

City Council  
August 2, 2021

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, August 2, 2021 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  
Melissa Olson, Council Member Place 3  
Travis Smith, Council Member Place 5

Others Present: Michael Scott, City Manager  
Albert Lawrence, Deputy City Manager  
Tommy Ludwig, Assistant City Manager  
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 Bruce Zimmerman, Waxahachie Bible Church, gave the invocation and led the Pledge of Allegiance and the Texas Pledge of Allegiance.

A moment of silence was held for past City Secretary Lori Cartwright.

**4. Public Comments**

Mr. Chris Wright, 808 W. Marvin, Waxahachie, Texas, offered his condolences for Lori Cartwright. Mr. Wright recommended the city draft a policy for naming city facilities and buildings and he spoke in favor of naming the city hall annex after past Council Member and Mayor Chuck Beatty. He encouraged keeping political parties out of local city government.

Mr. Alan Fox, 327 University, Waxahachie, Texas, requested staff assistance with trash service issues.

Mr. Kevin Ivey, 1980 E. Highland, Waxahachie, Texas, thanked Assistant City Manager Tommy Ludwig for his assistance with trash service issues and commended Council on their work noting there is room for improvement.

**5. Consent Agenda**

- a. Minutes of the City Council meeting of July 19, 2021
- b. Event application for Spook Out Homelessness Fun Run/Walk to be held October 30, 2021
- c. Event application for SAGU Half Marathon to be held February 5, 2022

**Action:**

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

- 6. Public Hearing on a request by Josh Dunlap for a Zoning Change from a Planned Development-General Retail to Planned Development-Multiple Family-2 zoning district, located at 809 Dr. Martin Luther King Jr. Blvd. (Property ID 205458 and 171253) - Owner: GIBSON & GIBSON, LLC (ZDC-105-2021)**

Mayor Barnes opened the Public Hearing and announced the applicant requested to continue ZDC-105-2021 to the August 16, 2021 City Council meeting.

- 7. Consider proposed Ordinance approving Zoning Change No. ZDC-105-2021**

**Action:**

*Council Member David Hill moved to continue the Public Hearing on a request by Josh Dunlap for a Zoning Change from a Planned Development-General Retail to Planned Development-Multiple Family-2 zoning district, located at 809 Dr. Martin Luther King Jr. Blvd. (Property ID 205458 and 171253) - Owner: GIBSON & GIBSON, LLC (ZDC-105-2021) to the August 16, 2021 City Council meeting. Council Member Melissa Olson seconded, All Ayes.*

- 8. Public Hearing on a request by Heather Fritz for a Specific Use Permit (SUP) for an Accessory Building, used as a Dwelling Unit use within a Single Family-2 zoning district located at 605 W Main Street (Property ID 171009) - Owner: HEATHER M FRITZ (ZDC-103-2021)**

Mayor Barnes opened the Public Hearing.

Executive Director of Development Services Shon Brooks presented the case noting the applicant is requesting to amend Ordinance 1986 to alter an existing two-story accessory structure (600 sq. ft.), to an accessory dwelling. Staff recommended approval per the following staff comments:

1. The applicant will need to obtain a building permit from the City of Waxahachie Building Inspections department prior to construction of the proposed structure.
2. The accessory dwelling unit shall not be used for residence by a non-family member.
3. The structure shall in any case not be leased or sold and shall not be separately metered.
4. Any revision not included in the Planned Development Amendment shall meet the Ordinance 1986 requirements.

There being no others to speak for or against ZDC-103-2021, Mayor Barnes closed the Public Hearing.

- 9. Consider proposed Ordinance approving ZDC-103-2021**

**ORDINANCE NO. 3284**

**AN ORDINANCE AUTHORIZING A SPECIFIC USE PERMIT (SUP) TO PERMIT AN ACCESSORY BUILDING USED AS A DWELLING UNIT USE WITHIN A SINGLE**

**FAMILY – 2 (SF-2) ZONING DISTRICT WITH AN SUP FOR AN ACCESSORY BUILDING GREATER THAN 200 SQUARE FEET, LOCATED AT 605 W MAIN STREET, BEING PROPERTY ID 171009, IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING LOT 3, BLOCK 83 IN THE TOWN ADDITION, AND ORDERING THE CHANGING OF THE ZONING MAP THEREOF IN ACCORDANCE WITH SAID CHANGE.**

**Action:**

*Council Member Melissa Olson moved to approve Ordinance No. 3284 per staff comments. Mayor Pro Tem Billie Wallace seconded, All Ayes.*

- 10. Public Hearing on request by Kristy Smith, Signs Manufacturing & Maintenance Corporation, for a Specific Use Permit (SUP) for a Pole Sign use within a Commercial zoning district located at 624 Ovilla Road (Property ID 223977) - Owner: EPISCOPAL DIOCESE OF DALLAS (ZDC-96-2021)**

Mayor Barnes opened the Public Hearing.

Mr. Brooks presented the case noting the applicant is requesting to install a ground monument electronic message sign at St. Paul Episcopal Church and staff recommended approval per the following staff comments:

1. Staff suggest that the applicant use brick, opposed to stucco, for the bottom portion of the monument sign.
2. The monument shall not be located within a utility easement.
3. The sign shall not be illuminated between the hours of 10pm-6am.

There being no others to speak for or against ZDC-96-2021, Mayor Barnes closed the Public Hearing.

