

City Council  
January 3, 2022

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, January 3, 2022 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, Planning Director  
Richard Abernethy, Director of Administrative Services  
Robert Brown, City Attorney  
Jami Bonner, Assistant 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 agenda items:

- Item 5c, event application for King Day March and Celebration to be held on January 15th, noting there are details that need to be clarified. Mr. Scott recommended approving the item separate from the Consent Agenda pending further details.
- Item 5d, authorize re-appropriation of supplemental funding for Sokoll Water Treatment Plant Wholesale Meter, noting that due to logistical challenges, City of Waxahachie will re-appropriate funds of \$33,000. Due to the purchase being considered plant infrastructure, it is subject to the 50/50 agreement with Rockett Special Utility District and they will reimburse the City of Waxahachie for \$16,500.

Planning Director Jennifer Pruitt reviewed the following agenda items:

- ZDC-146-2021, the applicant is requesting to continue the case to the January 18, 2022 City Council meeting.
- ANX-DNX-200-2021, the applicant is requesting to continue the case to the January 18, 2022 City Council meeting.
- ZDC-188-2021, the applicant is requesting to continue the case to the January 18, 2022 City Council meeting.
- ZDC-164-2021, the applicant is requesting a zoning change from Future Development to Planned Development-Future Development to allow for outside storage and trailer parking for HGO Tire Shop. Ms. Pruitt noted the applicant has made significant changes since the last City Council meeting; however, the applicant is requesting an accessory use and the

primary building is not on the property in question. Staff recommends denial due to concerns.

Council Member Travis Smith requested clarification in regards to a previously stated fire safety concern and the option to approve a development plan to revert back to Future Development if HGO Tires vacates the property or if 50% or more of the structure is destroyed. City Attorney Robert Brown replied that a zoning change cannot automatically revert; however, an intent can be expressed in a development agreement to indicate that if HGO Tires vacates the property or if agreement terms are not met, City Council can take action to change the zoning back to Future Development.

Fire Chief Ricky Boyd stated he does not have concerns about fire safety as long as the storage building does not grow in square footage.

Mr. Scott encouraged City Council to consider the best use of the property.

- ANX-DNX-178-2021, Ms. Pruitt indicated ANX-DNX-178-2021 is associated with ZDC-162-2021.
- ZDC-162-2021, the applicant is requesting approval of a Planned Development to allow development of single family homes, townhomes, and park/open space on 153.7 acres. Ms. Pruitt noted several plan revisions by the applicant in response to concerns including reduced number of lots, identified single family detached lots, and integrated different types of lots throughout the development. Staff recommends approval per staff comments.

City Council and staff discussed concerns regarding roadway width, materials utilized for façade, architectural styles, open space and amenities. Director of Planning and Engineering James Gaertner confirmed the 30' ft. roadway width meets the minimum standards to allow for street parking and passage of firetrucks. Council Member Melissa Olson expressed concerns with the architectural concepts presented by the developer. She stated the concepts presented do not include enough information to depict custom housing as previously required and approved by City Council.

Ms. Pruitt presented waiver requests including \$400 per lot cash in lieu waiver for Park Dedication, Roadway Impact Fees and Inspection Fees waiver for newly constructed developments, and setback variances.

Ms. Pruitt stated the Planning and Zoning Commission made a recommendation to deny the applicant's request siting concerns with lack of uniqueness within the development (amenities), variance requests, and proposed concept housing examples. She noted the P&Z Commission preferred to continue the case to allow time to address concerns; however, the applicant respectively requested a vote.

- Item 19, consider proposed Resolution to enter into a contract with First Financial Bank to serve as the City's primary depository. Finance Director Chad Tustison stated the City was notified in August of 2021 that the City's current bank will no longer serve the Texas municipal market and a new depository will need to be approved. The City contracted with Valley View Consulting to assist with the process, proposal, and transition. Mr. Tustison

shared detailed information provided by Valley View Consulting regarding process, analysis, and recommendation.

**3. Adjourn**

There being no further business, the meeting adjourned at 6:59 p.m.

Respectfully submitted,

Jami Bonner  
Assistant City Secretary