

A G E N D A

A regular meeting of the Mayor and City Council of the City of Waxahachie, Texas to be held in the Council Chamber at City Hall, 401 S. Rogers on **Monday, March 16, 2020 at 7:00 p.m.**

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

1. Call to Order
2. Invocation
3. Pledge of Allegiance and Texas Pledge of Allegiance
4. **Public Comments:** Persons may address the City Council on any issues. This is the appropriate time for citizens to address the Council on any concern whether on this agenda or not. In accordance with the State of Texas Open Meetings Act, the Council may not comment or deliberate such statements during this period, except as authorized by Section 551.042, Texas Government Code.
5. **Consent Agenda**

All matters listed under Item 5, Consent Agenda, are considered to be routine by the City Council and will be enacted by one motion. There will not be separate discussion of these items. Approval of the Consent Agenda authorizes the Mayor/City Manager to execute all matters necessary to implement each item. Any item may be removed from the Consent Agenda for separate discussion and consideration by any member of the City Council.

 - a. Minutes of the City Council meeting of March 2, 2020
 - b. Minutes of the City Council briefing of March 2, 2020
 - c. Minutes of the City Council work session of March 2, 2020
6. **Introduce** Honorary Councilmember
7. **Present** Proclamation proclaiming March 30 – April 3, 2020 as “Boys & Girls Club Week”
8. **Recognition** of Utility Department Team Members that received awards at the 2020 Texas Water Utilities Association Annual Training School
9. **Public Hearing** on a request by Don Merchant, DC Texas Construction LLC, for a Specific Use Permit (SUP) for Accessory Building (Residential), greater than or equal to 700 SF use within a Future Development zoning district located at 2855 FM 877 (Property ID 138966) – Owner: Soon & Earl Beverly (ZDC-000013-2020)
10. **Consider** proposed Ordinance approving ZDC-000013-2020

11. **Consider** authorizing Ellis County to perform chip-sealing activities on Patrick and Longbranch Roads on behalf of the City
12. **Emergency Management** updates and discussion
13. Comments by Mayor, City Council, City Attorney and City Manager
14. Adjourn

The City Council reserves the right to go into Executive Session on any posted item.

This meeting location is wheelchair-accessible. Parking for mobility-impaired persons is available. Any request for sign interpretive services must be made forty-eight hours ahead of the meeting. To make arrangements, call the City Secretary at 469-309-4005 or (TDD) 1-800-RELAY TX

City Council
March 2, 2020

(5A)

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 on Monday, March 2, 2020 at 7:00 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. Invocation

3. Pledge of Allegiance and Texas Pledge of Allegiance

Mayor Hill gave the invocation and led the Pledge of Allegiance and the Texas Pledge of Allegiance.

4. Public Comments

Mr. Paul Christenson, 110 Williams Street, Waxahachie, spoke on the coronavirus.

5. Consent Agenda

- a. Minutes of the City Council meeting of February 17, 2020
- b. Minutes of the City Council briefing of February 17, 2020
- c. Civil Service Commission Appointment – Reverend Samuel Baker
- d. Event application for 1st Annual Project Graduation Tunes and Trucks to be held April 25, 2020

Action:

Councilmember Melissa Olson moved to approve items a. through d. on the Consent Agenda. Councilmember Chuck Beatty seconded, All Ayes.

6. Introduce Honorary Councilmember

None

(5A)

7. Consider City of Waxahachie Annual Financial Report for year ended September 30, 2019

Ms. Paula Lowe, Patillo, Brown, & Hill, L.L.P., reviewed the City of Waxahachie Annual Financial Report for year ended September 30, 2019. She stated the city has an unmodified opinion being a great report. The firm conducted the audit via the Government auditing standards and there is no concerns with internal issues noting it is a good clean report. She reported all positive balances in all categories of Statement of Net Position and positive net positions in all water categories. Ms. Lowe reported the plan fiduciary net position is higher this year because investments did not perform as well. She reported the unassigned fund balance in the General Fund was \$18,241,540, which is 47% of the 2019 general fund expenditures.

Mayor Hill thanked Director of Finance Charles Harris and Assistant Finance Director Gail Turner for their work on the Audit.

Action:

Mayor Pro Tem Mary Lou Shipley moved to accept the City of Waxahachie Annual Financial Report for year ended September 30, 2019. Councilmember Kevin Strength seconded, All Ayes.

