on property located at 425 N Dallas Avenue, being all of that certain , being all of that certain 0.51 acre tract of land being situated in the J.W.Johnson Subdivision Block 1 Lot 1.

SECTION 2. The Comprehensive Zoning Ordinance and Zoning Map of the City of Wilmer, Texas duly passed and adopted by the governing body of the City of Wilmer on the 6th day of December, 1988, as heretofore amended, be, and the same are hereby, amended by changing the zoning classification from TO BE DETERMINED.

Proposed Language for Staff Recommendation:

Amend Single-Family 2 (SF-2) to a planned development for all uses in C-1 Commercial Restricted allowing reuse and rehabilitation/remodeling of existing commercial structures. Site plan required for new construction of a primary commercial building (PD/C-1 with site plan required).

STANDARD LEGAL LANGUAGE AND SIGNING BLOCK TO BE INSERTED

DCAD Account #	Owner Name	Owner Address
54005500040060000	MCCORMICK ERMA	406 LITTLE ST
54005500040030200	SEGURA LUIS A	1017 SE COUNTY ROAD 1080
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54005500010050200	AGUILAR EVA ANGELICA	219 BRANDIE MAC LN
54UNPACIFICRR0000	UNION PACIFIC RAILROAD	1400 DOUGLAS ST STOP 1640
54003750000010000	DALLAS ISD	9400 N CENTRAL EXPY STE 1520

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WILMER	TX	75172	406 N DALLAS AVE
WAXAHACHIE	TX	75165	410 N DALLAS AVE
OMAHA	NE	68179	3701 S INTERSTATE 45
DALLAS	TX	75231	211 WALNUT ST

CITY OF WILMER

City Council Regular Meeting

2.

Meeting Date: 06/18/2026

Submitted by: Laura Voltmann, Consultant Planner

Agenda Caption:

Discuss and consider approval of a Preliminary Plat for 746 Goode Addition, located in the Charles A Warfield survey, Abstract No. 1613 City of Wilmer, Dallas County, Texas, and generally addressed as 746 N. Goode Road. (PP-26-001)

Background:

On March 12, 2026 the Planning and Zoning Commission considered this case and recommended approval. The subject property is an approximately 260,029 square foot tract located in the City of Wilmer. The purpose of this plat is to allow future development of the property. The current zoning of the property is "I1" Light Industrial.

Surrounding Zoning and Land Use:

North: "SF-1" Single Family Residential (vacant) and "I2" Heavy Industrial (Distribution Center)

East: "I2" Heavy Industrial (parking lot for Distribution Center)

South: Not Zoned (Vacant)

West: Not Zoned (Vacant and Industrial)

Operational Considerations:

The intent of this plat is to create a single lot to be developed as a light industrial flex park, which will accommodate small to mid-size flex/warehouse buildings with office space. The project will provide modern, flexible industrial space to support Wilmer's growing logistics and service-oriented businesses. All future development will comply with City ordinances, engineering design standards, and zoning.

Public Information Considerations:

This item is being considered at a meeting of the City Council noticed in accordance with the Texas Open Meetings Act.

Fiscal Impact:

Development of the site will generate increased property tax revenue.

Options/Alternatives:

1. City Council may approve the preliminary plat for 746 Goode Addition.
2. City Council may deny the preliminary plat for 746 Goode Addition.

Recommendation:

Staff recommends approval of the plat.

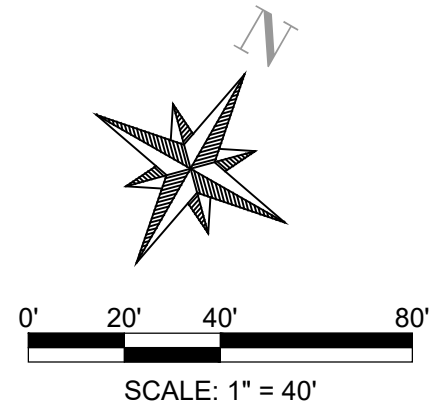
Attachments

Preliminary Plat

Maps

PRIME RAIL INTEREST LLC
INSTRUMENT NO. 200600416045
O.P.R.D.C.T.

LOT 1, BLOCK C
SUNRIDGE BUSINESS PARK
INSTRUMENT NO. 20070341929
O.P.R.T.C.T.
&
GRANITE I 201 SUNRIDGE LLC
INSTRUMENT NO. 201900051679
O.P.R.D.C.T.



LOCATION MAP
NTS

LOT 1, BLOCK A
301 SUNRIDGE ADDITION
INSTRUMENT NO. 202300015397
O.P.R.T.C.T.
&
AG TREP SUNRIDGE PROPERTY OWNER LP
INSTRUMENT NO. 202100223254
O.P.R.D.C.T.

PARCEL LINE TABLE

LINE #	DIRECTION	LENGTH
L1	S84°44'09"E	2.27'
L2	N30°35'59"W	25.14'
L3	N59°24'01"E	24.00'
L4	S30°35'59"E	25.14'
L5	S30°35'59"E	24.00'
L6	S84°44'09"E	2.27'
L7	S31°33'52"E	24.00'
L8	N31°33'52"W	26.99'
L9	N58°26'08"E	24.00'
L10	N31°33'52"W	26.99'

