

City Council
December 4, 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, Waxahachie, Texas, on Monday, December 4, 2017 at 7:00 p.m.

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

Council Members Absent: Kevin Strength, Mayor

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

1. Call to Order

Mayor Pro Tem Mark Singleton called the meeting to order.

2. Invocation

3. Pledge of Allegiance

4. Texas Pledge of Allegiance

Councilmember David Hill gave the invocation and led the Pledge of Allegiance and the Texas Pledge of Allegiance.

5. Public Comments:

Ms. Melissa Olson, 202 Stampede Street, Waxahachie, asked Council to reconsider the proposed Amphitheater project. She read comments from a list of petitioners opposing the project.

6. Consent Agenda

- a. Minutes of the regular City Council meeting of November 20, 2017
- b. Minutes of the City Council Briefing Session of November 20, 2017
- c. Minutes of the regular Planning & Zoning Commission meeting of November 28, 2017
- d. Minutes of Waxahachie Community Development Corporation meeting of November 28, 2017
- e. Minutes of the Tax Increment Reinvestment Zone No. 1 meeting of November 29, 2017
- f. Minutes of the Mid-Way Airport Board meeting of November 9, 2017
- g. Mobile Home Licenses
- h. Award of bid for Sports Complex Parking Lot Improvements Phase 1 & Park Parking Lot
- i. Award of bid for installation of sprinklers for the Chautauqua Building Budget
- j. Budget Amendment Request from Administration Department
- k. Request by Troy Thomas, Pape-Dawson Engineers, Inc., for a Final Plat of The Cove Phase 2 for 94 residential lots and 1 open space lot being a 24.329 acre

addition in the Henry Sange Survey, Abstract No. 1009, the Robert Russell Survey, Abstract No. 911, and the Henri Levy Survey, Abstract No. 629 (Property ID 223031) – Owner: Moritz Interests LTD (FP-17-0152)

- l. Request by Troy Thomas, Pape-Dawson Engineers, Inc., for a Final Plat of the Estates of North Grove Phase 1 for 190 residential lots and 4 open space lots being a 69.588 acre addition in the Henry Sange Survey, Abstract No. 1009, and the R. Russell Survey, Abstract No. 911 (Property ID 190002 and 262138) – Owner: JHH North Grove Development LLC (FP-17-0153)
- m. Set City Council meetings of Tuesday, January 2, 2018 and Tuesday, January 16, 2018

Action:

Councilmember David Hill moved to approve items a. through m. on the Consent Agenda. Councilmember Chuck Beatty seconded, All Ayes.

7. Introduce Honorary Councilmember

Councilmember David Hill introduced Ms. Emma Cook as the Honorary Councilmember for the month of December. Emma is a Senior at Waxahachie High School and is ranked in the top ten of her class. She is a member of the National Honor Society. Emma's primary focus is in the band program where she has been a trumpet player in the wind ensemble. As brass section leader, Emma has helped the band earn the highest rank at every UIL competition. She volunteers with the Interact Club and at First Baptist Church as part of the youth leadership team. Emma plans to double major in Music and Computer Science, and she has already been accepted into both Baylor University and the University of North Texas. Her parents are Joy and Trey Cook. She has one brother and one sister.

- 8. Public Hearing on a request by Jeff Crannell, CCM Engineering, for a Zoning Change from a Commercial (C) zoning district to a Freestanding Planned Development (PD), with Concept Plan, for a mixed-use development located East of existing Camden Park Subdivision, being 272 S M DURRETT 169.121 ACRES (Property ID 182052) - Owner: DARELL THOMPSON SCHWAB (PD-17-0148)**

Mayor Pro Tem Singleton opened the Public Hearing and announced the applicant requested to continue PD-17-0148 to the Council meeting of December 18, 2017.

9. Consider proposed Ordinance approving Zoning Change No. PD-17-0148

Action:

Councilmember Chuck Beatty moved to continue a request by Jeff Crannell, CCM Engineering, for a Zoning Change from a Commercial (C) zoning district to a Freestanding Planned Development (PD), with Concept Plan, for a mixed-use development located East of existing Camden Park Subdivision, being 272 S M DURRETT 169.121 ACRES (Property ID 182052) - Owner: DARELL THOMPSON SCHWAB (PD-17-0148) to the City Council meeting of December 18, 2017. Councilmember Mary Lou Shipley seconded, All Ayes.

