

City Council  
June 16, 2014

A regular meeting of the Mayor and City Council of the City of Waxahachie, Texas was held in the Council Chamber at City Hall, 401 S. Rogers on Monday, June 16, 2014, at 7:00 p.m.

Council Members Present: Kevin Strength, Mayor  
Mark Singleton, Mayor Pro Tem  
Chuck Beatty, Councilmember  
David Hill, Councilmember  
Mary Lou Shipley, Councilmember

Others Present: Michael Scott, Assistant City Manager  
Steve Chapman, City Attorney  
Lori Saunders, City Secretary  
Derica Peters, Planning & Development  
Coordinator

Others Absent: Paul Stevens, City Manager

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Mayor Kevin Strength called the meeting to order. Councilmember Mary Lou Shipley gave the invocation, led the pledge of allegiance and the Texas pledge of allegiance.

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**CONSENT AGENDA:**

- a. Minutes of the regular City Council meeting of June 2, 2014
- b. Minutes of the City Council Workshop of June 3, 2014
- c. Minutes of the regular Planning & Zoning Commission meeting of June 11, 2014
- d. Minutes of the Heritage Preservation Commission meeting of April 10, 2014
- e. Monthly Code Enforcement Report for May 2014
- f. Monthly Violation Activity Statistics for May 2014
- g. Monthly Fire and EMS Report for May 2014

**Mayor Pro Tem Mark Singleton moved to approved Items a. through g. on the Consent Agenda.** Councilmember Chuck Beatty seconded. The vote was as follows:

Ayes: Kevin Strength  
Mark Singleton  
Chuck Beatty  
Mary Lou Shipley

Absent: David Hill

**The motion carried.**

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Mayor Kevin Strength presented Nay and Pauline Maxwell, Maxwell Jewelry, the Texas Business Award for being one of the long standing downtown businesses. The Texas Historical Commission recognizes them for their contribution to the success of downtown Waxahachie. He presented a Proclamation proclaiming June 16, 2014 as "Maxwell Jewelry Day" in Waxahachie.

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Mayor Pro Tem Mark Singleton introduced Mr. Michael High as the Honorary Councilmember for the month of June. Michael graduated in the top quarter from Waxahachie High School. He is involved in many clubs and earned many awards throughout his high school career including placing 3<sup>rd</sup> in the nation for Engineering Design. Michael will attend the University of North Texas majoring in mechanical engineering and minoring in entrepreneurship. He contributes his achievements to God, his amazing family, and community.

Mayor Pro Tem Mark Singleton presented Michael with a Certificate of Appreciation for participating in the Honorary Councilmember Program.

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Mayor Strength continue the Public Hearing on a request by David Bond, for a Specific Use Permit within a Planned Development-23-Single Family-1 (PD-23-SF-1) Zoning District to build an accessory building located at 194 Old Howard Road, being Lot 3R, Block D, 2.062 acres in Crystal Cove Phase 2– Owner: David Bond (ZA 2014-16).

Mr. David Bond, 194 Old Howard Road, Waxahachie, reported the accessory building will be a garage.

There being no others to speak for or against Zoning Amendment 2014-16, Mayor Strength closed the Public Hearing.

Mr. Steve Chapman, City Attorney, presented Ordinance No. 2748

**ORDINANCE NO. 2748**

**AN ORDINANCE AUTHORIZING A SPECIFIC USE PERMIT ON LOT 3R, BLOCK D, CRYSTAL COVE ESTATES, PHASE TWO, CONTAINING 2.062 ACRES, LOCALLY KNOWN AS 194 HOWARD ROAD, IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING PLANNED DEVELOPMENT-23-SINGLE FAMILY-1 (PD-23-SF-1) TO PLANNED DEVELOPMENT-23-SINGLE FAMILY-1 WITH SPECIFIC USE PERMIT (PD-23-SF-1 w/SUP), FOR THE PURPOSE OF ALLOWING THE CONSTRUCTION OF AN ACCESSORY BUILDING ON THE PROPERTY, AND ORDERING THE CHANGING OF THE ZONING MAP THEREOF IN ACCORDANCE WITH SAID CHANGE.**

*Mayor Pro Tem Mark Singleton moved to approve Ordinance No. 2748 as presented.*  
Councilmember Mary Lou Shipley seconded, *All Ayes.*

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Mayor Strength opened the Public Hearing on a request by Jeff Crannell, for a Site Plan approval and Zoning Amendment from Planned Development-Single Family-3 (PD-SF-3) Zoning District to expand the original site to include adjacent pond located at northeast corner of Parks Schoolhouse Road and Peters, being 69.823 acres– Owner: WAXENNIS 5412 LLC (ZA 2014-17).

Mr. Jeff Crannell, 2570 Justin Road, #209, Highland Village, Texas, presented an amended site plan increasing the lots from 176 to 206. He removed the dedicated park space located at the corner of Peters Street and Parks School House Road to add 30 lots and proposed the pond located on the property be dedicated as park space.

Assistant City Manager Michael Scott stated the Parks Master Plan depicts park space is to be “useable” space.