City Manager Michael Scott introduced Reverend Samuel Baker as the new member of the Civil Service Commission. He noted Reverend Baker graciously accepted to serve in this capacity.

8. Consider a request by Jimmy Pogue, Stadia Land Surveying, for a Replat of North ½ of Lot 13 and 14 of Strickland Addition to create Lot 13R, Strickland Addition, 0.126 acres (Property ID 175891) – Owner: Martin Texas Properties (RP-19-0146)

Planning Director Shon Brooks reported the request is for relief to provide a 10-foot utility easement instead of a 15-foot easement. Staff recommended approval.

Action:

Mayor Pro Tem Mary Lou Shipley moved to approve a request by Jimmy Pogue, Stadia Land Surveying, for a Replat of North ½ of Lot 13 and 14 of Strickland Addition to create Lot 13R, Strickland Addition, 0.126 acres (Property ID 175891) – Owner: Martin Texas Properties (RP-19-0146). Councilmember Kevin Strength seconded, All Ayes.

9. Consider amendment to Mid-Way Regional Airport Rules and Regulations and Minimum Standards and Requirements

Airport Manager Darrell Phillips presented an amendment to Mid-Way Regional Airport Rules and Regulations, and Minimum Standards and Requirements. He reported the modifications are housekeeping changes.

Councilmember Melissa Olson thanked Mr. Phillips for his expertise.

Action:

Councilmember Kevin Strength moved to approve the amendment to Mid-Way Regional Airport Rules and Regulations and Minimum Standards and Requirements. Mayor Pro Tem Mary Lou Shipley seconded, All Ayes.

(54)

10. Consider bid award for South Downtown Parking

Assistance City Manager Albert Lawrence reported bids were received and opened for the South Downtown Parking project on February 27, 2020. He stated four bids were received and the low bidder was J&K Excavation LLC for \$433,088.48. Mr. Lawrence recommended awarding the bid for the South Downtown Parking Project to J&K Excavation, LLC for \$433,088.48.

Action:

Mayor Pro Tem Mary Lou Shipley moved to award the bid to J&K Excavation LLC for \$433,088.48 for the South Downtown Parking project. Councilmember Kevin Strength seconded, All Ayes.

11. Consider Budget Amendment for Parks Department

Mr. Lawrence stated this is a companion to the above item 10. Staff recommended a budget amendment to increase Professional Services and Improvements other than Building account to cover the total cost of \$462,288 for the South Downtown Parking Project.

Action:

Councilmember Kevin Strength moved to approve the Budget Amendment for the Parks Department as presented. Mayor Pro Tem Mary Lou Shipley seconded, All Ayes.

12. Comments by Mayor, City Council, City Attorney and City Manager

Mr. Lawrence commended City Engineer, James Gaertner and Graduate Engineer Macey Martinez for their design on the South Downtown Parking project. He stated they prepared the bid specs and bid opening requirements to bring it to a bid award. He stated the first concert at Railyard Park was at the recent Mardi Gras Festival. Mr. Lawrence stated there was a good gathering and staff received positive comments. He thanked Convention and Bureau Director Laurie Mosely, Kelly Skistmas, and the Parks Department employees.

Councilmember Kevin Strength thanked Reverend Samuel Baker for serving on the Civil Service Commission.

Councilmember Chuck Beatty stated Saturday, February 29, 2020 the Ellis County African American Hall of fame dedicated the 8/47 Memorial in Freedman's Park noting seventy-three years ago, 20 men were killed in a tragic accident on U.S. Highway 77.

City Manager Michael Scott commended Finance Director Charles Harris and Assistant Finance Director Gail Turner for their work on the Annual Financial Report. He thanked city staff for their professionalism and excellence in serving our community.

Mayor Pro Tem Mary Lou Shipley applauded a lawn crew for assisting her in emptying her truck when she took limbs to the convenience station.

Councilmember Melissa Olson commended the Engineering Department's team for work done in-house. She thanked Reverend Samuel Baker for his service.

(5A)

Communications & Marketing Director Amy Borders announced the reopening of Little Creek Trail would be on Saturday, March 14, 2020 from 10:00 a.m. – 12:00 p.m. in Chapman Park.

Mayor David Hill thanked Ms. Borders and Mr. Manjul Shrestha for the mapping of the Hearts around town.

