

City Council and Planning & Zoning Commission
September 3, 2019

A Joint Work Session of the Mayor and City Council and Planning & Zoning Commission of the City of Waxahachie, Texas was held in the City Council Conference Room at City Hall, 401 S. Rogers on Tuesday, September 3, 2019 at 5:30 p.m.

Councilmembers Present: David Hill, Mayor
Mary Lou Shipley, Mayor Pro Tem
Chuck Beatty, Councilmember
Melissa Olson, Councilmember

Councilmember Absent: Kevin Strength, Councilmember

Planning & Zoning
Members Present: Bonney Ramsey
Jim Phillips
David Hudgins
Erik Test

Planning & Zoning
Members Absent: Rick Keeler, Chairman
Melissa Ballard, Chairman
Betty Square Coleman

Others Present: Michael Scott, City Manager
Albert Lawrence, Assistant City Manager
Tommy Ludwig, Assistant City Manager
Terry Welch, City Attorney
Lori Cartwright, City Secretary
Shon Brooks, Director of Planning

1. Call to Order by Mayor David Hill and P&Z Member Jim Phillips

Mayor David Hill called the City Council meeting to order.

Commissioner Jim Phillips called the Planning and Zoning Commission meeting to order.

2. Discussion regarding proposed amendments to the Subdivision Ordinance as a result of bills passed during the 2019 legislative session

Assistant City Manager Tommy Ludwig and Planning Director Shon Brooks reviewed amendments to the city's Subdivision Ordinance due to bills passed during the 2019 legislative session.

Highlights of the discussion included doing away with the term "final plat" and referencing "plat". Mr. Ludwig referenced House Bill 3167 noting the statutory 30-day time for plat approvals shall not commence until the application has been determined to be complete by City staff. He stated staff will be required to respond to the applicant that the application is approved, approved with conditions or denied. The applicant will have an undetermined amount of time to respond. He stated applications can no longer be approved "per staff comments".

Mr. Brooks referenced fire flow requirements noting for platting of properties in the City's Extra Territorial Jurisdiction (ETJ), a subdivision of four (4) or fewer lots is not required to have a water system with mains of sufficient size and have a sufficient number of outlets to furnish fire protection to all lots. Subdivisions of greater than four (4) lots in the City's ETJ must have a water system with mains of sufficient size and have a sufficient number of outlets to furnish fire protection to all lots unless a fire flow waiver is granted for the development by the City Council. The plats must provide a disclaimer that the development does not have adequate water flow to allow for firefighting and fire suppression services to any improved properties.

Discussion was held on infrastructure and Mr. Ludwig stated currently a letter of credit is provided by the developer for \$100,000.00 noting his concern is a letter of credit is not guaranteed for tomorrow. He discussed an Escrow Account or forms of bonds provided by a contractor that protects the City until the infrastructure has been accepted from defects and faults in materials, workmanship, and design for a special period of time. Mr. Ludwig proposed using an Escrow Account established by the applicant requiring the developer to put \$100,000.00 in an Escrow Account and the developer can draw down the monies to build the infrastructure.

3. Adjourn

There being no further business, the meeting adjourned at 6:21 p.m.

Respectfully submitted,

Lori Cartwright
City Secretary