

City Council
November 20, 1978

The regular meeting of the Mayor and City Council of the City of Waxahachie, Texas, was held on Monday, November 20, 1978, at 7:30 p.m. in the Council Chamber at City Hall.

Members Present:	Thomas R. Dunn	)	(	Mayor
	George Brown	)	(	Mayor Pro Tem
	Pat Sullivan	)	(	Councilman
	Rutha Waters	)	(	Councilwoman
Member Absent:	Jackie Brown	)	(	Councilman
Others Present:	James H. Davis	)	(	City Manager
	Davis G. Leslie	)	(	Acting City Manager
	Steve Chapman	)	(	City Attorney
	Nancy Ross	)	(	City Secretary
	Kenneth Springer	)	(	Administrative Assistant

CALL TO ORDER & INVOCATION:

Mayor Thomas R. Dunn called the meeting to order and Mr. James H. Davis gave the invocation.

APPROVAL OF MINUTES:

Councilwoman Rutha Waters moved approval of the minutes of the regular Council meeting of November 6, 1978. Mayor Pro Tem George Brown seconded, All Ayes.

PUBLIC HEARING:

Mayor Tom Dunn opened the public hearing on the proposed amendment to Section 8-901 of the Zoning Ordinance of the Code of Ordinances regarding the minimum required floor area in multi-family zoning districts. The proposal presented for Council consideration by the Planning & Zoning Commission would be 550 square feet for a one bedroom unit, 750 square feet for a two bedroom unit, 900 square feet for a three bedroom unit, and 450 square feet for an efficiency apartment.

Mayor Tom Dunn noted each Council member had a list of the zoning information and regulations compiled from various surrounding cities with reference to their multi-family zoning stipulations.

The Council's main concern was the density problem involved as a result of lowering the minimum square footage requirements. Changing the density would mean increased traffic and litter. It was Mayor Dunn's feelings that zoning protects what is already in existence, and not necessarily aids in future development.

It was the Council's feelings a minimum average requirement per apartment complex should be considered using the present zoning for De Soto as an example.

Mr. Steve Chapman read proposed Ordinance No. 1245.

Ordinance No. 1245

AN ORDINANCE AMENDING SECTION 8-901 OF THE ZONING ORDINANCE, BEING ORDINANCE NO. 1035, AND ALSO KNOWN AS APPENDIX A TO THE CODE OF ORDINANCES, CITY OF WAXAHACHIE, AND AMENDING THE SQUARE FOOT SIZE REQUIREMENTS FOR MINIMUM REQUIRED FLOOR AREAS FOR MF-1, MF-2, AND MF-3 ZONING CLASSIFICATIONS, AND DECLARING AN EMERGENCY, MAKING THE ORDINANCE EFFECTIVE UPON PASSAGE.

Councilman Pat Sullivan moved Ordinance No. 1245 be denied. Mayor Pro Tem George Brown seconded, All Ayes.

Mayor Tom Dunn explained Ordinance No. 1245 was denied with a unanimous vote of 4 to 4 which overrides the Planning & Zoning Commission's recommendation. The Council agreed the subject should not be discontinued, it should be given consideration at a later date.

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Councilman Pat Sullivan moved the regular Council meeting of December 4, 1978, be set for the public hearing date for proposed annexation of property to the City of Waxahachie. Councilwoman Rutha Waters seconded, All Ayes.

RECEIVE MINUTES:

Mayor Pro Tem George Brown moved the minutes of the Planning & Zoning Commission meeting of November 8, 1978, be received. Councilman Pat Sullivan seconded, All Ayes.

Councilman Pat Sullivan moved the minutes of the Park Board meeting of November 7, 1978, be received. Mayor Pro Tem George Brown seconded, All Ayes.

Councilwoman Rutha Waters moved the minutes of the Cemetery Board meeting of November 8, 1978, be received. Councilman Pat Sullivan seconded, All Ayes.

Mayor Pro Tem George Brown moved the Revenue and Expenditure Report for October, 1978, be received. Councilman Pat Sullivan seconded, All Ayes.

Mayor Pro Tem George Brown moved the Corporation Court Report for October, 1978, be received. Councilwoman Rutha Waters seconded, All Ayes.

Mayor Pro Tem George Brown moved Betty Getzendaner be appointed to the Park Board for a 3-year term to fill the vacancy created by the resignation of Craig Johnson, and Rufus Venters be appointed to the Park Board to fill the vacancy created by the appointment of Jimmie Ray to the Planning & Zoning Commission. Councilman Pat Sullivan seconded, All Ayes.

Councilman Pat Sullivan Moved Tom C. Morris be appointed to the Cemetery Board to fill the vacancy created by the resignation of Tom Curlin. Mayor Pro Tem George Brown seconded, All Ayes.

Mayor Tom Dunn explained an item had been placed on the agenda for discussion and possible action of a request from John Vilbig to have the city accept the dedication of the streets and utility lines at Waxahachie Mobile Estates. Discussions with Mr. Vilbig in prior City Council worksessions have been held in an attempt to determine the feasibility of accepting the mobile home park and the necessary tests to be conducted on the utility lines.

Mr. John Vilbig and Ed Hughes, an associate, were present at the meeting. Mr. Ed Hughes noted that a local firm, C. A. Wilson Company, had installed the lines and the city could possibly obtain information from that firm on the durability of the materials used.

Mr. Jim Davis suggested the placing of a TV on the line would be one method of checking the sewer lines while in use.

The Council asked Mr. Vilbig to secure a firm to conduct the TV method of testing the sewer lines and determine cost figures for the test. The Council also requested information be obtained from C. A. Wilson Company on the type of work and materials used for the project. After the information is presented to the Council, further consideration would be made of the request.

CITIZENS PETITIONS AND REQUESTS:

Ms. Myrtle Schmidt, 111 Criddle, presented a petition to the Council of citizens in the neighborhood of 109 Criddle requesting the burned debris at that location be cleaned up.

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Mayor Tom Dunn stated the City Manager would communicate with the owner of the property at 109 Criddle and request the lot be cleaned up.

Mayor Tom Dunn entertained a motion for adjournment. Councilman Pat Sullivan moved the meeting adjourn at 9:00 p.m. Rutha Waters seconded, All Ayes.


MAYOR

ATTEST:


NANCY ROSS, CITY SECRETARY