

City Council  
August 1, 2016

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 1, 2016, at 7:00 p.m.

Council Members Present: Kevin Strength, Mayor  
Chuck Beatty, Councilmember  
Mary Lou Shipley, Councilmember

Council Members Absent: Mark Singleton, Mayor Pro Tem  
David Hill, Councilmember

Others Present: Paul Stevens, City Manager  
Michael Scott, Assistant City Manager  
Steve Chapman, City Attorney  
Lori Saunders, City Secretary

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Mayor Kevin Strength called the meeting to order. City Manager Paul Stevens 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 July 18, 2016
- b. Minutes of the City Council Budget Workshop of July 27, 2016
- c. Minutes of the Planning & Zoning Commission meeting of July 26, 2016
- d. Minutes of the Waxahachie Community Development Corporation meeting of July 19, 2016
- e. Minutes of the Tax Increment Reinvestment Zone #1 meeting of July 21, 2016
- f. Minutes of the Mid-Way Regional Airport Board meeting of July 14, 2016
- g. Minutes of the Senior Citizens Center Advisory Committee meeting of May 18, 2016
- h. Approve wedding at Chautauqua Auditorium for August 20, 2016
- i. Approve request as recommended by TIRZ Board
- j. Approve budget amendment for Waxahachie Civic Center
- k. Approve budget amendment for Prosecuting Attorney Services
- l. Set City Council meeting of Tuesday, September 6, 2016

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

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Councilmember Chuck Beatty introduced Abigail Nicholle Rodgers as the Honorary Councilmember for the month of August. She is the daughter of John and Lauri Rodgers and has one younger sister, Anna. Abi attended Waxahachie High School and graduated as Salutatorian of the Senior Class of 2016. Along with being a member of the Varsity Volleyball and Softball teams, Abi was also very actively involved in the FFA, National Honor Society, AP Science Club and Community Service. Abi will be attending Texas A&M University this fall, majoring in Biomedical Science in hopes of becoming an orthopedic surgeon.

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Linda Alvarez, Ellis County Hispanic Organization, requested street closure for 2017 Cinco de Mayo Festival. She proposed moving the event downtown around the square to accommodate larger crowds. Ms. Alvarez requested the following:

Friday, May 5, 2017:

- 1) Request permission to cone off the parking spaces on the east side of the courthouse (100 block of College Street) at noon on Friday to allow food vendor set up.
- 2) Request permission to barricade Franklin Street between College and Jackson at the alley at noon on Friday to allow stage installation. Stage will serve as barricade at intersection of Franklin & College. This section will remain closed until midnight on Saturday.
- 3) Request permission to close College Street from Main to the Dove's Nest parking lot at 5 pm on Friday. This section will remain closed until midnight on Saturday.
- 4) Request permission to close Franklin Street at Rogers at 5 pm on Friday.

Saturday, May 6, 2017:

- 5) Request permission to close Rogers Street from Main to Jefferson from 6 am to midnight.
- 6) Request permission to barricade the west side of the intersection of Rogers and Franklin Streets from 6 am to midnight.

*After a brief discussion, Councilmember Chuck Beatty moved to approve street closures for 2017 Cinco de Mayo Festival as presented.* Councilmember Mary Lou Shipley seconded, *All Ayes.*

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Mayor Strength opened the Public Hearing on a request by Waxahachie I.S.D., for a Specific Use Permit within a Single Family-1 (SF-1) Zoning District for portable temporary buildings, located at 265 Broadhead Rd., being Lot 2R, Broadhead Road Sports Complex Addition, 18.46 acres—Owner: Waxahachie I.S.D. (ZA 2016-35).

Mr. Darren Groth, Director of Planning, reported the portable temporary building will be located northeast of Howard Jr. High School. He stated the Specific Use Permit should be limited to no greater than two years.

There being no others to speak for or against Zoning Amendment 2016-35, Mayor Strength closed the Public Hearing.

City Attorney Steve Chapman presented Ordinance No. 2879:

**ORDINANCE NO. 2879**

**AN ORDINANCE AUTHORIZING A SPECIFIC USE PERMIT ON LOT 2R, BROADHEAD ROAD SPORTS COMPLEX ADDITION, CONTAINING 18.46 ACRES, IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, LOCATED AT 265 BROADHEAD ROAD, WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING ZONED SINGLE FAMILY-1 (SF-1) TO SINGLE FAMILY-1 WITH SPECIFIC USE PERMIT**

**(SF-1 w/SUP), FOR THE PURPOSE OF ALLOWING PORTABLE TEMPORARY BUILDINGS AT THE LOCATION SHOWN ON EXHIBIT “A” ATTACHED HERETO, AND ORDERING THE CHANGING OF THE ZONING MAP THEREOF IN ACCORDANCE WITH SAID CHANGE.**

**Councilmember Mary Lou Shipley moved to approve Ordinance No. 2879 as presented. Councilmember Chuck Beatty seconded, All Ayes.**

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Mayor Strength continue Public Hearing on a request by LCH Holdings, for a Zoning Amendment from Single Family-2 (SF-2) to Planned Development (PD) located at Highway 77 North and Hedgewood Dr., being Block 2, 41.688 acres, The Arbor at Willow Grove for single family residential lots–Owner: Waxahachie I JV (ZA 2016-32).

Mr. Darren Groth, Director of Planning, reported the vote requires four votes from Councilmembers due to it was denied at the Planning & Zoning Commission meeting and stated the applicant wishes to continue ZA 2016-32 to the City Council meeting of August 15, 2016.

Mayor Strength closed the Public Hearing on Zoning Amendment 2016-32.

