

City Council  
August 3, 2015

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, August 3, 2015, 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: Paul Stevens, City Manager  
Michael Scott, Assistant City Manager  
Steve Chapman, City Attorney  
Lori Saunders, City Secretary

-----

Mayor Kevin Strength called the meeting to order. Girl Scout Troop 878 presented the Color Guard Flag Ceremony and led the pledge of allegiance.

Councilmember Chuck Beatty gave the invocation and led the Texas pledge of allegiance.

-----

**CONSENT AGENDA:**

- a. Minutes of the regular City Council meeting of July 23, 2015
- b. Minutes of the City Council and Planning & Zoning Commission meeting of July 23, 2015
- c. Minutes of the regular Planning & Zoning Commission meeting of July 22, 2015
- d. Minutes of the Airport Board meeting of May 14, 2015
- e. Set City Council meeting of Tuesday, September 8, 2015
- f. Approve Budget Amendment Request from Parks & Recreation Department

**Councilmember David Hill moved to approve Items a. through f. on the Consent Agenda.**  
Councilmember Mary Lou Shipley seconded, All Ayes.

-----

Mayor Strength announced there is not an Honorary Councilmember for the Council meeting.

-----

Ms. Derica Peters, Keep Waxahachie Beautiful coordinator, introduced the Boys Scouts and Girls Scouts and recognized them for their participation in “Don’t Mess with Texas Trash-off Campaign”. She reported on May 23, 2015, the Scouts cleaned up trash. Mr. John Smith, Director of Parks and Recreation, presented each scout with a “Don’t Mess with Texas” patch for their participation of keeping Waxahachie beautiful.

-----

Mr. Michael Scott, Assistant City Manager, requested street closure for C 10’s in the park Truck Rally. He explained the truck rally will be held at Getzendaner Park on Saturday, September 19<sup>th</sup>. Before heading to the park the C 10’s would like to gather downtown on the square for a showing of the trucks then convoy to the park from the square. Mr. Scott requested to close the 100 block of W. Franklin Street from 7:00 a.m. to 10:00 a.m. He stated after the trucks leave the square the street will be opened back up.

**Mayor Pro Tem Mark Singleton moved to approve street closure for the display of trucks as presented.** Councilmember Chuck Beatty seconded, All Ayes.

-----

Mr. Scott presented the Farmer’s Market Report noting the market is in its 14<sup>th</sup> year of operation. He stated revenues are down compared to last year and is attributed to the early rains this year.

He stated even with fewer vendors the past few weeks there is are still strong revenues which will result in a solid finish to the season.

-----

Mayor Strength opened the Public Hearing on a request by Richard Moir for a Zoning Amendment from a Single Family-2 Zoning District (SF-2) to Single Family-2 Zoning District (SF-2) with a Specific Use Permit for a Rooftop Solar Panel System, located at 215 Morene Avenue, being Lot 213 of Gingerbread Village Ph 3 -Owner: Richard Moir (ZA 2015-23).

Mr. Richard Moir, 215 Morene, Waxahachie, Texas, reported the solar panels will reduce his utility bill. He stated the received approval for the Planning and Zoning Commission, and there were no neighbors that protested.

Those who spoke against ZA2015-23: Mr. Richard Parker, 305 Iroquois, Waxahachie

There being no others to speak for or against ZA2015-23, Mayor Strength closed the Public Hearing.

City Attorney Steve Chapman presented Ordinance 2804:

**ORDINANCE NO. 2804**

**AN ORDINANCE AUTHORIZING A SPECIFIC USE PERMIT FOR LOT 213, GINGERBREAD VILLAGE, PHASE 111, AN ADDITION IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, LOCATED AT 215 MORENE AVENUE, WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING SINGLE FAMILY-2 (SF-2) TO SINGLE FAMILY-2 WITH SPECIFIC USE PERMIT (SF-2 w/SUP) FOR THE PURPOSE OF ALLOWING A ROOFTOP SOLAR PANEL SYSTEM, AND ORDERING THE CHANGING OF THE ZONING MAP THEREOF IN ACCORDANCE WITH SAID**

*Councilmember Chuck Beatty moved to approve Ordinance No. 2804 as presented.*  
Councilmember Mary Lou Shipley seconded, *All Ayes.*

-----

Mayor Strength opened the Public Hearing on a request by Gary Stevens for a Zoning Amendment from a Single Family-2 Zoning District (SF-2) to Single Family-2 Zoning District (SF-2) with a Specific Use Permit for a Rooftop Solar Panel System, located at 304 Iroquois, being Block E, Lot 1, Indian Hills Addition, being 0.251 acres- Owner: Gary Stevens (ZA 2015-24).

Mr. Gary Stevens, 304 Iroquois, Waxahachie, requested approval for a rooftop solar Panel system. He stated he will have three (3) panels on his roof.

Those who spoke for ZA2015-24: Ms. Anita Tipton, Global Efficient Energy, 2320 Gravel Drive, Fort Worth, Texas

Those who spoke against ZA2015-24: Mr. Richard Parker, 305 Iroquois, Waxahachie

There being no others to speak for or against ZA2015-24, Mayor Strength closed the Public Hearing.

