

City Council  
June 20, 2022

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, June 20, 2022 at 7:00 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  
Travis Smith, Council Member Place 5  
Chris Wright, Council Member Place 3

Others Present: Michael Scott, City Manager  
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  
Robert Brown, City Attorney  
Amber Villarreal, City Secretary

**1. Call to Order**

Mayor Doug Barnes called the meeting to order.

**2. Invocation**

**3. Pledge of Allegiance and Texas Pledge of Allegiance**

Pastor Richard Cody, Ellis Baptist Association, gave the invocation. Mayor Pro Tem Billie Wallace led the Pledge of Allegiance and the Texas Pledge of Allegiance.

**4. Public Comments**

None

**5. Consent Agenda**

- a. Minutes of the City Council meeting of June 6, 2022
- b. Minutes of the City Council briefing of June 6, 2022
- c. Event application for Fundraiser to be held July 23, 2022

**Action:**

*Council Member Chris Wright moved to approve items a. through c. on the Consent Agenda. Mayor Pro Tem Billie Wallace seconded, All Ayes.*

**6. Present Proclamation proclaiming June 2022 as World Elder Abuse Awareness Month**

Mayor Barnes presented a Proclamation proclaiming June 2022 as World Elder Abuse Awareness Month.

7. **Continue Public Hearing on a request by Chris Reeves, Quickway Signs, for a Specific Use Permit (SUP) for an Electronic Message Sign use within a Planned Development – Commercial (PD-C) zoning district located at 2374 W US Hwy 287 BYP (Property ID 219310) - Owner: COWBOY BAPTIST CHURCH OF MIDLOTHIAN (ZDC-45-2022)**

Mayor Barnes opened the Public Hearing and announced the applicant requested to continue the Public Hearing to the July 5, 2022 City Council meeting.

8. **Consider proposed Ordinance approving ZDC-45-2022**

**Action:**

*Mayor Pro Tem Billie Wallace moved to continue the Public Hearing on a request by Chris Reeves, Quickway Signs, for a Specific Use Permit (SUP) for an Electronic Message Sign use within a Planned Development – Commercial (PD-C) zoning district located at 2374 W US Hwy 287 BYP (Property ID 219310) - Owner: COWBOY BAPTIST CHURCH OF MIDLOTHIAN (ZDC-45-2022) to the July 5, 2022 City Council meeting. Council Member Chris Wright seconded, All Ayes.*

9. **Public Hearing on a request by Nic Paul, for a Specific Use Permit (SUP) for an Accessory Structure +700sf. use within a Planned Development – 23 – Single Family – 1 (PD-23-SF-1) zoning district located at 3359 Howard Rd (Property ID 242726) - Owner: DAN & LORI WALSER (ZDC-56-2022)**

Jennifer Pruitt, Senior Director of Planning, presented the case noting the applicant is requesting to construct a 1,500 sq. ft. accessory structure to the rear of a single-family residential lot located at 3359 Howard Road. She noted 11 notices were mailed and staff received three letters of support and two letters of opposition. Staff recommended approval per the following staff comments:

1. The accessory structure shall not be used as a dwelling.
2. The accessory structure shall not be used for commercial purposes.
3. The accessory structure shall not be leased or sold separately from the primary residence and shall not be separately metered.
4. The concrete shall be extended from the driveway to the accessory structure.
5. The applicant shall obtain a permit from the City of Waxahachie Building Department prior to construction of the accessory structure.

Mayor Barnes opened the Public Hearing.

There being no others to speak for or against ZDC-56-2022, Mayor Barnes closed the Public Hearing.

10. **Consider proposed Ordinance approving ZDC-56-2022**

**ORDINANCE NO. 3326**

**AN ORDINANCE AUTHORIZING A SPECIFIC USE PERMIT (SUP) TO PERMIT AN ACCESSORY STRUCTURE EQUAL TO OR GREATER THAN 700 SQUARE FEET USE**

**WITHIN A PLANNED DEVELOPMENT-23-SINGLE FAMILY-1 (PD-23-SF-1) ZONING DISTRICT, LOCATED 3359 HOWARD ROAD, BEING PROPERTY ID 242726, IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING LOT 5, IN THE WAXAHACHIE LAKE ESTATES #1 SUBDIVISION, AND ORDERING THE CHANGING OF THE ZONING MAP THEREOF IN ACCORDANCE WITH SAID CHANGE.**

**Action:**

*Mayor Pro Tem Billie Wallace moved to approve Ordinance No. 3329. Council Member Travis Smith seconded, All Ayes.*

**11. Consider approving Lions Park Master Plan**

Brad Barnes, Assistant Director of Parks and Recreation, requested approval to adopt the Lions Park Master Plan. He explained the master plan steering committee worked diligently with consultant La Terra Studio, to develop a formal document to provide guidelines for the further development of Lions Park. The Park Board unanimously recommended approval of the plan at their May 12, 2022 meeting. Mr. Barnes explained staff is only requesting approval of the Lions Park Master Plan and not approval of any funding at this time.