PARCEL CURVE TABLE

CURVE #	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	96°29'10"	20.00'	33.68'	S78°48'57"E	29.84'
C2	6°27'25"	100.00'	11.27'	S56°10'10"W	11.26'
C3	35°51'59"	100.00'	62.60'	S77°19'51"W	61.58'
C4	36°46'34"	76.00'	48.78'	N76°52'34"E	47.95'
C5	19°44'59"	68.00'	23.44'	S68°21'46"W	23.32'
C6	18°50'15"	44.00'	14.47'	N68°49'08"E	14.40'
C7	90°00'00"	20.00'	31.42'	N14°24'01"E	28.28'
C8	90°00'00"	20.00'	31.42'	S75°35'59"E	28.28'
C9	18°50'15"	68.00'	22.36'	N68°49'08"E	22.26'
C10	36°46'34"	100.00'	64.19'	N76°52'34"E	63.09'
C11	35°51'59"	76.00'	47.58'	S77°19'51"W	46.80'
C12	6°27'25"	76.00'	8.56'	S56°10'10"W	8.56'
C13	83°30'50"	20.00'	29.15'	S11°11'03"W	26.64'
C14	99°37'40"	20.00'	34.78'	S80°23'12"E	30.56'
C15	8°38'11"	250.00'	37.68'	S54°07'03"W	37.65'
C16	90°00'00"	20.00'	31.42'	S13°26'08"W	28.28'
C17	90°00'00"	20.00'	31.42'	N76°33'52"W	28.28'
C18	8°38'11"	226.00'	34.07'	S54°07'03"W	34.03'
C19	80°22'20"	20.00'	28.06'	S9°36'48"W	25.81'
C20	19°44'59"	44.00'	15.17'	S68°21'46"W	15.09'

OWNER'S DEDICATION
NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

GOODE 13 LLC
INSTRUMENT NO. 202300037804
O.P.R.D.C.T.

THAT IWE JANDE LLC, BEING ITS DULY AUTHORIZED OFFICER, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE - DESCRIBED PROPERTY AS JANDE LLC SUNRIDGE ADDITION, AN ADDITION TO THE CITY OF WILMER, DALLAS COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE EASEMENTS SHOWN HEREON WHICH ARE HERBY RESERVED FOR THE PURPOSE AS INDICATED. NO BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AND RIGHT-OF-WAYS AS SHOWN. SAID UTILITY EASEMENTS BEING HEREBY RESERVED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE THE SAME. ALL PUBLIC UTILITIES SHALL HAVE THE FULL RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDING, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTH SAVE AND EXCEPT WHEN SUCH REMOVAL WOULD BE IN VIOLATION OF THE PROPERTY ZONING OR OTHER REQUIREMENTS OF THE CITY OF WILMER, WHICH MMAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEM. THE PROVIDER AND ALL PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS OR EGRESS TO OR FROM AND UPON THE SAID UTILITY EASEMENT FOR THE PURPOSE OF REMOVING ALL OR PART OF ANY INTRUSION OR GROWTHS WITHOUT THE PERMISSION OF ANYONE. EXCEPT IN CONFORMANCE WITH APPROVED REGULATIONS AND STANDARDS OF THE CITY OF WILMER. THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTION OR COVENANTS, IF ANY.

WITNESS, my hand at Dallas, Texas, this ____ day of _____, 2024.

JANDE LLC

BY: _____

PRINTED NAME :

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared _____, known to me to be the person or persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same in the capacity herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2024.

Notary Public in and for Dallas County

CERTIFICATE OF APPROVAL BY THE CITY OF WILMER, TEXAS

APPROVED BY THE CITY OF WILMER FOR FILING AT THE OFFICE OF THE COUNTY CLERK OF DALLAS COUNTY, TEXAS.

APPROVED BY: PLANNING & ZONING COMMISSION
CITY OF WILMER, TEXAS

CHAIRPERSON, PLANNING & ZONING COMMISSION
CITY OF WILMER, TEXAS

DATE OF APPROVAL

ATTEST:

SECRETARY, PLANNING & ZONING COMMISSION
CITY OF WILMER, TEXAS

DATE

CERTIFICATE OF ACCEPTANCE BY THE CITY OF WILMER, TEXAS:

ATTEST: CITY COUNCIL
CITY OF WILMER, TEXAS

MAYOR
CITY OF WILMER, TEXAS

DATE OF ACCEPTANCE

STATE OF TEXAS:
COUNTY OF DALLAS

WHEREAS JANDE LLC is the sole owner of a 5.970 acre tract of land out of the Charles A. Warfield Survey, Abstract No. 1613 and being all of Tract 1 and Tract II of those tracts of land conveyed to Jande LLC by deed as recorded in Instrument Number 202400020845, Official Public Records, Dallas County, Texas and being more particularly described as follow;

BEGINNING at a 1/2 inch iron rod found for the west corner of said 5.970 acre tract of land being described and the south corner of that certain tract of land conveyed to Prime Rail Interest LLC by deed as recorded in Instrument No. 200600416045, Official Public Records, Dallas County, Texas and being in the east right-of-way line of Goode Road (a 39.0 foot width right-of-way);

THENCE North 59°19'30" East along the common east line of said Prime Rail Interest LLC tract and said Jande LLC tract, passing the east corner of said Jande LLC tract and the south corner of Lot 1, Block C, Sunridge Business Park, an addition to the City of Wilmer, according to the plat thereof recorded in Instrument No. 20070341929, Official Public Records, Dallas County, Texas and continuing for a total distance of 1121.39 feet to a 1/2 inch iron rod found for corner, said point being north corner of said Jande LLC tract, same point being an angle point for said Lot 1, Block C, same point being in the southerly line of Lot 1, Block A, 301 Sunridge, an addition to the City of Wilmer, according to the plat thereof recorded in Instrument No. 20070341929, Official Public Records, Dallas County, Texas ;

THENCE South 29°17'57" East along said common line of said Jande LLC tract and said Lot 1, Block A, a distance of 234.48 feet to a 1/2 inch iron rod set stamped "RPLS No. 1740" for corner, said point being the east corner of said Jande LLC tract, same point being the north corner of that certain tract of land conveyed to Goode 13 LLC by deed as recorded in Instrument No. 202300037804, Official Public Records, Dallas County, Texas;

Thence South 89°32'37" West along the common line of the of said Jande LLC tract and said Goode 13 LLC tract, a distance of 1116.22 feet to a 1/2 inch iron pipe found for corner, said point being the south corner of said Jande LLC tract, same point being the west corner of said Goode 13 LLC tract, said point being in the east right-o-way line of said Good Road;

Thence North 89°32'37" West along the east right-of-way line of said Goode Road, a distance of 232.42 feet to the Point of Beginning and Containing 260.029 square feet or 5.970 acres of computed land.