City Attorney Steve Chapman presented Ordinance 2805:

**ORDINANCE NO. 2805**

**AN ORDINANCE AUTHORIZING A SPECIFIC USE PERMIT FOR LOT 1, BLOCK E, INDIAN HILLS ADDITION IN THE CITY OF**

**WAXAHACHIE, ELLIS COUNTY, TEXAS, CONTAINING 0.251 ACRE, LOCATED AT 304 IROQUOIS, WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING SINGLE FAMILY-2 (SF-2) TO SINGLE FAMILY-2 WITH SPECIFIC USE PERMIT (SF-2 w/SUP) FOR THE PURPOSE OF ALLOWING A ROOFTOP SOLAR PANEL SYSTEM, AND ORDERING THE CHANGING OF THE ZONING MAP THEREOF IN ACCORDANCE WITH SAID CHANGE.**

**Mayor Pro Tem Mark Singleton moved to approve Ordinance No. 2805 as presented.**  
Councilmember Mary Lou Shipley seconded, **All Ayes.**

-----  
Mayor Strength opened the Public Hearing on a request by Frank A. Blankenbeckler III for a Site Plan approval in a Planned Development-14-Heavy Industrial (PD-14-HI) Zoning District located at 1701 W. US 287, situated in the J.E. Prince Survey Abstract No. 844, being 9.356 acres- Owner: Frank A. Blankenbeckler III (ZA 2015-25).

Mr. Michael Tolson, representing Applicant, reported the Carlisle Chevrolet Dealership purchased the Buick and GMC line and explained the site plan approval will allow them to pave approximately four (4) acres for storage and display of vehicles for sale.

There being no others to speak for or against ZA2015-25, Mayor Strength closed the Public Hearing.

**Mayor Pro Tem Mark Singleton moved to approve Site Plan in a Planned Development-14-Heavy Industrial (PD-14-HI) Zoning District located at 1701 W. US 287, situated in the J.E. Prince Survey Abstract No. 844, being 9.356 acres- Owner: Frank A. Blankenbeckler III (ZA 2015-25).** Councilmember Chuck Beatty seconded, **All Ayes.**

-----  
Mr. Clyde Melick, Director of Planning, requested approval of Preliminary Plat of North Grove Boulevard, being 15.913 acres in the Allen W. Brown Survey Abstract No. 102, H. Sange Survey Abstract No. 1009, H. Levy Survey Abstract No. 629, and John B. Adams & Ann Adams Survey Abstract No. 5- Owner: Moritz Interests LTD (PLM 2015-18). He noted this is the kickoff to the North Grove Development. Mr. Melick stated he spoke to on property owner that the development is going to need a piece of property for a right of way and explained the property is in agreement to a land swap of giving up 5,000 square foot of property in exchange of 8,000 square feet of property from John Houston.

**Councilmember Mary Lou Shipley moved to approve Preliminary Plat of North Grove Boulevard, being 15.913 acres in the Allen W. Brown Survey Abstract No. 102, H. Sange Survey Abstract No. 1009, H. Levy Survey Abstract No. 629, and John B. Adams & Ann Adams Survey Abstract No. 5- Owner: Moritz Interests LTD (PLM 2015-18).** Mayor Pro Tem Mark Singleton seconded, **All Ayes.**

-----  
Mr. George Kent, 417 W. Main St., Midlothian, Texas, requested approval of Minor Plat of Kent's Prairie Addition, being 2.725 acres in the Waxahachie ETJ.-Owner: George Kent (MP 2015-19). Mr. Melick recommended approval.

**Councilmember Chuck Beatty moved to approve Minor Plat of Kent's Prairie Addition, being 2.725 acres in the Waxahachie ETJ.-Owner: George Kent (MP 2015-19).** Mayor Pro Tem Mark Singleton seconded, **All Ayes.**

-----  
Mr. Thanasis Kombos, Budget Analyst, presented the Third Quarter Progress Report for Fiscal Year 2014-2015. He Revenues met the projections for the quarter with the exception of the utility fund and explained due to a direct result of the very wet spring water revenues varied negatively from projections by 7% and wastewater revenues varied negatively by 2.6%. Mr.

Kombos reported the year-to-date Sokoll water sales to Rockett are below 18% revenue projections. Year-to-date Sokoll water sales to Waxahachie are 81% above projections. City Manager Paul Stevens referenced the amount Rocket Water Utilities owes the city and reported they are in the process of paying the city.

-----

**Citizens' Petition and Request**

Mr. Enrique Bernal offered to sale his land to the City noting it is adjacent to the City Cemetery and will be a great addition to the City.

Mr. Arsh Dehghan, 1234 Boyce Road, Waxahachie, reported on FM 879 a bridge is being repaired and the temporary stop light TxDot has installed does not work. Mayor Strength stated City Staff will follow-up with TxDot.

-----

**Comments by Mayor, City Council, City Attorney and City Manager**

Mr. Michael Scott, Assistant City Manager, reported last week approximately 200 kids from San Antonio was in town picking up trash. There project was "giving back to the community" and they filled approximately 100 trash bags. He thanked Ms. Derica Peters, Keep Waxahachie Beautiful Coordinator for her participation.

Councilmember Mary Lou Shipley and Councilmember Chuck Beatty thanked all the Scouts in attendance.

Mayor Strength thanked Mr. Doug Barnes, Economic Development Director and Kassandra Carroll, Economic Development Coordinator for their hard work. He thanked City Manager Paul Stevens for getting Rocket Water Utility back on a payment schedule.

Mayor Pro Tem Mark Singleton referenced Mr. Bernal's property adjacent to the cemetery noting it is in a very unique spot and the city needs to figure out how to make the property part of the cemetery. He thanked the audience for their participation.

Councilmember David Hill thanked the audience for their participation and he thanked Mr. Gary Stevens for his military service.

-----

There being no further business, the meeting adjourned at 8:11 p.m.

Respectfully submitted,

Lori Saunders  
City Secretary