

City Council
January 21, 2020

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 Tuesday, January 21, 2020 at 6:00 p.m.

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

Others Present: Michael Scott, City Manager
Albert Lawrence, Assistant City Manager
Tommy Ludwig, Assistant City Manager
Robert Brown, City Attorney
Lori Cartwright, City Secretary

1. Call to Order

Mayor David Hill called the meeting to order.

2. Conduct a briefing to discuss agenda items for the 7:00 p.m. regular meeting

City Manager Michael Scott reviewed the following agenda items:

- Item 5f - requested Tax Increment Reinvestment Zone #1 recommended projects
- Item 5g – requested approval of event application for Poston Gardens Tulip weekend events to be held February 28, 2020 - April 15, 2020
- Item 5h – requested approval of event application for Poston Gardens Car Show to be held March 7, 2020, March 21, 2020, and March 28, 2020
- Item 5i – requested approval of event application for Foster Care Awareness Rally & Walk to be held May 16, 2020

City Engineer James Gaertner introduced Mr. Jim Lockart, Assistant Director of Public Works. Mr. Gaertner reviewed the following agenda items:

- Item 5c – requested authorization of a NCTCOG Mutual Aid Agreement for Public Works Emergency Services
- Item 5d – requested authorization of an Ellis County Interlocal Agreement for Roadway Maintenance Work
- Item 5e – requested authorization of a NCTCOG Interlocal Agreement for the Waxahachie Creek Flood Risk Project

Planning Director Shon Brooks reviewed the following items:

- PD-19-0175 – Applicant requested to continue to the City Council of February 3, 2020
- SU-19-0164 – Applicant requested rooftop solar panel system and it meets staff requirements. Staff recommended approval.

- SU-19-0165 - Applicant requested rooftop solar panel system and it meets staff requirements. Staff recommended approval.
- PD-19-0172 – Applicant ordered metal buildings and they came in larger than required by the Zoning Ordinance. Applicant needs permission to allow the buildings to encroach on the setbacks.
- PD-19-0174 –City Council denied the proposed development at their meeting of November 18, 2019. The Applicant currently proposes the following:
 1. Per the applicant's request, a Developer's Agreement will be required for the property.
 2. A minimum of ninety percent (90%) masonry is required for each building within the development.
 3. A minimum of 168 detached garages are required for the development.
 4. An 8ft. masonry fence is required adjacent to the single family River Oaks subdivision. A 6ft. decorative ornamental fence is required along the remainder of the property (front, sides, and rear).
 5. Connectivity provided by a five-foot concrete trail to the adjacent hike/bike trail (Brown Singleton Trail).
 6. A 7:12 roof pitch is required for each elevation.
 7. It should be noted that this request is for a Planned Development (PD) Concept Plan. The second part of the PD process is the Detailed Site Plan. If the Concept Plan Ordinance is adopted, the applicant's Detailed Site Plan will be administratively reviewed and can be approved in accordance with the Concept Plan.

Mr. Stuart Shaw and his team members with Cypress Creek Waxahachie LP were present, gave a presentation and answered questions.

- PD-19-0174 – Mr. Brooks reported the Developers Agreement puts in place the requirements of the Planned Development for Cypress Creek Waxahachie LP.
- Developers Agreement. Mr. Brooks stated if the above Planned Development is approved the Developers Agreement will accompany PD-19-0174.
- SU-19-0133 – Applicant requested to construct a Caliber Collision (Auto Body Repair & Paint Shop) within the North Grove Business Park development. Staff believes the request has the potential to create a considerable change to the character of the surrounding area and recommended denial.
- TA-19-0177 – Mr. Brooks reviewed proposed text amendments for Article IV and V of the City of Waxahachie Zoning Ordinance. He reviewed the following:
 - Roof top solar panels request will not require approval from the Commission and City Council and approved at Staff level.
 - Increasing the masonry coverage to 90%.
 - Metal shipping containers may not function as the structure of a residence.
 - Accessory structures are limited to two (2) per single-family residential structures.

- Regulations pertaining to Boat dock accessory structures.

Mr. Brooks stated staff struck the language for political signage due to regulations conflicting with state guidelines.

Councilmember Melissa Olson suggested allowing rooftop solar panels facing rear and side street right-of-way. City Manager Michael Scott stated the motion would also require striking the language on political signage.

City Engineer James Gaertner presented a professional engineering service contract related to the drainage improvements to replace the existing College Street drainage tunnel. He stated Freese and Nichols, Inc. would put together a study. The study was budgeted at \$65,000 and the City's cost is \$59,000. Mr. Gaertner stated Staff included \$500,000 of Certificate of Obligation Bonds in the FY19-20 Capital Improvement Plan for engineering services associated with the College Street drainage study.

3. Adjourn

There being no further business, the meeting adjourned at 6:56 p.m.

Respectfully submitted,

Lori Cartwright
City Secretary