

City Council  
November 20, 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, November 20, 2017 at 7:00 p.m.

Council Members Present: Kevin Strength, Mayor  
Mark Singleton, Mayor Pro Tem  
Chuck Beatty, Councilmember  
Mary Lou Shipley, Councilmember

Council Member Absent: David Hill, Councilmember

Others Present: Michael Scott, City Manager  
Robert Brown, City Attorney  
Lori Cartwright, City Secretary

**1. Call to Order**

Mayor Kevin Strength called the meeting to order.

**2. Invocation**

**3. Pledge of Allegiance**

**4. Texas Pledge of Allegiance**

City Attorney Robert Brown gave the invocation and led the Pledge of Allegiance and the Texas Pledge of Allegiance.

**5. Public Comments**

None

**6. Consent Agenda**

- a. Minutes of the regular City Council meeting of November 6, 2017
- b. Minutes of the City Council Briefing Session of November 6, 2017
- c. Minutes of the City Council Work Session of November 6, 2017
- d. Minutes of the Planning and Zoning Commission meeting of November 14, 2017
- e. Minutes of the Waxahachie Community Development Corporation meeting of November 14, 2017
- f. Minutes of Keep Waxahachie Beautiful meeting of November 7, 2017
- g. Minutes of the Cemetery Board meeting of November 2, 2017
- h. Minutes of the Park Board meeting of November 2, 2017
- i. Minutes of the Heritage Preservation Commission meeting of October 12, 2017
- j. Monthly Code Enforcement Report for October 2017
- k. Monthly Violation Activity Statistics for October 2017
- l. Monthly Crime Report for October 2017
- m. Monthly Fire and EMS Report for October 2017
- n. Request by Jerry Sanchez for a Final Plat of Sanchez Addition for 2 lots being a 12.000 acre addition in the H. Smith Survey, Abstract No. 976 in the Extra

Territorial Jurisdiction (Property ID 263797 and 263798) – Owner: JERRY L SANCHEZ and JANA L SANCHEZ (FP-17-0126)

- o. Request by Todd Wintters, Engineering Concepts & Design, LP, for a Final Plat of Settlers Glen Addition Phase 5 for 82 lots being 15.270 acres situated in the William Paine Survey, Abstract No. 835 (Property ID 235295 and 189178) – Owner: SETTLERS GLEN LTD (FP-17-0146)

**Action:**

*Mayor Pro Tem Mark Singleton moved to approve items a. through o. on the Consent Agenda. Councilmember Mary Lou Shipley seconded, All Ayes.*

**7. Introduce Honorary Councilmember**

Mayor Strength announced there is not an Honorary Councilmember for the meeting.

- 8. Public Hearing on a request by Nancy Post for a Zoning Change from a Single Family-2 (SF-2) zoning district to Planned Development-Single Family-2 (PD-SF-2), with Concept Plan, located at 606 Sycamore Street, being 5B;ALL 6;7A 7 UNIV ANNEX 0..459 ACRES (Property ID 176397) - Owner: NANCY POST (PD-17-0141)**

Mayor Strength opened the Public Hearing.

Mr. Shon Brooks, Director of Planning, reported the applicant seeks to erect a detached garage to match the facade of the residence. Applicant requested relief from the Zoning Ordinance requiring brick and proposed fiberboard. He reported the fiberboard fits the neighborhood noting Staff agrees with the requested relief.

There being no others to speak for or against PD-17-0141, Mayor Strength closed the Public Hearing.

- 9. Consider proposed Ordinance approving Zoning Change No. PD-17-0141**

**ORDINANCE NO. 2988**

**AN ORDINANCE AUTHORIZING A ZONING CHANGE FROM SINGLE FAMILY-2 (SF-2) TO PLANNED DEVELOPMENT-SINGLE FAMILY-2 (PD-SF-2), WITH CONCEPT PLAN LOCATED AT 606 SYCAMORE STREET IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING 0.459 ACRES KNOWN AS PROPERTY ID 176397 OF THE UNIVERSITY ANNEX SUBDIVISION, AND ORDERING THE CHANGING OF THE ZONING MAP THEREOF IN ACCORDANCE WITH SAID CHANGE.**

**Action:**

*Councilmember Mary Lou Shipley moved to approve Ordinance No. 2988. Councilmember Chuck Beatty seconded, All Ayes.*

- 10. Public Hearing on a request by Hugo Monsanto, Hugo Monsanto Architect, for a Zoning Change from a Commercial (C) zoning district to Planned Development-Commercial (PD-C), with Concept Plan, located at 317 N Elm Street, being 5 & 6 33 TOWN-WAXAHACHIE 0.2610 ACRES (Property ID 170734) - Owner: DANIEL LEAMON (PD-17-0143)**

Mayor Strength opened the Public Hearing.

