

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 20, 2021 at 6:00 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: Michael Scott, City Manager  
Albert Lawrence, Deputy City Manager  
Shon Brooks, Executive Director of Development Services  
Jennifer Pruitt, Director of Planning  
Gumaro Martinez, Executive Director Park & Leisure Services  
Richard Abernethy, Director of Administrative Services  
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**

City Manager Michael Scott reviewed the following items:

- Item 5d and 5e, annual renewal of three Mobile Home licenses and one Taxi Cab license.
- Item 5f, event application for 2<sup>nd</sup> annual Wheels of Fire Bike Ride to be held June 25, 2022.
- Item 5l, City Council meeting set for Tuesday, January 18, 2022 due to Dr. Martin Luther King, Jr. holiday.

Chad Tustison, Director of Finance, reviewed item 5g preliminarily recapping the fiscal year 2021 4<sup>th</sup> quarter financial report. He noted the report covers the period from October 2020 through September 2021 and highlights the General Fund, Water and Wastewater Funds, Waxahachie Community Development Corporation Fund, Hotel/Motel Fund, and the Tax Increment Reinvestment Zone Fund. He explained the annual audit is anticipated to be completed and presented to City Council in March 2022. In summary, the City's financial position is positive in all funds. He reviewed the following:

- Inflation is up about 7.5% over last year.
- Revenues total \$53.6 million.
- Property tax collections accounted for approximately 36% of the City's revenue.
- Sales tax is the second largest revenue source, accounting for over 34% of the City's General Fund
- Expenditures total \$45.8 million (1.4% below the revised budget).
- There is approximately \$2.1 million in unspent annual street maintenance and improvements and those funds will be transferred to the Streets Capital Fund.

Mr. Tustison reviewed item 5h requesting to increase the Meter Department budget by \$340,000 to account for additional water meters related to new development and anticipated cost increases of the meters and associated parts and supplies.

Mr. Scott commended the Meter Department for their work in keeping up with new development in the city.

Director of Utilities David Bailey reviewed item 5i and requested approval to award a contract to Dake Construction in the amount of \$480,500, with a 5% contingency in the amount of \$24,025, for Howard Road High Service Pump No. 5.

Director of Public Works and Engineering James Gaertner reviewed item 5j and requested approval to award a bid to 2R Construction Services, LLC for the emergency replacement of the Oak Creek Drive Culvert in the amount of \$180,530.

Mr. Gaertner reviewed item 5k and requested approval to enter into an agreement with Azul Valley Construction for the Street Shed Expansion Project in the amount of \$199,746.

Planning Director Jennifer Pruitt reviewed the following cases:

- ANX-DNX-178-2021, the applicant requested to continue the Public Hearing to the January 3, 2022 City Council meeting.
- ZDC-162-2021, the Public Hearing will be continued to the January 3, 2022 City Council meeting.
- ANX-DNX-200-2021, the applicant requested to continue the Public Hearing to the January 3, 2022 City Council meeting.
- ZDC-188-2021, the Public Hearing will be continued to the January 3, 2022 City Council meeting.
- ZDC-146-2021, the applicant requested to continue the Public Hearing to the January 3, 2022 City Council meeting.
- SUB-177-2021, the applicant is requesting to plat the subject property into eight (8) lots for single family residential use. She noted the applicant is also requesting a variance from the Utility Easement requirement along Washington Avenue in place of the required 15' Utility Easement due to the space being utilized for the townhomes. Ms. Pruitt explained the Waxahachie Utilities Department has stated the variance is acceptable as long as it does not cause issues for any franchise utilities in the area. Staff recommends approval per staff comments.
- ZDC-182-2021, the applicant is requesting approval to allow an existing 50 ft. tall internet tower on 2.78 acres within the Saddlebrook Estates Homeowner's Association common area. Staff recommends approval per staff comments.
- ZDC-191-2021, the applicant is requesting approval to construct a +700 sq. ft. accessory structure (garage/storage) in the rear of a single-family property. Staff recommends approval per staff comments.
- ZDC-174-2021, the applicant is requesting to allow a drive-through establishment (Starbucks) on 0.912 acres. Ms. Pruitt noted the applicant provided three options for updated elevation/façade for the building. Staff recommends approval per staff comments and recommends approval of elevation/façade option 3.

Council Member Travis Smith expressed concern with access and safety on Highway 77. City Attorney Robert Brown explained the zoning has to be done prior to platting and traffic concerns will be addressed with the plat.

- ZDC-199-2021, the applicant is requesting approval of a Planned Development to construct an indoor firearms training and shooting facility and allow a retail/office on 3.3 acres. Staff recommends approval per staff comments.
- ZDC-189-2021, the applicant is requesting approval to allow a car wash drive through establishment on 1.156 acres. Staff recommends denial due to staff concerns with the use of the property and neighborhood concerns.
- ZDC-155-2021, the applicant is requesting approval of a Planned Development to allow an industrial complex (manufacturing/distribution) on 341 acres. Staff recommends approval per staff comments.
- SUB-190-2021, the applicant is requesting approval to plat the subject property into 147 single-family residential lots and 15 non-residential lots as part of The Oaks at North Grove Phase 1 subdivision. The applicant is requesting a variance from the right-of-way dedication requirement along the northern portion of the property and the Public Works and Engineering Department is satisfied with the proposed roadway layout. Staff recommends approval as presented and approval of the variance request.

### **3. Adjourn**

There being no further business, the meeting adjourned at 6:51 p.m.

Respectfully submitted,

Amber Villarreal  
City Secretary