SURVEYOR'S STATEMENT

I, Larry Turman, do hereby certify, that I prepared this plat from an actual on the ground survey of the land as described and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the City of Wilmer Planning and Zoning Commission.

PRELIMINARY. THIS DOCUMENT SHALL
NOT BE RECORDED FOR ANY PURPOSE AND
SHALL NOT BE USED OR VIEWED OR RELIED
UPON AS A FINAL SURVEY DOCUMENT

Larry Turman Date
Registered Professional Land Surveyor, No. 1740

STATE OF TEXAS:
COUNTY OF DALLAS:

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Larry Turman, known to me to be the person or persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in the capacity herein stated and the act and deed of said company. GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2024.

Notary Public in and for Dallas County, Texas

NOTES:
1. IRF - IRON ROD FOUND
2. IRS-IRON ROD SET
3. BASIS OF BEARING - ALL BEARING ARE BASED ON THE TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM 1983.
4. C.M. = CONTROLLING MONUMENT
5. NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS
6. PRIVATE EASEMENTS SHALL BE MAINTAINED BY PROPERTY OWNER.
7. FLOOD CERTIFICATE: As determined by the FLOOD INSURANCE RATE MAPS for Dallas County, Texas, the subject property Does Not lie within a Special Flood Hazard Area (100 Year Flood), Map date 07-07-2014 Community Panel No. 48113C0660K subject lot is located in Zone X
8. THE PURPOSE OF THIS PLAT IS TO CREATE ONE PLATTED LOT OUT OF AN UNPLATTED TRACT OF LAND AND TO DEDICATE EASEMENTS FOR DEVELOPMENT .

NO.	DATE	REVISION
1.		
2.		
3.		

LARRY TURMAN, RPLS #1740
TBPS No. 10194623

1475 HERITAGE PKWY., STE 217
MANSFIELD, TEXAS 76063

(817) 798-4039 CELL
surveygroup@att.net

JOB NO:	24-048P
DATE:	AUGUST 18, 2024
SCALE:	1" - 40'
DRAWN BY:	RM



-  City Limits
-  Streets
-  Parcels

Vicinity Map



0 0.8 1.6 Miles



City of Wilmer
Serving Our Community

Date: 11/24/2025



Site Location Map

-  Subject Property
-  City Limits
-  Streets
-  Parcels



City of Wilmer
Serving Our Community

Date: 11/24/2025



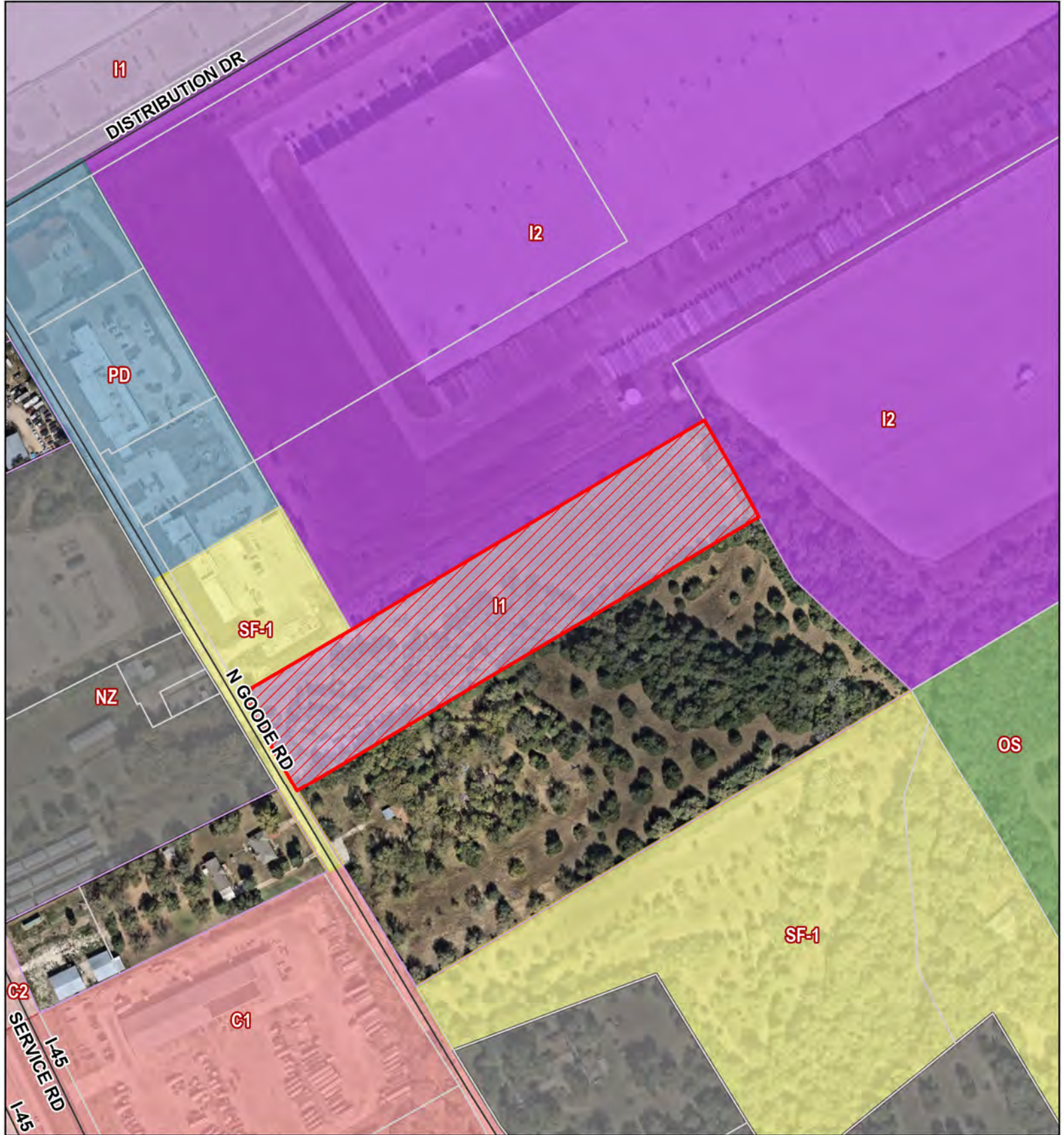
Area Location Map

-  Subject Property
-  City Limits
-  Streets
-  Parcels



City of Wilmer
Serving Our Community

Date: 11/24/2025



Zoning Map

- Subject Property
- City Limits
- Streets
- Parcels
- Zoning Districts**
- C1 (Commercial Restricted)