Mr. Brooks reported the applicant seeks to renovate an existing restaurant while increasing the size of the building. He stated Kika's Chicken is located at the curve on Highway 77 and Elm Street. Mr. Brooks stated the restaurant is 10 feet from Highway 77 property line and the applicant is seeking zero setbacks from Elm Street to allow defined parking on the south side of the restaurant.

There being no others to speak for or against PD-17-0143, Mayor Strength closed the Public Hearing.

- 11. Consider proposed Ordinance approving Zoning Change No. PD-17-0143**

**ORDINANCE NO. 2989**

**AN ORDINANCE AUTHORIZING A ZONING CHANGE FROM COMMERCIAL (C) TO PLANNED DEVELOPMENT-COMMERCIAL (PD-C), WITH CONCEPT PLAN LOCATED AT 317 N ELM STREET IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING 0.261 ACRES KNOWN AS PROPERTY ID 170734 OF THE TOWN SUBDIVISION, AND ORDERING THE CHANGING OF THE ZONING MAP THEREOF IN ACCORDANCE WITH SAID CHANGE.**

**Action:**

*Mayor Pro Tem Mark Singleton moved to approve Ordinance No. 2989. Councilmember Chuck Beatty seconded, All Ayes.*

- 12. Public Hearing on a request by Michael Rapavi, for a Zoning Change from a General Retail (GR) zoning district to Planned Development-General Retail (PD-GR), with Concept Plan, located at 325 Broadhead Road, being 5 J B & A ADAMS LOCKED GATE5 ACRES (Property ID 209231) - Owner: KNIGHTS COLUMBIAN CLUB INC (PD-17-0147)**

Mayor Strength opened the Public Hearing.

Mr. Brooks reported the applicant seeks permission to erect an accessory building on the property to house a smoker that the Knights of Columbus will use to prepare foods for charitable sales. The accessory building will have an area of 840 square feet and will match the exterior finish of the existing building.

Mr. Michael Rapavi, Knights Columbian Club, Inc., requested relief from the Zoning Ordinance requiring brick and proposed to match the existing building. He stated the Club will provide landscaping to include crape myrtle trees.

There being no others to speak for or against PD-17-0147, Mayor Strength closed the Public Hearing.

**13. Consider proposed Ordinance approving Zoning Change No. PD-17-0147**

**ORDINANCE NO. 2990**

**AN ORDINANCE AUTHORIZING A ZONING CHANGE FROM GENERAL RETAIL WITH A SPECIFIC USE PERMIT (GR WITH SUP) TO PLANNED DEVELOPMENT-GENERAL RETAIL (PD-GR WITH SUP), WITH CONCEPT PLAN LOCATED AT 325 BROADHEAD ROAD IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING 5 ACRES KNOWN AS PROPERTY ID 209231 OF THE J.B. AND A. ADAMS SURVEY, ABSTRACT NO. 5, AND ORDERING THE CHANGING OF THE ZONING MAP THEREOF IN ACCORDANCE WITH SAID CHANGE.**

**Action:**

*Councilmember Chuck Beatty moved to approve Ordinance No. 2990. Mayor Pro Tem Mark Singleton seconded, All Ayes.*

**14. Consider proposed Resolution of votes cast to elect Directors for the Ellis Appraisal District for years 2018-2019**

**RESOLUTION NO. 1230**

**RESOLUTION OF VOTES CAST TO ELECT DIRECTORS FOR THE ELLIS APRAISAL DISTRICT FOR THE YEARS 2018-2019**

**Action:**

*Mayor Pro Tem Mark Singleton moved to approve Resolution No. 1230 casting the City's votes of 316 to candidate Tommy Hamilton. Councilmember Chuck Beatty seconded, All Ayes.*

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

None

**16. Adjourn**

There being no further business, the meeting adjourned at 7:19 p.m.

Respectfully submitted,

Lori Cartwright  
City Secretary