

City Council
February 18, 2019

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, February 18, 2019 at 5:00 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. Conduct a briefing to discuss items for the 7:00 p.m. regular meeting

City Manager Michael Scott reviewed the Consent Agenda noting City Secretary Lori Cartwright made a correction to the minutes and the Racial Profiling Report is required by law to be formally received by City Council. Mr. Scott added there would be a Proclamation presented during the meeting.

Mr. Shon Brooks, Director of Planning, reviewed the following cases:

- PD-19-0001 – Applicant requested a Planned Development to establish a three-acre tract for an existing home, to allow the current gravel driveway to remain, and to build additional homes off the gravel driveway. The applicant requested deviation from the minimum lot depth by permitting a minimum depth of 320 feet. Applicant's request to waive impact fees based on the Subdivision Ordinance does not apply. Staff would not recommend waiving impact fees. Impact Fees for creating two lots will be approximately \$6,330.00.
- PP-19-0002 – accompanies PD-19-0001. Existing home is on Lot 3 and applicant proposes building on Lot 1. Applicant is limiting himself by opting for a Planned Development.
- RP-19-0003 – Applicant is providing two car garages for his lots, which allows for getting vehicles off the street.
- PP-19-0004 – Applicant is planning to build single-family homes at the corner of Wyatt Street and Peters Street. There are several easements on this site. Applicant will build two car garages in order to keep vehicles from parking on the streets.
- FP-19-0005 – is a companion case to PP-19-0004

- SU-19-0007 – Applicant seeks to install solar panels. It meets the requirements of the Specific Use Permit and staff recommended approval. Mr. Scott asked Council if they would like to have future solar panel requests on the Consent Agenda and if so, an ordinance change will have to take place.
- SU-18-0194 – Continue Public Hearing – Applicant agrees to build a masonry wall along the most visible area along Butcher Road and add 10 - 12 foot cedar trees. Mr. Scott stated one of Staff's concerns is visibility from IH35 and suggested if visible when IH35 is reconfigured, to have a caveat that the applicant will have to extend the brick wall.
- SU-18-0180 – Continue Public Hearing for outside sales for trailers and tractors. In 2015, the applicant went before Council and received a list of items needed onsite prior to the Specific Use Permit being reapplied for in two years and they have not complied. Recently Staff met with the applicant and since that meeting, the applicant added ornamental fencing, shrubs and irrigation to the frontage. The shrubs are small and do not provide screening. Concrete was stipulated from earlier minutes and no concrete poured at this time. Applicant is attempting to comply at this point. Staff recently met onsite with the applicant and determined where the 400 foot by 80 foot concrete will be poured. Option is to give applicant an extension to the Council meeting of March 18, 2019.

Mr. Jeff Chambers, Director of Public Works, reviewed the project for the corridor rehabilitation of the Colonial Acres Addition near the High School Drive. He stated the project would provide for new curbs, gutters, storm drainage, sidewalks, street pavement, street lighting, landscaping, and in pavement utilities for Apache Court, Cherokee Court, Indian Court, Comanche Court, and High School Drive. Mr. Chambers stated the corridor restoration is a planned expense and part of the City's Five Year Capital Improvement Plan, for which City Council approved \$2,038,000 in the Fiscal Year 2018-2019 Operation and Maintenance budget to fund this work. He stated staff will recommend awarding the base bid to Axis Contracting, Inc.

Mr. Ryan Studdard, Director of Building and Community Services, reviewed proposed revisions to Chapter 8 of the Code of Ordinances by repealing and replacing the Substandard and Inadequate Structures Section of the Code. He stated revisions included: (1) more clearly define what constitutes a substandard structure, enabling Code Compliance and Building Inspection staff to better address violations within the community, (2) simplifies the existing ordinance by providing clearer definitions and eliminating repetitive or unnecessary language, and (3) better outlines the process by which structures are ordered to be demolished. Mr. Studdard stated moving forward, the idea is to partner with organizations and committees and assist residents who don't have the funds to beautify their property and/or house. On dilapidated structures, staff will work with owners to bring them into compliance. He stated the idea behind this is to help those in need and take action on structures that need to be removed and/or demolished.

Mr. Scott commended Mr. Studdard on his due diligence review of our ordinances.

Police Chief Wade Goolsby reported after reviewing residency requirements on registered sex offenders from other cities it was concluded our city did not have such requirements. He stated the proposed Ordinance adds levels of protection for children. Chief Goolsby explained the Ordinance would affect sex offenders relocating and/or moving into our city. He stated

approximately 70% of the city would be restricted. Currently 75 sex offenders are living in the city and the Ordinance has restricted areas that will limit them near child safety zones. He stated not every sex offender is considered a high-risk predator. The proposed ordinance sets the rules for sex offenders moving into the city.

Chief Goolsby reviewed proposed Ordinance amending Chapter 32 (Traffic) of the Code of Ordinances by repealing Article I; Section 32-7 "Same - Protective Headgear Required". He explained state law has changed the rules and therefore the Ordinance was cleaned up and Section 32-7 will be a reserved section.

Mr. Gumaro Martinez, Assistant Director of Parks and Recreation, reported the baseball field lighting at Penn Park is outdated and needs to be replaced. Staff obtained a quote through the BuyBoard in the amount of. \$109,500.00. He stated the funding would come from the available balance of the 2016 Certificate of Obligations WCDC Park Improvement Bonds. He stated the available balance has sufficient funds to absorb the additional expenditure.

Mr. Scott stated the baseball field is considered the front entrance to the park noting this will be a great win for the park and tie things together.

Assistant City Manager Albert Lawrence commended Mr. John Smith, Director of Parks and Recreation and Mr. Martinez for working with the contractors and the time and effort they have put into the project.

3. Adjourn

There being no further business, the meeting adjourned at 6:14 p.m.

Respectfully submitted,

Lori Cartwright
City Secretary