

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, December 6, 2021 at 6:30 p.m.

Council Members Present: Doug Barnes, Mayor, Council Member Place 2
Billie Wallace, Mayor Pro Tem, Council Member Place 4
David Hill, Council Member Place 1
Melissa Olson, Council Member Place 3
Travis Smith, Council Member Place 5

Others Present: Albert Lawrence, Deputy City Manager
Shon Brooks, Executive Director of Development Services
Gumaro Martinez, Executive Director Park & Leisure Services
Richard Abernethy, Director of Administrative Services
Jennifer Pruitt, Planning Director
Robert Brown, City Attorney
Amber Villarreal, City Secretary

1. Call to Order

Mayor Doug Barnes called the meeting to order.

2. Conduct a briefing to discuss items for the 7:00 p.m. regular meeting

Planning Director Jennifer Pruitt reviewed the following cases:

- ZDC-146-2021, the applicant is requesting to continue the case to the December 20, 2021 City Council meeting.
- ZDC-164-2021, the applicant is requesting to continue the case to the January 3, 2022 City Council meeting.
- ZDC-174-2021, the applicant is requesting to continue the case to the December 20, 2021 City Council meeting.
- SUB-175-2021, the applicant has agreed to enter into a Development Agreement for the remainder of Buffalo Creek, lots 1-10, Block A, being 30.35 acres situated in the J.B. & Ann Adams Survey, Abstract 5, John Gooch Survey, Abstract 393, an addition in the City of Waxahachie (Property ID 179000) when it is platted and that includes the applicant constructing the Indian Drive extension and bridge across the creek to continue to HWY 287. Staff recommends approval.
- SUB-177-2021, the applicant is requesting to continue the case to the December 20, 2021 City Council meeting.
- ZDC-171-2021, the applicant is requesting to construct a +700 sq. ft. (3,000 sq. ft.) accessory structure (barn) in the rear of a single-family property. Ms. Pruitt noted the property is over 26 acres. Staff recommends approval per staff comments.
- ZDC-173-2021, the applicant is requesting approval to allow an inpatient rehabilitation facility (ClearSky Rehabilitation Hospital) on 5 acres. Ms. Pruitt noted the applicant is exceeding the hospital parking space requirement (one space per two beds); however, staff believes that the parking will be consistent with the use to accommodate peak employee numbers during shift change. Staff recommends approval per staff comments.

- ZDC-176-2021, the applicant is requesting a zoning change from Single Family-2 to Planned Development-Single Family-2 to allow an existing accessory structure for rent located at 314 Kaufman St. Ms. Pruitt presented the history of the location noting the structure was built in the early 1940s, predating City permit systems. She explained the address of the structure being considered is not found with Ellis County Appraisal District, but it has been separately metered for utilities, gas, and water and it has a separate mailing address. Staff recommends denial due to accessory dwellings not typically being allowed to be leased or sold separately and staff suggests, if approved, the property receive an official inspection for the structure and comply with the 2018 International Building Code and 2018 Residential Code regarding habitable structures.

City Attorney Robert Brown explained if this use is allowed on this property it will go against the city's current regulations. Council Members expressed concerns with allowing the use on the property.

David Bailey, Director of Utilities, requested approval for a bid award to Utility Trailer of Dallas, Inc. for a stainless-steel end dump trailer for the Wastewater Treatment Plant in the amount of \$71,185.00. He explained the item is budgeted, funds are available, and if approved, there is a 38 week delivery time.

3. Adjourn

There being no further business, the meeting adjourned at 6:48 p.m.

Respectfully submitted,

Amber Villarreal
City Secretary