

City Council  
August 7, 2017

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 7, 2017 at 7:00 p.m.

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

Members Absent: Mark Singleton, Mayor Pro Tem

Others Present: Paul Stevens, City Manager  
Michael Scott, Assistant City Manager  
Robert Brown, City Attorney  
Lori Saunders, City Secretary  
Darren Groth, Director of Planning

**1. Call to Order**

Mayor Strength called the meeting to order

**2. Invocation**

**3. Pledge of Allegiance**

**4. Texas Pledge of Allegiance**

Councilmember David Hill gave the invocation and led the Pledge of Allegiance and the Texas Pledge of Allegiance.

**5. Public Comments:**

Mr. Kevin Ivy, 1908 E. Highland Road, Waxahachie, expressed concern with the traffic speeding on the service road from Sterrett Road to Highway 287. He stated due to the I35 road construction, drivers are taking the service road and traveling at a high rate of speed. He recommended speed limit signs on the service road.

**6. Consent Agenda**

- a. Minutes of the City Council meetings of July 24, 2017 and July 31, 2017
- b. Minutes of the regular Planning and Zoning Commission meeting of July 25, 2017
- c. Minutes of the Park Board meeting of July 13, 2017
- d. Minutes of the Cemetery Board meeting of July 13, 2017
- e. Minutes of the Heritage Preservation Commission meeting of July 11, 2017
- f. Set City Council meeting of September 5, 2017
- g. Request by Charles Cryer for a Final Plat of Lots 1 and 2, Cryer Addition, being a 3.902 acre addition in the William H. Morris Survey, Abstract 725, and in the Joseph Bell Survey, Abstract 62 in the Extra Territorial Jurisdiction (ETJ)- Owner: CRYER CHARLES (FP-17-0074)

- h. Request by Terry Weaver, JH Development, for a Final Plat of North Grove Boulevard, being 18.441 acres of land in the Allen W. Brown Survey, Abstract Number 102, the H. Sange Survey, Abstract Number 1009, the H. Levy Survey, Abstract No. 629, and the John B. Adams & Ann Adams Survey, Abstract Number 5 - Owner: MORITZ INTERESTS LTD, JHH NORTH GROVE DEVELOPMENT LLC, LUMPKINS MARGARET H (FP-17-0086)
- i. Request by Brett Hess, Hi View Real Estate, for a Final Plat of DeHaan Farms, a 5.045-acre addition in the J.C. Paxton Survey, Abstract 855 in the Extra Territorial Jurisdiction (ETJ) – Owner: DE HAAN LAMMERT & JETTY (FP-17-0090)

**Action:**

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

**7. Introduce Honorary Councilmember**

Councilmember Mary Lou Shipley introduced Honorary Councilmember Jenna Nguyen. She is a recent Waxahachie Global High School graduate and is one of many students who graduated with their Associates degree from Navarro College on top of their high school diploma. Throughout her time at Global, Jenna was an officer for the Technology Student Association and the Engineering Now club, co-founded the Pen Pal Society club, and was a member of many other clubs like science club, book club, yearbook, and more. Her senior year, Jenna worked as a senior class officer and as a student aid for the Waxahachie ISD Stem Coordinator. She helped design and organize Engineering Workshops for elementary or middle school students of Ellis County. Jenna is attending a university in the fall of 2018 to study either Chemistry or Aerospace Engineering.

**8. First Public Hearing at 7:00 p.m. and second Public Hearing at 7:30 p.m. to consider requested annexation by Arbors Development LLC for annexation of approximately 292.589 acres**

Mayor Strength opened the Public Hearing and announced the applicant request to continue the Public Hearing to the meeting of August 21, 2017.

**Action:**

*Councilmember Mary Lou Shipley moved to continue the Public Hearing to consider requested annexation by Arbors Development LLC for annexation of approximately 292.589 acres to the City Council meeting of August 21, 2017. Councilmember David Hill seconded, All Ayes.*

**9. Public Hearing on a request by Chris Acker, Acker Construction, for a Specific Use Permit (SUP) to allow a Medical Facility use within a Planned Development-83-Commercial (PD-83-C) zoning district, located on RVG Parkway across the street from Hunters Cove Apartments, being Property ID 238271 - Owner: ADEMM 1 FAMILY LIMITED PARTNERSHIP LTD (SU-17-0065)**

Mayor Strength opened the Public Hearing.

Mr. Darren Groth, Director of Planning, reported the request is to allow for a medical facility use. The applicant seeks to build three office buildings on the site. He reviewed the difference between medical facilities versus medical office noting medical offices are less use being less intensive. Mr. Groth recommended rewriting the definition for medical office

Mr. Chris Acker, 5100 Honeysuckle Road, Midlothian, represents applicant, reported the reason for three phases is to accommodate several doctors in these locations. He stated the intended use is for medical office.

There being no others to speak for or against SU-17-0065, Mayor Strength closed the Public Hearing.