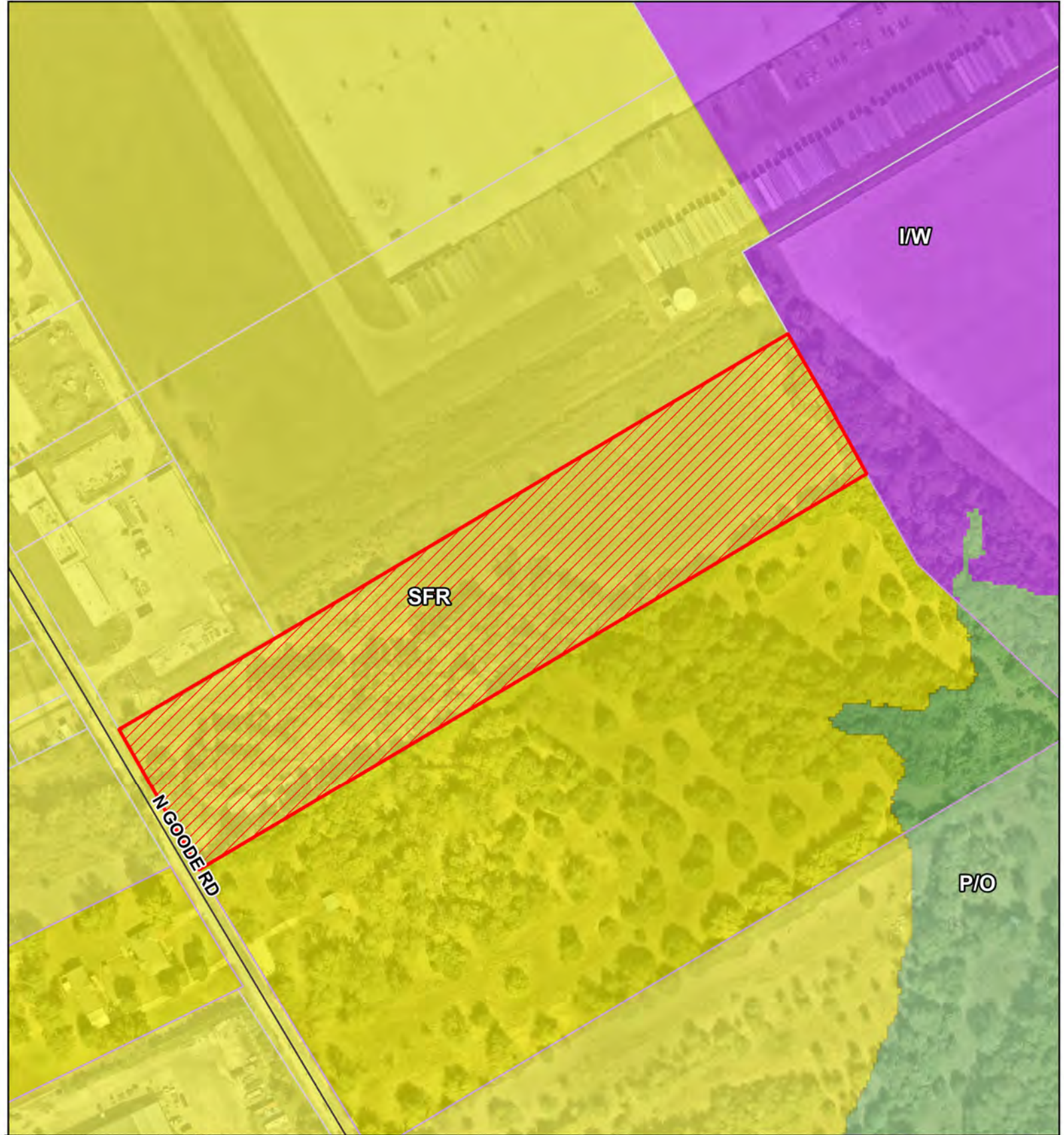
- C2 (General Commercial)
- I1 (Light Industrial)
- I2 (Heavy Industrial)
- MF (Multi-Family Residential)
- MH (Manufactured Home)

- PD (Planned Development)
- SF-1 (Single Family Residential 1)
- SF-2 (Single Family Residential 2)
- NZ (No Zoning)
- OS (Open Space)



City of Wilmer
Serving Our Community

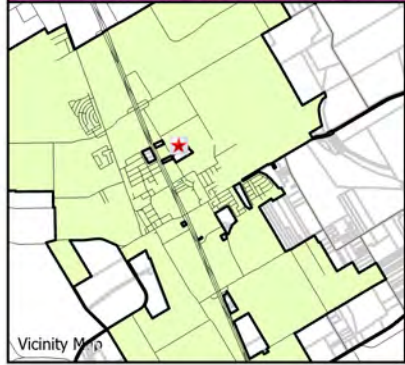
Date: 11/24/2025



Future Land Use Map - FLUM CODE - SFR

- | | | |
|----------------------|--------------------------------|---------------------------------|
| Subject Property | TC | PUB (Public) |
| Streets | I/W (Industrial/Warehouse) | SFR (Single Family Residential) |
| Parcels | MFR (Multi-Family Residential) | TC |
| City Limits | O/S (Office/Services) | |
| FLUP | P/O (Parks/Open Spaces) | |
| Land Use Code | | |
| COM (Commercial) | | |





Comprehensive Plan Map

- Subject Property
- City Limits
- Streets
- Parcels

Comprehensive
Plan 2024

Name

- Business Center

- Civic/Institutional
- Corridor Commercial
- Corridor Commercial ETJ
- Industrial
- Industrial ETJ
- Lifestyle Housing
- Lifestyle Housing ETJ
- Neighborhood Retail
- Neighborhood Retail ETJ

- Park
- Rural Estate
- Rural Estate ETJ
- Rural Reserve
- Rural Reserve ETJ
- Suburban Neighborhood
- Suburban Neighborhood ETJ
- Town Center



City of Wilmer
Serving Our Community

Date: 11/24/2025

CITY OF WILMER

City Council Regular Meeting

3.