**Councilmember Mary Lou Shipley moved to continue Public Hearing on a request by LCH Holdings, for a Zoning Amendment from Single Family-2 (SF-2) to Planned Development (PD) located at Highway 77 North and Hedgewood Dr., being Block 2, 41.688 acres, The Arbor at Willow Grove for single family residential lots–Owner: Waxahachie I JV (ZA 2016-32) to the City Council meeting of August 15, 2016. Councilmember Chuck Beatty seconded, All Ayes.**

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Mr. Groth presented Final Plat of Bingham Estates, Lots 1-3; Block 1, being 4.446 acres of land out of the Henry Bingham Survey, Abstract No. 154 in the Extra Territorial Jurisdiction (ETJ)-Owner: JHH Property Acquisition (FP 2016-23). He reported the applicant is creating 3 lots in the Southwest quadrant of the intersection of Honeysuckle Road and Saralvo Road. The project was reviewed as a final plat and no preliminary plat submitted. Ellis County will review it as a simplified plat. Mr. Groth recommended approval.

**Councilmember Chuck Beatty moved to approve presented Final Plat of Bingham Estates, Lots 1-3; Block 1, being 4.446 acres of land out of the Henry Bingham Survey, Abstract No. 154 in the Extra Territorial Jurisdiction (ETJ)-Owner: JHH Property Acquisition (FP 2016-23). Councilmember Mary Lou Shipley seconded, All Ayes.**

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Mr. Groth presented Final Plat of Brewer Estates, Lot 1, Block 1, being 5.931 acres of land in the Daniel Weaver Survey, Abstract No. 1138 in the Extra Territorial Jurisdiction (ETJ)-Owner: Mark and Melanie Brewer (FP 2016-24). He reported property is located in the Northwest quadrant of the intersection of Honeysuckle Road and Saralvo Road. Applicant has addressed

staff comments and the project was reviewed as a final plat and no preliminary plat submitted. Ellis County will review it as a simplified plat. Mr. Groth recommended approval.

**Councilmember Mary Lou Shipley moved to approve Final Plat of Brewer Estates, Lot 1, Block 1, being 5.931 acres of land in the Daniel Weaver Survey, Abstract No. 1138 in the Extra Territorial Jurisdiction (ETJ)-Owner: Mark and Melanie Brewer (FP 2016-24). Councilmember Chuck Beatty seconded, All Ayes.**

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Mayor Strength opened the Public Hearing to receive citizen input on the update of the City of Waxahachie Comprehensive Plan.

Mr. Dan Sefco, Freese and Nichols, presented the 2016 Comprehensive Plan and gave a broad overview of the following seven chapters:

1. Community snapshot
2. Vision and Goals
3. Future Land Use Plan
4. Transportation Plan
5. Design Strategies for Transportation Corridors
6. Growth Strategies
7. Implementation Plan

Mr. Sefco stated the current population of Waxahachie 33, 803 with a growth rate of 2.5%. He reviewed the following Vision and Goals:

1. West side of IH35E – how should this develop
2. IH35E – Rebuilt – how should this corridor look and feel
3. Mid-way Regional Airport – what uses should develop around the airport
4. Growth strategies
5. Trail connections
6. Medical Center District
7. Roadways

Policy Highlights included: Plan uses to support a Medical Center District; plan for growth west of IH35; develop industrial uses around the airport; and establishing ETJ boundary agreements with surrounding cities

Those who spoke against the Comprehensive Plan pertaining to annexation:

Mr. Thomas Stockdell, 9231 Mattie Lane, Waxahachie  
Mr. Delbert Larson, 8800 Melissa Court, Waxahachie  
Ms. Jennifer Cawthon, 135 Devonshire, Waxahachie

There being no others to speak for or against update of the City of Waxahachie Comprehensive Plan, Mayor Strength closed the Public Hearing.

City Attorney Steve Chapman presented Ordinance No. 2880

**ORDINANCE NO. 2880**

**AN ORDINANCE OF THE CITY OF WAXAHACHIE, TEXAS, ADOPTING THE 2016 COMPREHENSIVE PLAN ADDENDUM TO THE 2007 COMPREHENSIVE PLAN TO BECOME EFFECTIVE UPON ITS PASSAGE AND APPROVAL.**

*Councilmember Chuck Beatty moved to approve Ordinance 2880 as presented.*  
Councilmember Mary Lou Shipley seconded, *All Ayes.*

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Mr. Darren Groth present an update of Planning Department activities noting there has been a complete staff turnover since November 2015. He reported his department is staffed with a Planner I, Planning Technician and GIS Technician. Mr. Groth reviewed the Development Review Calendar and Planning Application Cycle noting to help avoid errors, each step is scheduled for action from multiple employees which reduces potential for one-off mistakes. It provides a high rate of interaction between staff and with our customers will ensure timely evaluation and process improvements regularly occur. He reported the application has been revised, a zoning checklist created as well a fee schedule. The Department created a process outline to include zoning application procedures and final plat procedures.

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*Citizens' Petition and Request*

None

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

Mayor Strength thanked Honorary Councilmember Ms. Rodgers for her attendance and stated he is proud of her for her achievements. He the Planning Department update is very impressive and thanked Mr. Groth for his leadership.

Assistant City Manager Michael Scott commended Mr. Groth for his work noting in a very short of time turned the department around engaging 3 new employees.

Councilmember Mary Lou Shipley stated she it was very impressive program Mr. Groth presented.

Councilmember Chuck Beatty thanked Ms. Rodgers for her participation as Honorary Councilmember and he thanked Mr. Groth for his presentation.

Planning Director Darren Groth thanked City Council for their support.

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City Manager Paul Stevens thanked Ms. Rodgers and acknowledged her for attending A&M. He thanked Mr. Groth for his Department. He thanked City Council for all the work on the Comprehensive Plan and thanked the audience's attendance and giving public input.

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

Respectfully submitted,

Lori Saunders  
City Secretary