

City Council
December 18, 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, December 18, 2017 at 7:00 p.m.

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

Mayor Pro Tem Mark Singleton 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 December 4, 2017
- b. Minutes of the City Council Briefing Session of December 4, 2017
- c. Minutes of the City Council Work Session of December 4, 2017
- d. Minutes of the Planning and Zoning Commission meeting of December 12, 2017
- e. Minutes of the Waxahachie Community Development Corporation meeting of December 12, 2017
- f. Minutes of the Cemetery Board meeting of December 7, 2017
- g. Minutes of the Park Board meeting of December 7, 2017
- h. Minutes of the Heritage Preservation Commission meeting of November 16, 2017
- i. Minutes of the Firemen's Relief & Retirement Fund meeting of November 13, 2017
- j. Monthly Code Enforcement Report for November 2017
- k. Monthly Violation Activity Statistics for November 2017
- l. Monthly Crime Report for November 2017
- m. Monthly Fire and EMS Report for November 2017
- n. Consider request by Blain Vinson, Aspen Community Development, for a Final Plat of North Grove Business Park, Phases One & Three for 6 lots, being 31.822 acres in the A.S. Pruett Survey, Abstract No. 848, John Shaver Survey, Abstract

- No. 1000, and the E.C. Newton Survey, Abstract No. 791 (Property ID 189301) – Owner: SAP PROPERTIES, LLC (FP-17-0159)
- o. Interlocal Cooperation Agreement with City of Red Oak for the purchase of goods and services
 - p. Application for Waxahachie Preparatory Academy Warrior Run to be held April 7, 2018
 - q. Taxicab License Renewal

Councilmember Mary Lou Shipley requested item q. be removed for separate action.

Action:

Councilmember Mary Lou Shipley moved to approve items a. through p. on the Consent Agenda. Councilmember Chuck Beatty seconded, All Ayes.

Councilmember Mary Lou Shipley referenced item q. and moved to renew the taxicab license for Silver Bullet Taxi and deny the taxicab license for Boppalong Tours, LLC. Mayor Pro Tem Mark Singleton seconded, All Ayes.

7. Introduce Honorary Councilmember

Councilmember David Hill introduced Ms. Emma Cook as the Honorary Councilmember for the month of December and presented her with a Certificate of Appreciation for participating in the Honorary Councilmember Program.

8. Public Hearing on a request by Clyde Melick, Waxahachie ISD, for a Zoning Change from a Single Family-2 (SF-2) zoning district to a Planned Development-Single Family-2 (PD-SF-2), with Concept Plan, located at 631 Solon Road, being 1 SOLON ROAD ELEMENTARY 23.948 ACRES (Property ID 220963) - Owner: WAXAHACHIE ISD (PD-17-0154)

Mayor Strength opened the Public Hearing.

Planning Director Shon Brooks stated the applicant seeks to build office space and a warehouse for the District's support services team. The new building will match the existing facility.

There being no others to speak for or against PD-17-0154, Mayor Strength closed the Public Hearing.

9. Consider proposed Ordinance approving Zoning Change No. PD-17-0154

ORDINANCE NO. 2992

AN ORDINANCE AUTHORIZING A ZONING CHANGE FROM SINGLE FAMILY-2 (SF-2) TO PLANNED DEVELOPMENT-SINGLE FAMILY- (PD-SF-2), WITH CONCEPT PLAN LOCATED AT 631 SOLON ROAD IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING 23.948 ACRES KNOWN AS PROPERTY ID 220963 OF THE SOLON ROAD ELEMENTARY 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. 2992 as presented. Councilmember David Hill seconded, All Ayes.

- 10. Public Hearing on a request by Helen F. Reed, Helen's House, for a Zoning Change from a General Retail (GR) zoning district to Single Family-2 (SF2), located at 320 Lynn Street (Property ID 173399), being 2E PT PT RD 1 FERRIS 2ND 0.341 ACRES – Owner: REED HELEN F (ZC-17-0160)**

Mayor Strength opened the Public Hearing.

Planning Director Shon Brooks stated the applicant currently operates a daycare from the site and seeks to rezone the property from a child day care center to a family home (child care in place of residence) to enable her to move back in. He reported the applicant has updated her license to match State requirements.

There being no others to speak for or against ZC-17-0160, Mayor Strength closed the Public Hearing.

- 11. Consider proposed Ordinance approving Zoning Change No. ZC-17-0160**

ORDINANCE NO. 2993

AN ORDINANCE AUTHORIZING A ZONING CHANGE FROM GENERAL RETAIL WITH A SPECIFIC USE PERMIT (GR WITH SUP) TO SINGLE FAMILY-2 (SF-2) LOCATED AT 320 LYNN STREET IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING 0.341 KNOWN AS LOT 2E PT PT RD 1 OF THE FERRIS 2ND 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. 2993 as presented. Councilmember Chuck Beatty seconded, All Ayes.

- 12. Public Hearing on a request by Helen F. Reed, Helen's House, for a Specific Use Permit (SUP) to allow a Family Home (child care in place of residence) use within a Single Family-2 (SF2) zoning district, located at 320 Lynn Street (Property ID 173399), being 2E PT PT RD 1 FERRIS 2ND 0.341 ACRES – Owner: REED HELEN F (SU-17-0158)**

Mayor Strength opened the Public Hearing.

Planning Director Shon Brooks stated this item is a companion case to item 10 and reported a Specific Use Permit is required to allow a Family Home (child care in place of residence).

There being no others to speak for or against SU-17-0158, Mayor Strength closed the Public Hearing.

13. Consider proposed Ordinance approving Zoning Change No. SU-17-0158

ORDINANCE NO. 2994

AN ORDINANCE AUTHORIZING A SPECIFIC USE PERMIT (SUP) TO PERMIT A FAMILY HOME (CHILD CARE IN PLACE OF RESIDENCE) USE WITHIN A SINGLE FAMILY-2 (SF-2) ZONING DISTRICT, LOCATED 320 LYNN STREET, BEING PROPERTY ID 173399, IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING LOT 2E PT PT RD 1, OF THE FERRIS 2ND SUBDIVISION, AND ORDERING THE CHANGING OF THE ZONING MAP THEREOF IN ACCORDANCE WITH SAID CHANGE.

Action:

Councilmember Chuck Beatty moved to approve Ordinance No. 2994 as presented. Councilmember Mary Lou Shipley seconded, All Ayes.

14. Hear update from John Hamilton on downtown expansion and planning activities

Mr. John Hamilton, President, Waxahachie Partnership Incorporated (WPI), presented an update on downtown expansion and planning activities noting currently the Central Area is too small to contain more businesses. He presented an area map with boundaries depicting two (2) proposed areas possibly calling them Central Area No. 1 and Central Area No. 2 that will allow for organized development. Mr. Hamilton stated the maps are a concept plan at this time and the WPI will continue to evaluate them.

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

Mayor, City Council, City Manager, City Attorney and Staff wished everyone a Merry Christmas.

Councilmember David Hill thanked Ms. Emma Cook for her participation in the Honorary Councilmember Program. Mayor Strength thanked Mrs. Mickie Hill for providing participants.

Mayor Strength thanked City Manager Michael Scott for his leadership and welcomed new staff members to the City.

16. Adjourn

There being no further business, the meeting adjourned at 7:23 p.m.

Respectfully submitted,

Lori Cartwright
City Secretary