Michael Black, La Terra Studio, provided an overview noting the plan includes the following: a 475-space parking lot, a lighted flex field, sport courts (tennis, pickleball, basketball), splash pad, playground, picnic pavilions, food truck plaza, improvements to the existing softball/baseball fields, walking trail, and a fitness court.

**Action:**

*Council Member Travis Smith moved to approve the Lions Park Master Plan as presented. Mayor Pro Tem Billie Wallace seconded, All Ayes.*

**12. Consider proposed Resolution accepting SWAT Enhancement Grant**

Thomas Griffith, Emergency Management Coordinator, requested approval of the proposed Resolution accepting the terms of the SWAT Night Vision Enhancement, Homeland Security Grant Program.

**RESOLUTION NO. 1327**

**A RESOLUTION OF THE CITY OF WAXAHACHIE ACCEPTING THE TERMS OF THE SWAT NIGHT VISION ENHANCEMENT, HOMELAND SECURITY GRANT PROGRAM.**

**Action:**

*Mayor Pro Tem Billie Wallace moved to approve Resolution No. 1327. Council Member Travis Smith seconded, All Ayes.*

**13. Consider contract award for Supervisory Control and Data Acquisition (SCADA) services for Sipes Instrumentation and Electric Services**

Brandon Lacy, Assistant Director of Utilities, requested approval to award a service contract to Sipes Instrumentation and Electric Services associated with instrumentation repair, parts, and software support services for the City's SCADA System in the amount of \$213,055. He explained the funds have already been appropriated in the budget and the contract is for a three-year period, with two (2) one-year renewal options at the City's sole discretion.

**Action:**

*Mayor Pro Tem Billie Wallace moved to approve a contract award to Sipes Instrumentation and Electric Service in the amount of \$215,055. Council Member Chris Wright seconded, All Ayes.*

**14. Convene into Executive Session for consultation with attorney as permitted by Texas Government Code, Section 551.071 and for deliberation regarding real property as permitted under Section 551.072 of the Texas Government Code**

Mayor Barnes announced at 7:20 p.m. the City Council would convene into Executive Session for consultation with attorney as permitted by Texas Government Code, Section 551.071 and for deliberation regarding real property as permitted under Section 551.072 of the Texas Government Code.

**15. Reconvene and take any necessary action**

The meeting reconvened at 8:56 p.m.

**Action:**

*Council Member Chris Wright made a motion to approve the Agreement with Loren Gray Investments, LLC outlining the transfer of ownership, development and operation of the properties at 105, 107, 109 and 111 South College Street; providing incentives per the agreement; and authorizing the City Manager to amend and execute all documents necessary pending final approval of the City Attorney. Council Member Travis Smith seconded, All Ayes.*

**16. Consider conveyance of property by donation deed to Hope Clinic**

**Action:**

*Mayor Pro Tem Billie Wallace moved to authorize the conveyance of approximately 7.568 acres of land located at the intersection of Farley Street and Coleman Street described as Lot 3, Block A, City of Waxahachie Public Safety Campus to the Ellis County Coalition for Health Options, Inc. DBA Hope Clinic and authorize the City Manager to execute all documents necessary to facilitate the transfer of property. Council Member Travis Smith seconded, All Ayes.*

**17. Comments by Mayor, City Council, City Attorney and City Manager**

Council Member David Hill thanked the Waxahachie Fire Department for their quick response to a personal incident at his home.

City Manager Michael Scott announced the City Council will have a special meeting on Tuesday, June 28<sup>th</sup> at noon to canvass the votes from the June 18<sup>th</sup> runoff election. He also reminded City Council of the budget work session to be held Thursday, June 30<sup>th</sup> at the Waxahachie Civic Center.

Shon Brooks, Executive Director of Development Services, announced the Comprehensive Plan Advisory Committee will meet on Tuesday, June 21, 2022 at 6:30 p.m.

**18. Adjourn**

There being no further business, the meeting adjourned at 9:00 p.m.

Respectfully submitted,

Amber Villarreal  
City Secretary