Meeting Date: 06/18/2026

Submitted by: Angie Martinez, Deputy City Secretary

Agenda Caption:

Discuss and consider animal shelter operations, services, including but not limited to: the possibility of establishing and maintaining safe conditions at said shelter, and the feasibility of establishing a permanent animal shelter facility at the Public Works location.

Background:

The City Secretary's office received the agenda request(s) from Councilmember Turner on June 10, 2026. The item(s) are presented for Council discussion and direction.

Attachments

Councilmember Turner Request

CITY OF WILMER, TEXAS
CITY COUNCIL MEETING AGENDA ON JUNE 18TH AT 7:00PM

1. Discuss and consider animal shelter operations, services, including but not limited to: the possibility of establishing and maintaining safe conditions at said shelter, and the feasibility of establishing a permanent animal shelter facility at the Public Works location.
2. Discuss and consider the condition of Goode Road, contractor performance, roadway failures, drainage concerns, compaction standards, asphalt quality, warranty obligations, and the options available for potential corrective actions.
3. Discuss and consider directing Staff to amend the City's nuisance ordinance to include noise violations, and enforcement options related to Data Center Campus developments within the City of Wilmer.
4. Discuss and consider permitting, inspections, impact to the City's zoning ordinance and ability to compel compliance, potential nuisance issues, environmental concerns, and operational impacts associated with Data Center Campus developments within the City.
5. Discuss and consider regulations, enforcement options, and compliance matters related to commercial truck operations, diesel emissions, vehicle modifications, and related activities associated with Red Neck Diesel and similar operations.
6. Discuss and consider directing staff to provide all notices, mailing records, correspondence, emails, reports, and related documentation concerning zoning, development, annexation, permitting, construction, and Data Center Campus projects located at or near 300 Greene Road, 401 Belt Line Road, 501 Belt Line Road, and 601 Belt Line Road, including documentation related to notice requirements for property owners located within 200 feet of the subject properties.
7. Discuss and consider procedural issues in the zoning process associated with Data Center Campus developments as to 300 Greene Road, 401 Belt Line Road, 501 Belt Line Road, and 601 Belt Line Road and consider appropriate direction to Staff regarding any non-compliance with notice requirements, public hearings, and/or other applicable law.
8. Discuss and consider directing staff to provide reports, permits, inspection records, contracts, environmental compliance records, and other documentation related to industrial developments and major construction projects within the City.
9. Discuss and consider engaging an independent third-party auditor to conduct a forensic audit of City finances, expenditures, contracts, and operations.

10. Discuss and consider changing City Hall operating hours from 7:30 AM to 5:00 PM Monday – Thursday and 7:30AM – 11:30 AM on Friday to 8:00 AM – 5:00 PM Monday Friday.

11. Discuss and consider City purchasing card policies, expenditures, reimbursements, returns, refunds, and oversight procedures.

12. Discuss and consider requiring City Council approval for all City-sponsored events, festivals, food truck events, and special events.

13. Discuss and consider requiring City Council approval for out-of-state travel funded by City resources.

14. Discuss and consider amending the City's Code of Ordinances regarding the appointments, vacancies, qualifications and membership on City boards, commissions, and committees.

15. Discuss and consider records retention, public communications, transparency requirements, and reporting requirements related to City business and all projects implemented by the City.

16. Discuss and consider directing staff to establish a Town Hall Meeting regarding Data Center Campus developments for the purpose of eliciting citizen participation.

17. Discuss give direction to Staff regarding amendments to the City's zoning ordinance regarding the use of any property as a data center.

18. Discuss and consider reviewing returned notices, correspondence, and documentation related to the repeal of ordinances passed on or about December 1, 2022 and January 19, 2023 which declared tracts of land which received longstanding treatment to be part of the City pursuant to Section 41.003 of the Local Government Code, as well as any action as a result of such review.

EXECUTIVE SESSION

25. Pursuant to Section 551.074(a)(1) of the Texas Government Code, to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee, as applicable; to wit: the City Administrator.

26. Pursuant to Section 551.074(a)(1) of the Texas Government Code, to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee, as applicable; to wit: the City Secretary.

27. Discuss and consider any action resulting from Executive Session.

Kim Turner 6-10-2026

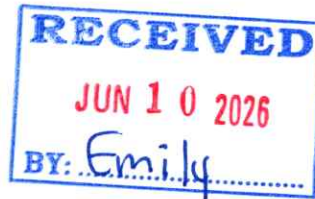
Council Member Signature

Date

Moser Ray 6-10-2026

Council Member Signature

Date



①
1114

CITY OF WILMER

City Council Regular Meeting

4.

Meeting Date: 06/18/2026

Submitted by: Angie Martinez, Deputy City Secretary

Agenda Caption:

Discuss and consider the condition of Goode Road, contractor performance, roadway failures, drainage concerns, compaction standards, asphalt quality, warranty obligations, and the options available for potential corrective actions.

Background:

The City Secretary's office received the agenda request(s) from Councilmember Turner on June 10, 2026. The item(s) are presented for Council discussion and direction.

Attachments

Councilmember Turner Request

CITY OF WILMER, TEXAS
CITY COUNCIL MEETING AGENDA ON JUNE 18TH AT 7:00PM

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Kim Turner 6-10-2026

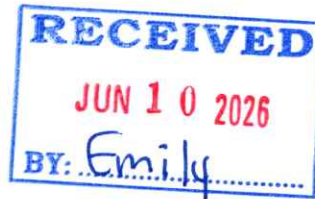
Council Member Signature

Date

Moses Ray 6-10-2026

Council Member Signature

Date



①
1114

CITY OF WILMER

City Council Regular Meeting

5.