**10. Consider proposed Ordinance approving SU-17-0065**

**ORDINANCE NO. 2955**

**AN ORDINANCE AUTHORIZING A SPECIFIC USE PERMIT (SUP) TO PERMIT MEDICAL FACILITY USE, LIMITED TO MEDICAL OFFICES WITHIN A PLANNED DEVELOPMENT-1-COMMERCIAL (PD-1-C) ZONING DISTRICT, LOCATED ON RVG PARKWAY ACROSS THE STREET FROM THE HUNTERS COVE APARTMENTS, IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING LOT 4R-A, BLOCK B IN THE RVG PLAZA SUBDIVISION, PROPERTY ID 238271, AND ORDERING THE CHANGING OF THE ZONING MAP THEREOF IN ACCORDANCE WITH SAID CHANGE.**

**Action:**

*Councilmember Mary Lou Shipley moved to approve Ordinance No. 2955 with provision of designated medical office rather than a medical facility. Councilmember Chuck Beatty seconded, All Ayes.*

**11. Public Hearing on a request by Bobby Nichols, Chandler Signs, for a Specific Use Permit (SUP) to allow a Pole Sign use within a Planned Development-3-General Retail (PD-3-GR) zoning district, located at 996 W Highway 287, being 1 A HARRIS ADDN 1.66 ACRES - Owner: CHICK FIL A INC (SU-17-0084)**

Mayor Strength opened the Public Hearing.

Mr. Groth reported the applicant recently renovated their store and outside drive-thru and request for a higher pole sign. He stated the applicant is going back to the height they originally had and will be consistent with the neighboring signs.

Mr. Danny Hall, 3201 Manor Way, Dallas Texas, representing the applicant, requested approval in order to be equal to the surrounding pole signage.

There being no others to speak for or against SU-17-0084, Mayor Strength closed the Public Hearing.

**12. Consider proposed Ordinance approving SU-17-0084**

**ORDINANCE NO. 2956**

**AN ORDINANCE AUTHORIZING A SPECIFIC USE PERMIT (SUP) TO PERMIT A POLE SIGN USE WITHIN A PLANNED DEVELOPMENT-3-GENERAL RETAIL (PD-3-GR) ZONING DISTRICT, LOCATED 996 W HIGHWAY 287, IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING LOT 1, BLOCK A IN THE HARRIS ADDITION SUBDIVISION, PROPERTY ID 142134, AND ORDERING THE CHANGING OF THE ZONING MAP THEREOF IN ACCORDANCE WITH SAID CHANGE.**

**Action:**

*Councilmember David Hill moved to approve Ordinance No. 2956, as presented. Councilmember Chuck Beatty seconded, All Ayes.*

**13. Consider Preliminary Plat of Lakeridge II, a 2.596-acre addition in the Henri Levy Survey, Abstract 629 – Owner: FERRIS AVE BAPTIST CHURCH DBA THE AVENUE (PP-17-0088)**

Mr. Groth presented Preliminary Plat depicting the area sold noting the applicant is looking to relocate from their current location. A note on the plat indicates that the owner of the remainder tract shall install water, sewer, streets, drainage, and dedicated right-of-way when the overall property is developed. Mr. Groth stated the applicant satisfied all staff comments and recommends approval as presented.

**Action:**

*Councilmember Chuck Beatty moved to approve the Preliminary Plat of Lakeridge II, a 2.596-acre addition in the Henri Levy Survey, Abstract 629 – Owner: FERRIS AVE BAPTIST CHURCH DBA THE AVENUE (PP-17-0088). Councilmember David Hill seconded, All Ayes.*

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

Mayor Strength and Council thanked Honorary Councilmember Jenna Nguyen for her attendance.

Mr. Darren Groth, Director of Planning, announced this is his last meeting and thanked City Council, City Manager Paul Stevens, and Assistant City Manager Michael Scott for their support and allowing his department to expand upon his arrival.

Mayor Strength and Council, as well as City Manager, Assistant City Manager, City Attorney and City Secretary, thanked Mr. Groth for this dedicated service to the city. He introduced Mr. Shon Brooks as the new Planning Director noting he will start on August 14, 2017.

City Manager Paul Stevens announced the Waxahachie Daily Light introduced the inaugural *40 Under 40* in their recent paper and the following city employees were included: Ms. Amber Villarreal, Assistant City Secretary; Assistant Police Chief Dale Sigler; and Pump Engineer

Shane Petty from Waxahachie Fire Department. He referenced the newsletter for the North Central Texas Chapter of the American Water Works Association had a utility spotlight segment on the City of Waxahachie.

Mayor Strength thanked Mr. David Bailey, Director of Utilities, for his 26 years of dedicated service to the city's Utility Department and taking pride in his team that maintains the quality of water for the community. He referenced the recent budget and thanked staff for their participation of the budget.

**City Attorney Robert Brown referenced Item 8 and asked the Mayor to open the 2<sup>nd</sup> Public Hearing to consider requested annexation by Arbors Development LLC for annexation of approximately 292.589 acres.**

Mayor Strength opened the Public Hearing and announced the applicant request to continue the Public Hearing to the meeting of August 21, 2017.

**Action:**

*Councilmember Mary Lou Shipley moved to continue the Public Hearing to consider requested annexation by Arbors Development LLC for annexation of approximately 292.589 acres to the City Council meeting of August 21, 2017. Councilmember Chuck Beatty seconded, All Ayes.*

**15. Adjourn**

There being no further business, the meeting adjourned at 7:32 p.m.

Respectfully submitted,

Lori Saunders  
City Secretary