Councilmember David Hill expressed concern that the pond would not be totally fenced off with the proposed playground located adjacent to the pond.

Mr. Scott reviewed the Staff comments noting the Applicant hasn’t provided Staff with compliance confirmation. He recommended continuing the public hearing to allow Staff and Applicant to resolve the concerns of the proposed development.

Those who spoke in favor of ZA2014-17:

Mr. Joe Passanisi, representing proposed development.

There being no others to speak for or against Zoning Amendment 2014-17, Mayor Strength closed the Public Hearing.

**After further discussion, Mayor Pro Tem Mark Singleton moved to continue the Public Hearing on a request by Jeff Crannell, for a Site Plan approval and Zoning Amendment from Planned Development-Single Family-3 (PD-SF-3) Zoning District to expand the original site to include adjacent pond located at northeast corner of Parks Schoolhouse Road and Peters, being 69.823 acres– Owner: WAXENNIS 5412 LLC (ZA 2014-17) to the Council meeting of July 21, 2014.** Councilmember Chuck Beatty seconded, **All Ayes.**

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Mayor Strength opened the Public Hearing on a request by Chris Acker, for a Site Plan approval within Planned Development-92 (PD-92) Zoning District for a an 8,500 sq. ft. office building to be located on Chieftain Drive, being Lot 4A, Block A, 0.8647 acre, Park Place Professional Center - Owner: Chris Acker (ZA 2014-18).

Mr. Scott reported due to the 50 foot buffer adjoining Indian Hills, the square footage will be reduced from 8,500 to 6,500. He stated it was approved at the Planning and Zoning Commission meeting of June 11, 2014.

Ms. Beth Whittington, 306 Buffalo Creek Drive, Waxahachie, expressed concern with adequate parking spaces for the existing buildings. She stated vehicles associated with the existing offices are parking on Chieftain Drive.

Mr. Scott stated the Zoning stipulations depict how much parking is required.

Mr. Reese Martin, 220 Pueblo Drive, Waxahachie, concurred with Ms. Whittington on the parking issue. He reported the fence separating the development and residents has shifted and starting to fall over.

Mr. Scott stated he would address the fence issue with the developer.

There being no others to speak for or against ZA 2014-18, Mayor Strength closed the Public Hearing.

**Councilmember Chuck Beatty moved to approve Site Plan within a Planned Development-92 (PD-92) Zoning District for a an 8,500 sq. ft. office building to be located on Chieftain Drive, being Lot 4A, Block A, 0.8647 acre, Park Place Professional Center - Owner: Chris Acker (ZA 2014-18).** Councilmember David Hill seconded, **All Ayes.**

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Mr. Ryan Burkhardt, Jacobs Engineering, 1999 Bryan St., Suite 1200, Dallas, Texas, requested approval of Preliminary Plat of Saddlebrook Estates Phase 1B-1, 1B-2, and 1B-3, 121 residential lots and 1 public open space, being 112.571 acres out of the M. Raffery Survey, Abstract No. 898 and the G. Carpenter Survey, Abstract No. 190-Owner: 287 Waxahachie, L.P. (PLM 2014-14).

**Councilmember Chuck Beatty moved to approve Preliminary Plat of Saddlebrook Estates Phase 1B-1, 1B-2, and 1B-3, 121 residential lots and 1 public open space, being 112.571 acres out of the M. Raffery Survey, Abstract No. 898 and the G. Carpenter Survey, Abstract No. 190-Owner: 287 Waxahachie, L.P. (PLM 2014-14).** Councilmember Mary Lou Shipley seconded, **All Ayes.**

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Mr. Scott presented a Minor Plat of Lot 2R, Block 1, Crystal Cove Estates Phase Three being a Replat of Lots 2 and 3, Block 1 of Crystal Cove Estates, Phase Three-Owner: Brian Garlitz (RP 2014-15). He stated the Applicant wishes to replat two lots into one lot.

**Mayor Pro Tem Mark Singleton moved to approve Minor Plat of Lot 2R, Block 1, Crystal Cove Estates Phase Three being a Replat of Lots 2 and 3, Block 1 of Crystal Cove Estates, Phase Three-Owner: Brian Garlitz (RP 2014-15).** Councilmember David Hill seconded, **All Ayes.**

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**CITIZENS' PETITIONS AND REQUEST**

None

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**COMMENTS BY MAYOR, CITY COUNCIL, CITY ATTORNEY AND CITY MANAGER**

Mr. Scott reminded Council of the North Central Texas Council of Governments 48<sup>th</sup> Annual General Assembly Luncheon and meeting to be held on Friday, June 20, 2014 at the Hurst Conference Center.

Mayor Pro Tem Mark Singleton asked the status of the I35 clean-up. Mr. Scott stated the three Code Enforcement Officers are out enforcing city codes and asked Council to point out items of concern.

Councilmember David Hill thanked Mr. Michael High for participating as the Honorary Councilmember.

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There being no further business the meeting adjourned at 8:18 p.m.

Respectfully submitted,

Lori Saunders  
City Secretary