Meeting Date: 06/18/2026

Submitted by: Angie Martinez, Deputy City Secretary

Agenda Caption:

Discuss and consider directing Staff to amend the City's nuisance ordinance to include noise violations, and enforcement options related to Data Center Campus developments within the City of Wilmer.

Background:

The City Secretary's office received the agenda request(s) from Councilmember Turner on June 10, 2026. The item(s) are presented for Council discussion and direction.

Attachments

Councilmember Turner Request

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Kim Turner 6-10-2026

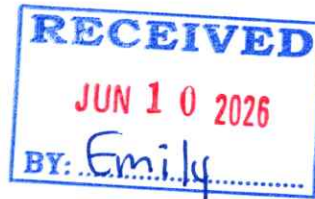
Council Member Signature

Date

Moser Ray 6-10-2026

Council Member Signature

Date



①
1114

CITY OF WILMER

City Council Regular Meeting

6.

Meeting Date: 06/18/2026

Submitted by: Angie Martinez, Deputy City Secretary

Agenda Caption:

Discuss and consider permitting, inspections, impact to the City's zoning ordinance and ability to compel compliance, potential nuisance issues, environmental concerns, and operational impacts associated with Data Center Campus developments within the City.

Background:

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Councilmember Turner Request

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CITY COUNCIL MEETING AGENDA ON JUNE 18TH AT 7:00PM

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2. Discuss and consider the condition of Goode Road, contractor performance, roadway failures, drainage concerns, compaction standards, asphalt quality, warranty obligations, and the options available for potential corrective actions.
3. Discuss and consider directing Staff to amend the City's nuisance ordinance to include noise violations, and enforcement options related to Data Center Campus developments within the City of Wilmer.
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EXECUTIVE SESSION

25. Pursuant to Section 551.074(a)(1) of the Texas Government Code, to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee, as applicable; to wit: the City Administrator.
26. Pursuant to Section 551.074(a)(1) of the Texas Government Code, to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee, as applicable; to wit: the City Secretary.
27. Discuss and consider any action resulting from Executive Session.

Kim Turner 6-10-2026

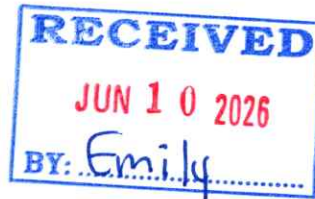
Council Member Signature

Date

Moser Ray 6-10-2026

Council Member Signature

Date



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1114

CITY OF WILMER

City Council Regular Meeting

7.

Meeting Date: 06/18/2026

Submitted by: Angie Martinez, Deputy City Secretary

Agenda Caption:

Discuss and consider regulations, enforcement options, and compliance matters related to commercial truck operations, diesel emissions, vehicle modifications, and related activities associated with Red Neck Diesel and similar operations.

Background:

The City Secretary's office received the agenda request(s) from Councilmember Turner on June 10, 2026. The item(s) are presented for Council discussion and direction.

Attachments

Councilmember Turner Request

CITY OF WILMER, TEXAS
CITY COUNCIL MEETING AGENDA ON JUNE 18TH AT 7:00PM

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Kim Turner 6-10-2026

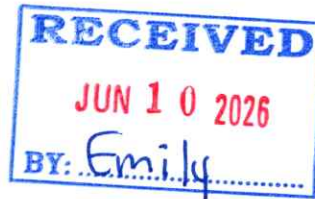
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1114

CITY OF WILMER

City Council Regular Meeting

8.

Meeting Date: 06/18/2026

Submitted by: Angie Martinez, Deputy City Secretary

Agenda Caption:

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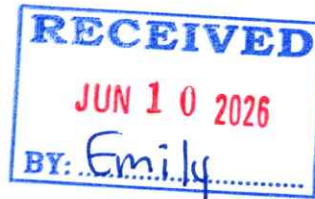
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1114

CITY OF WILMER

City Council Regular Meeting

9.

Meeting Date: 06/18/2026

Submitted by: Angie Martinez, Deputy City Secretary

Agenda Caption:

Discuss and consider procedural issues in the zoning process associated with Data Center Campus developments as to 300 Greene Road, 401 Belt Line Road, 501 Belt Line Road, and 601 Belt Line Road and consider appropriate direction to Staff regarding any non-compliance with notice requirements, public hearings, and/or other applicable law.

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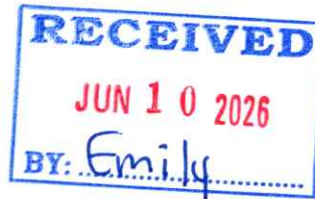
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1114

CITY OF WILMER

City Council Regular Meeting

10.

Meeting Date: 06/18/2026

Submitted by: Angie Martinez, Deputy City Secretary

Agenda Caption:

Discuss and consider directing staff to provide reports, permits, inspection records, contracts, environmental compliance records, and other documentation related to industrial developments and major construction projects within the City.

Background:

The City Secretary's office received the agenda request(s) from Councilmember Turner on June 10, 2026. The item(s) are presented for Council discussion and direction.

Attachments

Councilmember Turner Request

CITY OF WILMER, TEXAS
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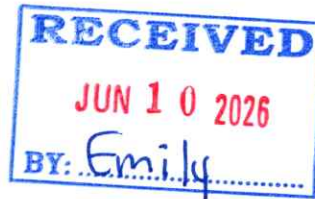
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1114

CITY OF WILMER

City Council Regular Meeting

11.

Meeting Date: 06/18/2026

Submitted by: Angie Martinez, Deputy City Secretary

Agenda Caption:

Discuss and consider engaging an independent third-party auditor to conduct a forensic audit of City finances, expenditures, contracts, and operations.

Background:

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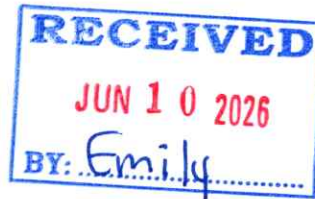
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CITY OF WILMER

City Council Regular Meeting

12.