- 10. Public Hearing on a request by Blain Vinson, Aspen Community Development, for a Zoning Change from a Commercial and General Retail (C and GR) zoning district to Planned Development-Commercial (PD-C) and Planned Development-General Retail (PD-GR), with Concept Plan, located at 2325 Highway 77, being Phase 1 of the North Grove Business Park (Property ID 189301) - Owner: SAP PROPERTIES LLC (PD-17-0151)**

Mayor Pro Tem Singleton opened the Public Hearing.

Mr. Shon Brooks, Director of Planning, stated the request is to revise the current zoning of the North Grove Business Park to allow center lots to be included on the multi-tenant signage. City Staff believes this request cleans up what was overlooked in prior cases and provides the City and the applicant with a satisfactory result.

There being no others to speak for or against PD-17-0151, Mayor Pro Tem Singleton closed the Public Hearing.

- 11. Consider proposed Ordinance approving Zoning Change No. PD-17-0151**

ORDINANCE NO. 2991

AN ORDINANCE AUTHORIZING A ZONING CHANGE FROM COMMERCIAL (C) AND GENERAL RETAIL (GR) TO PLANNED DEVELOPMENT-COMMERCIAL (PD-C) AND PLANNED DEVELOPMENT-GENERAL RETAIL (PD-GR), WITH CONCEPT PLAN LOCATED AT 2325 HIGHWAY 77 IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING 17.126 ACRES KNOWN AS PHASE 3 OF THE NORTH GROVE BUSINESS PARK, A PORTION OF PROPERTY ID 189301 OF THE A.S. PRUETT SURVEY, ABSTRACT NO. 848, AND J. SHAVER SURVEY, ABSTRACT NO. 1000, AND ORDERING THE CHANGING OF THE ZONING MAP THEREOF IN ACCORDANCE WITH SAID CHANGE.

Action:

Councilmember Mary Lou Shipley moved to approve Ordinance No. 2991 as presented. Councilmember Chuck Beatty seconded, All Ayes.

- 12. Consider contract with Birkhoff, Hendricks & Carter, L.L.P. for sewer line improvements**

Mr. Tommy Ludwig, Executive Director of Development Services, presented a proposed Professional Engineering Services Agreement with Birkhoff, Hendricks & Carter, L.L.P. for engineering design and easement acquisition services for sewer system improvements associated with the City's Capital Improvement Plan. He explained the improvements are needed to improve overall sewer system capacity in the Grove Creek, Mustang Creek and Cole Creek areas, to allow for future development. The proposed agreement is in the amount not to exceed \$1,235,182.

Action:

After a brief discussion, Councilmember Mary Lou Shipley moved to approve a contract with Birkhoff, Hendricks & Carter, L.L.P. for sewer line improvements as presented not to exceed \$1,235,182. Councilmember Chuck Beatty seconded, All Ayes.

- 13. Consider a resolution authorizing a reimbursement to the Utility Fund from the proceeds of future debt for engineering design and easement acquisition services for the Grove Creek lift station improvements, Mustang Creek lift station improvements, and Cole Creek sanitary sewer capital improvements**

Mr. Michael Scott, City Manager, stated the proposed Resolution is a companion to Item 12 previously approved. The intent is to issue bonds to pay for the project and design by Birkhoff, Hendricks & Carter, L.L.P.

RESOLUTION NO. 1231

A RESOLUTION DECLARING INTENT TO REIMBURSE EXPENDITURES WITH PROCEEDS OF FUTURE DEBT FOR ENGINEERING DESIGN AND EASEMENT ACQUISITION SERVICES FOR THE GROVE CREEK LIFT STATION IMPROVEMENTS, MUSTANG CREEK LIFT STATION IMPROVEMENTS, AND COLE CREEK SANITARY SEWER CAPITAL IMPROVEMENTS.

Action:

Councilmember David Hill moved to approve Resolution No. 1231. Councilmember Mary Lou Shipley seconded, All Ayes.

- 14. Comments by Mayor, City Council, City Attorney and City Manager**

City Council thanked Ms. Emma Cook for participating as Honorary Councilmember.

Mr. Scott thanked all who attended and participated at the recent parade and tree lighting ceremony.

- 15. Adjourn**

There being no further business, Councilmember Chuck Beatty moved the meeting adjourn at 7:22 p.m. Councilmember David Hill seconded, All Ayes.

Respectfully submitted,

Lori Cartwright
City Secretary