Council Member Travis Smith announced St. Paul Episcopal Church is his home church and he would be abstaining from the vote.

- 11. Consider proposed Ordinance approving ZDC-96-2021**

**ORDINANCE NO. 3285**

**AN ORDINANCE AUTHORIZING A SPECIFIC USE PERMIT (SUP) TO PERMIT AN ELECTRONIC MESSAGE SIGN USE WITHIN A COMMERCIAL (C) ZONING DISTRICT, LOCATED AT 624 OVILLA ROAD, BEING PROPERTY ID 223977, IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING LOT 1, BLOCK 1 IN THE ST. PAUL EPISCOPAL CHURCH SUBDIVISION, AND ORDERING THE CHANGING OF THE ZONING MAP THEREOF IN ACCORDANCE WITH SAID CHANGE.**

**Action:**

*Council Member David Hill moved to approve Ordinance No. 3285 per staff comments. Mayor Pro Tem Billie Wallace seconded, the vote was as follows: Ayes: Doug Barnes, Billie Wallace, David Hill, and Melissa Olson. Noes: None. Abstain: Travis Smith.*

***The motion carried.***

- 12. Public Hearing on a request by Perry Thompson, Thompson Architectural Group, Inc., for a Specific Use Permit (SUP) for a Heavy Machinery and Equipment Rental, Sales, Or Storage use within a Commercial zoning district located at 1313 N Interstate 35 (Property ID 180355) - Owner: JP TYLER, LLC (ZDC-100-2021)**

Mayor Barnes opened the Public Hearing and announced the applicant requested to continue ZDC-100-2021 to the September 7, 2021 City Council meeting.

- 13. Consider proposed Ordinance approving ZDC-100-2021**

**Action:**

*Council Member David Hill moved to continue the Public Hearing on a request by Perry Thompson, Thompson Architectural Group, Inc., for a Specific Use Permit (SUP) for a Heavy Machinery and Equipment Rental, Sales, Or Storage use within a Commercial zoning district located at 1313 N Interstate 35 (Property ID 180355) - Owner: JP TYLER, LLC (ZDC-100-2021) to the September 7, 2021 City Council meeting. Council Member Melissa Olson seconded, All Ayes.*

- 14. Consider and take action on an ordinance providing for the issuance of the City of Waxahachie, Texas Combination Tax and Revenue Certificates of Obligation, Series 2021, in an aggregate principal amount not to exceed \$43,300,000; and ordaining other matters relating to the subject**

Finance Director Chad Tustison requested approval of the proposed Ordinance noting the bond money will fund 25 projects this year. He also highlighted the city received a 1.89% rate which is very favorable to the city. Mr. Tustison stated S&P Global Ratings raised its rating to 'AA' from 'AA-' on Waxahachie, Texas' general obligation debt and certificates of obligation outstanding.

**ORDINANCE NO. 3286**

**ORDINANCE PROVIDING FOR THE ISSUANCE OF CITY OF WAXAHACHIE, TEXAS, COMBINATION TAX AND REVENUE CERTIFICATES OF OBLIGATION, SERIES 2021, IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$43,300,000; AND ORDAINING OTHER MATTERS RELATING TO THE SUBJECT**

**Action:**

*Council Member David Hill moved to approve Ordinance No. 3286. Mayor Pro Tem Billie Wallace seconded, All Ayes.*

- 15. Comments by Mayor, City Council, City Attorney and City Manager**

City Council, City Attorney, and City Staff offered their condolences to past City Secretary Lori Cartwright's family stating she was a great woman and will be deeply missed. Lori's positive attitude, sweet soul, and fighting spirit was recognized.

Assistant City Manager Tommy Ludwig thanked City Management and City Council for their support during his tenure at the city noting it has been an honor and a privilege to work for the City of Waxahachie.

Executive Director of Development Services Shon Brooks noted he hopes to follow in Mr. Ludwig's footsteps and continue his work ethic and service to the citizens of Waxahachie. Mr. Brooks reminded City Council of the work session on Monday, August 9<sup>th</sup> to review the Comprehensive Plan process.

Deputy City Manager Albert Lawrence recognized Mr. Ludwig's prompt responsiveness to citizens and wished him well in his new endeavors.

Council Member Travis Smith thanked City Manager Michael Scott and staff for their work on the budget process. He also recognized Mr. Ludwig for his good work at the city. Mr. Smith noted the council is being responsible with tax payer money and it would be foolish not to use the bond ratings to take care of the citizens.

Council Member Melissa Olson noted Mr. Ludwig provided an excellent level of service and wished him well in his new endeavor.

City Manager Michael Scott wished Mr. Ludwig well on his new endeavor. Mr. Scott expressed his appreciation for Council's support on the bond issue. He commended Finance Department staff Chad Tustison, Gail Turner, and Marianna Dunn for their work on preparing the budget.

Mayor Pro Tem Billie Wallace thanked Mr. Ludwig for his job well done at the city.

Council Member David Hill noted Mr. Ludwig has been an asset to the city and will be missed. Mr. Hill thanked staff for their work on the budget, thanked the Finance Department for their work on the bonds, and thanked the citizens for their comments.

City Attorney Robert Brown noted it has been a pleasure working with Mr. Ludwig.

Mayor Doug Barnes congratulated Mr. Ludwig on continuing his career with the City of Burleson.

## **16. Adjourn**

There being no further business, the meeting adjourned at 7:47 p.m.

Respectfully submitted,

Amber Villarreal  
City Secretary