

City Council  
April 1, 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, April 1, 2019 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  
Amber Villarreal, Assistant 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 acknowledging the successful C-10 Car Show and Labor Day Triathlon in September.

Planning Director Shon Brooks reviewed the following cases:

- SU-18-0180, applicant turned in a plan today stamped by a certified landscape architect; however, no trees have been planted in accordance with that plan. Council expressed the idea of continuing the public hearing to allow time for the applicant to install the trees. Mr. Scott recommended letting the applicant know the plan is sufficient to proceed with tree planting.
- PD-18-0210, applicant withdrew their request. Mr. Scott explained the case was added to the agenda to close the public hearing from the previous meeting. City Attorney Robert Brown explained there is no legal requirement to close the public hearing or allow for comments once the request was withdrawn by the applicant.
- PV-19-0014, applicant is requesting to vacate a Replat of Lots 4R-A and 4R-B, Block B, RVG Plaza as filed October 15, 2013.
- RP-19-0017, plat meets city requirements and the applicant is requesting to waive the 15 foot Right-of-Way dedication requirement to avoid running over five feet of his concreted parking lot. Staff noted they have no issue with waiving the dedication.
- FP-19-0018, plat meets all requirements.
- FP-19-0019, plat meets all requirements and the applicant is requesting a waiver of Park Dedication Fees and Roadway Impact Fees.
- RP-19-0024, plat meets city requirements; however, there are additional outstanding comments from the county. The applicant will request a deviation from the county.
- PD-19-0025, applicant is requesting to put in a living screen wall instead of a masonry wall on the short sections in the development. The Planning & Zoning Commission recommended adding an ornamental rod iron fence behind the live screen wall and staff

concurrent. Mr. Brooks noted the property owner that abuts the development has requested a fence to separate her property from the development; however, there was no requirement for one in the approved case. Mr. Scott explained the city does not typically require fencing to abutting properties of subdivisions.

- SU-19-0025, applicant is requesting a continuance of their Public Hearing.
- SU-19-0040, applicant is requesting a Specific Use Permit for a manufacturing distillery with no onsite sales or consumption. Mr. Brooks noted blocking traffic on Howard Road was a concern. It was the consensus of staff and city council to request additional signage from TxDOT for Howard Road.
- PD-19-0023, applicant is requesting the zoning to allow for townhomes and single-family homes. The Planning and Zoning Commission recommended approval and requested a detailed site plan be brought back for approval by the Commission and City Council.
- PD-19-0022, applicant is requesting additional time to work on their request. By a vote of 4-3, the Planning and Zoning Commission denied the request due to accessibility and not meeting city requirements for masonry, roof pitch, and required number of parking garages. Mr. Scott expressed concern with the development not being the highest and best use on our retail corridor. Council expressed concern with approving the zoning change to less than our standards.

Utilities Director David Bailey reviewed the updated Drought Contingency Plan and Water Conservation Plan. He explained the city is required to update or amend the plans at least every five years. He explained the approved plans are due to TCEQ by May 1<sup>st</sup>. He noted an updated table was revised with new numbers for Projected Population Served by Wholesale Water Service.

Mr. Scott reviewed his request to authorize staff to execute the proposal from Architexas in the amount of \$14,700 (plus reimbursable expenses) to begin the process for Phase One of City Hall Annex Project at the old lumberyard building across the street from city hall.

Mr. Scott also requested a budget to allow for the city to contribute \$200,000 to better utilize the Lyceum Auditorium at Sims Library by adding an elevator and bathrooms. He explained the estimated cost for the project is \$1.8 million with additional funding coming from a variety of sources including library endowment funds and fund raising efforts.

### **3. Adjourn**

There being no further business, the meeting adjourned at 6:52 p.m.

Respectfully submitted,

Amber Villarreal  
Assistant City Secretary