Meeting Date: 06/18/2026

Submitted by: Angie Martinez, Deputy City Secretary

Agenda Caption:

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Options/Alternatives:

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EXECUTIVE SESSION

25. Pursuant to Section 551.074(a)(1) of the Texas Government Code, to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee, as applicable; to wit: the City Administrator.
26. Pursuant to Section 551.074(a)(1) of the Texas Government Code, to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee, as applicable; to wit: the City Secretary.
27. Discuss and consider any action resulting from Executive Session.

Kim Turner 6-10-2026

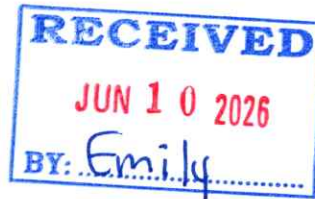
Council Member Signature

Date

Moses Ray 6-10-2026

Council Member Signature

Date



①
1114

CITY OF WILMER

City Council Regular Meeting

13.

Meeting Date: 06/18/2026

Submitted by: Angie Martinez, Deputy City Secretary

Agenda Caption:

Discuss and consider City purchasing card policies, expenditures, reimbursements, returns, refunds, and oversight procedures.

Background:

The City Secretary's office received the agenda request(s) from Councilmember Turner on June 10, 2026. The item(s) are presented for Council discussion and direction.

Attachments

Councilmember Turner Request

CITY OF WILMER, TEXAS
CITY COUNCIL MEETING AGENDA ON JUNE 18TH AT 7:00PM

1. Discuss and consider animal shelter operations, services, including but not limited to: the possibility of establishing and maintaining safe conditions at said shelter, and the feasibility of establishing a permanent animal shelter facility at the Public Works location.
2. Discuss and consider the condition of Goode Road, contractor performance, roadway failures, drainage concerns, compaction standards, asphalt quality, warranty obligations, and the options available for potential corrective actions.
3. Discuss and consider directing Staff to amend the City's nuisance ordinance to include noise violations, and enforcement options related to Data Center Campus developments within the City of Wilmer.
4. Discuss and consider permitting, inspections, impact to the City's zoning ordinance and ability to compel compliance, potential nuisance issues, environmental concerns, and operational impacts associated with Data Center Campus developments within the City.
5. Discuss and consider regulations, enforcement options, and compliance matters related to commercial truck operations, diesel emissions, vehicle modifications, and related activities associated with Red Neck Diesel and similar operations.
6. Discuss and consider directing staff to provide all notices, mailing records, correspondence, emails, reports, and related documentation concerning zoning, development, annexation, permitting, construction, and Data Center Campus projects located at or near 300 Greene Road, 401 Belt Line Road, 501 Belt Line Road, and 601 Belt Line Road, including documentation related to notice requirements for property owners located within 200 feet of the subject properties.
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10. Discuss and consider changing City Hall operating hours from 7:30 AM to 5:00 PM Monday – Thursday and 7:30AM – 11:30 AM on Friday to 8:00 AM – 5:00 PM Monday Friday.
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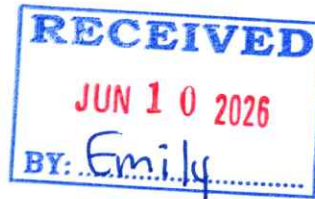
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CITY OF WILMER

City Council Regular Meeting

14.

Meeting Date: 06/18/2026

Submitted by: Angie Martinez, Deputy City Secretary

Agenda Caption:

Discuss and consider requiring City Council approval for all City-sponsored events/ festivals, food truck events, and special events.

Background:

The City Secretary's office received the agenda request(s) from Councilmember Turner on June 10, 2026. The item(s) are presented for Council discussion and direction

Attachments

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CITY COUNCIL MEETING AGENDA ON JUNE 18TH AT 7:00PM

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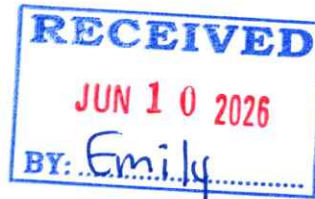
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CITY OF WILMER

City Council Regular Meeting

15.

Meeting Date: 06/18/2026

Submitted by: Angie Martinez, Deputy City Secretary

Agenda Caption:

Discuss and consider requiring City Council approval for out-of-state travel funded by City resources.

Background:

The City Secretary's office received the agenda request(s) from Councilmember Turner on June 10, 2026. The item(s) are presented for Council discussion and direction

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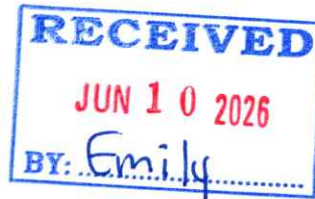
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Moses Ray 6-10-2026

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1114

CITY OF WILMER

City Council Regular Meeting

16.

Meeting Date: 06/18/2026

Submitted by: Angie Martinez, Deputy City Secretary

Agenda Caption:

Discuss and consider amending the City's Code of Ordinances regarding the appointments, vacancies, qualifications and membership on City boards, commissions, and committees.

Background:

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CITY COUNCIL MEETING AGENDA ON JUNE 18TH AT 7:00PM

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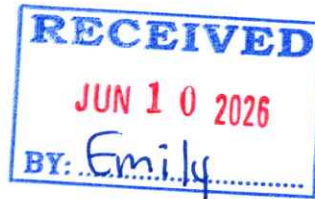
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1114

CITY OF WILMER

City Council Regular Meeting

17.

Meeting Date: 06/18/2026

Submitted by: Angie Martinez, Deputy City Secretary

Agenda Caption:

Discuss and consider records retention, public communications, transparency requirements, and reporting requirements related to City business and all projects implemented by the City.

Background:

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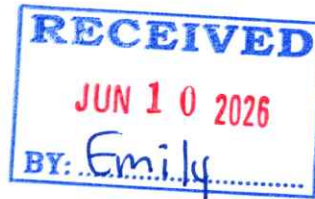
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CITY OF WILMER

City Council Regular Meeting

18.

