

City Council
December 3, 2018

A briefing session of the Mayor and City Council of the City of Waxahachie, Texas was held in the City Council Conference Room at City Hall, 401 S. Rogers, Waxahachie, Texas, on Monday, December 3, 2018 at 6:00 p.m.

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

Others Present: Michael Scott, City Manager
Albert Lawrence, Assistant City Manager
Tommy Ludwig, Assistant City Manager
Robert Brown, City Attorney
Lori Cartwright, City Secretary

1. Call to Order

Mayor Kevin Strength called the meeting to order.

2. Discussion on roof permitting

City Manager Michael Scott reported approximately six to eight months ago Council approved modified improvements to the roofing ordinance. He stated registration, permitting and inspection are the components of discussion and to what level of enforcement does Council wish to have.

Mr. Ryan Studdard, Director of Building and Community Services, stated the requirements of registering and permitting roofing companies varies from city to city and you might find it to be 50/50 if you were to do a consensus. He stated the city could have a registration process where a roofer fills out an application, provide proof of liability or builders risk policy, and once they are registered, they can pull a permit and will have a onetime inspection at the end of the project. Mr. Studdard stated there is no state requirement.

Discussion was held and the consensus was the challenge is that a roofer will come to town and tear down and install a new roof within one day.

Mr. Robert Brown, City Attorney, stated there is a reduction of fraud by going through the registration process. Mr. Scott stated this would give the city a chance to give out our requirements. Mr. Studdard stated when the revised roofing ordinance was approved, his department sent a memo with the ordinance to all builders so they would be aware of the change.

Mayor Pro Tem David Hill stated he just wants to make sure the roofers are aware of our roofing ordinance.

Councilmember Melissa Olson stated the city needs to have some sort of oversight and asked the benefits of requiring registration. Mr. Studdard stated registration allows the roofer to put a roof on a house in the city and the permit allows them to install a certain type of shingle allowed in the

city. He stated inspections can be made from the ground. Mr. Brown stated it gives the city an extra layer to a particular work performed.

Mr. Scott asked if there is an extra benefit by requiring a permit. Mr. Tommy Ludwig, Assistant City Manager, stated the city is going to be providing for the good actors and not necessary stopping the bad actors.

After discussion, staff will draft a registration and permit application being minimal of \$50.00 and bring to Council in form of an Ordinance for consideration.

3. Conduct a briefing to discuss agenda items for the 7:00 p.m. regular meeting

Mr. Ludwig discussed a support resolution for an existing non-conforming single family uses noting the update to the zoning ordinance in May 2018 created new zoning districts and uses and modified the types of uses that are permitted in certain zoning districts. Staff recommends additional language to the zoning ordinance clarifying the city would allow a single family residence to continue to operate, in zoning districts where such uses are not permitted, until the single family use is purposefully changed. Mr. Ludwig stated staff intends to bring forward a zoning ordinance amendment to Council for consideration in January 2019. He stated the support resolution is a good faith effort to provide the property owners, and the individuals under contract to purchase their property, assurance that single family uses will be permitted until such time as they are willingly changed to another allowable use.

Mr. Shon Brooks, Director of Planning, stated SU-18-0168, SU-18-0169 and PD-18-0119 will be continued to the city council meeting of December 17, 2018. He reviewed PP-18-0149 is a preliminary Plat for one lot for future office use.

Mr. Brooks reviewed PD-18-0174 noting the applicant seeks relief from garages and front setback requirements. He reviewed PD-18-0175 noting applicant is asking to construct three lots consisting of mixed use retail and townhomes. Mr. Scott stated there is a developer's agreement for land exchange in order to straighten Kaufman Street noting it will work nicely with the proposed development.

4. Adjourn

There being no further business, the meeting adjourned at 6:58 p.m.

Respectfully submitted,

Lori Cartwright
City Secretary