Meeting Date: 06/18/2026

Submitted by: Angie Martinez, Deputy City Secretary

Agenda Caption:

Discuss and consider directing staff to establish a Town Hall Meeting regarding Data Center Campus developments for the purpose of eliciting citizen participation.

Background:

The City Secretary's office received the agenda request(s) from Councilmember Turner on June 10, 2026. The item(s) are presented for Council discussion and direction.

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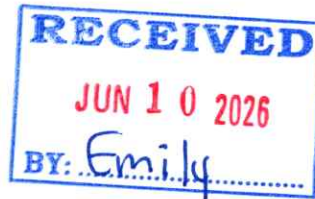
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CITY OF WILMER

City Council Regular Meeting

19.

Meeting Date: 06/18/2026

Submitted by: Angie Martinez, Deputy City Secretary

Agenda Caption:

Discuss give direction to Staff regarding amendments to the City's zoning ordinance regarding the use of any property as a data center.

Background:

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9. Discuss and consider engaging an independent third-party auditor to conduct a forensic audit of City finances, expenditures, contracts, and operations.

10. Discuss and consider changing City Hall operating hours from 7:30 AM to 5:00 PM Monday – Thursday and 7:30AM – 11:30 AM on Friday to 8:00 AM – 5:00 PM Monday Friday.
11. Discuss and consider City purchasing card policies, expenditures, reimbursements, returns, refunds, and oversight procedures.
12. Discuss and consider requiring City Council approval for all City-sponsored events, festivals, food truck events, and special events.
13. Discuss and consider requiring City Council approval for out-of-state travel funded by City resources.
14. Discuss and consider amending the City's Code of Ordinances regarding the appointments, vacancies, qualifications and membership on City boards, commissions, and committees.
15. Discuss and consider records retention, public communications, transparency requirements, and reporting requirements related to City business and all projects implemented by the City.
16. Discuss and consider directing staff to establish a Town Hall Meeting regarding Data Center Campus developments for the purpose of eliciting citizen participation.
17. Discuss give direction to Staff regarding amendments to the City's zoning ordinance regarding the use of any property as a data center.
18. Discuss and consider reviewing returned notices, correspondence, and documentation related to the repeal of ordinances passed on or about December 1, 2022 and January 19, 2023 which declared tracts of land which received longstanding treatment to be part of the City pursuant to Section 41.003 of the Local Government Code, as well as any action as a result of such review.

EXECUTIVE SESSION

25. Pursuant to Section 551.074(a)(1) of the Texas Government Code, to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee, as applicable; to wit: the City Administrator.
26. Pursuant to Section 551.074(a)(1) of the Texas Government Code, to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee, as applicable; to wit: the City Secretary.
27. Discuss and consider any action resulting from Executive Session.

Kim Turner 6-10-2026

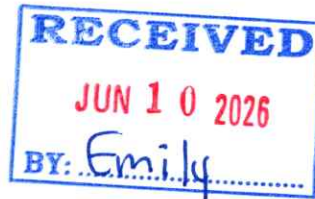
Council Member Signature

Date

Moser Ray 6-10-2026

Council Member Signature

Date



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CITY OF WILMER

City Council Regular Meeting

20.

Meeting Date: 06/18/2026

Submitted by: Angie Martinez, Deputy City Secretary

Agenda Caption:

Discuss and consider reviewing returned notices, correspondence, and documentation related to the repeal of ordinances passed on or about December 1, 2022 and January, 19, 2023 which declared tracts of land which received longstanding treatment to be part of the City pursuant to Section 41.003 of the Local Government Code, as well as any action as a result of such review.

Background:

The City Secretary's office received the agenda request(s) from Councilmember Turner on June 10, 2026. The item(s) are presented for Council discussion and direction.

Attachments

Councilmember Turner Request

CITY OF WILMER, TEXAS
CITY COUNCIL MEETING AGENDA ON JUNE 18TH AT 7:00PM

1. Discuss and consider animal shelter operations, services, including but not limited to: the possibility of establishing and maintaining safe conditions at said shelter, and the feasibility of establishing a permanent animal shelter facility at the Public Works location.
2. Discuss and consider the condition of Goode Road, contractor performance, roadway failures, drainage concerns, compaction standards, asphalt quality, warranty obligations, and the options available for potential corrective actions.
3. Discuss and consider directing Staff to amend the City's nuisance ordinance to include noise violations, and enforcement options related to Data Center Campus developments within the City of Wilmer.
4. Discuss and consider permitting, inspections, impact to the City's zoning ordinance and ability to compel compliance, potential nuisance issues, environmental concerns, and operational impacts associated with Data Center Campus developments within the City.
5. Discuss and consider regulations, enforcement options, and compliance matters related to commercial truck operations, diesel emissions, vehicle modifications, and related activities associated with Red Neck Diesel and similar operations.
6. Discuss and consider directing staff to provide all notices, mailing records, correspondence, emails, reports, and related documentation concerning zoning, development, annexation, permitting, construction, and Data Center Campus projects located at or near 300 Greene Road, 401 Belt Line Road, 501 Belt Line Road, and 601 Belt Line Road, including documentation related to notice requirements for property owners located within 200 feet of the subject properties.
7. Discuss and consider procedural issues in the zoning process associated with Data Center Campus developments as to 300 Greene Road, 401 Belt Line Road, 501 Belt Line Road, and 601 Belt Line Road and consider appropriate direction to Staff regarding any non-compliance with notice requirements, public hearings, and/or other applicable law.
8. Discuss and consider directing staff to provide reports, permits, inspection records, contracts, environmental compliance records, and other documentation related to industrial developments and major construction projects within the City.
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Kim Turner 6-10-2026

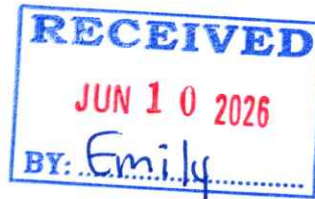
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