Mayor Hill spoke on the coronavirus noting staff is aware of the virus and the city is doing their part with weekly conference calls statewide. Others aware are the Waxahachie Police and Fire, Baylor Scott and White and Waxahachie Independent School District. He stated we are doing our part and are on the watch.

13. Adjourn

There being no further business, the meeting adjourned at 7:24 p.m.

Respectfully submitted,

Lori Cartwright
City Secretary

City Council
March 2, 2020

(56)

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, March 2, 2020 at 6:30 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:

Consent Agenda – Mr. Curtis Williams stepped down from the Civil Service Commission and Reverend Samuel Baker graciously accepted the appointment.

Item 7 – the financials are properly presented in the City of Waxahachie Annual Financial Report for year ended September 30, 2019.

Item 8 – Mr. Shon Brooks, Director of Planning, stated the applicant is requesting relief on a Replat from a 15-foot easement to a 10-foot easement. He noted the easement works in the area and will recommend approval.

Item 9 – Mr. Darrell Phillips, Airport Manager, reported the Mid-Way Regional Airport Rules and Regulations and Minimum Standards and Requirements were reviewed and basic maintenance brought the Rules and Requirements up to date.

Item 10 – Assistant City Manager Albert Lawrence reported the South Downtown Parking will serve the Railyard Park, Hike and Bike Trail, and parking for downtown events. He stated there will be 78 parking spots and lighting in the parking area as well as outside the parking area. J&K Excavation, LLC had the low bid of \$433,088.48.

Item 11 – Mr. Lawrence reported the budget amendment for the Parks Department includes professional services other than the J&K bid. Total cost of the South Downtown Parking project totals \$462,288.

(b)

Mr. Scott recognized City Engineer James Gaertner and Graduate Engineer Macey Martinez for their design on the South Downtown Parking project noting the design to the bid process was all done in-house.

3. Adjourn

There being no further business, the meeting adjourned at 6:54 p.m.

Respectfully submitted,

Lori Cartwright
City Secretary

City Council
March 2, 2020

(50)

A Work Session of the Mayor and City Council of the City of Waxahachie, Texas was held in the Council Conference Room, City Hall, 401 S. Rogers, Waxahachie, Texas on Monday, March 2, 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. Hear presentation of City Hall Annex concept from Architexas

City Manager Michael Scott stated on February 13, 2020 the Heritage Preservation Commission (HPC) was presented the concept and warmly received it.

Mr. Craig Melde and Ms. Alexis McKinney with Architexas presented the plans for the new City Hall Annex and complex located on South Rogers Street. Mr. Melde stated they are following the HPC Downtown guidelines. He presented a rendering of the annex depicting the character of the surrounding area noting it fits with the scale and character of downtown.

Mr. Scott stated, after formal approval from HPC, staff would bring the item back to City Council for consideration.

3. Adjourn

There being no further business, the meeting adjourned at 6:38 p.m.

Respectfully submitted,

Lori Cartwright
City Secretary

(1)

PROCLAMATION

WHEREAS, the young people of Waxahachie are tomorrow's leaders; and

WHEREAS, many such young people need professional youth services to help them reach their full potential; and

WHEREAS, there is one Boys & Girls Club organization in Waxahachie providing services to more than 150 young people annually; and

WHEREAS, Boys & Girls Clubs are places where great futures start. They are at the forefront of efforts in academic success, healthy lifestyles, and good character and citizenship; and

WHEREAS, Boys & Girls Club organizations in our state help ensure that our young people keep off the streets, offering them a safe and supportive place to go and providing them with quality programs;

NOW, THEREFORE, I, David Hill, Mayor of the City of Waxahachie, along with the entire City Council, do hereby proclaim the week of March 30 – April 3, 2020 as

“BOYS & GIRLS CLUB WEEK”

in Waxahachie and call on all citizens to join with me in recognizing and commending the Boys & Girls Club organizations in our state for providing comprehensive, effective services to the young people in our communities.

Proclaimed this 16th day of March 2020.

MAYOR

ATTEST:

CITY SECRETARY

(9)

Planning & Zoning Department
Zoning Staff Report

Case: ZDC-000013-2020



MEETING DATE(S)

Planning & Zoning Commission: March 10, 2020

City Council: March 16, 2020

ACTION SINCE INITIAL STAFF REPORT

At the Planning & Zoning Commission meeting, held March 10, 2020, the Commission voted 6-0 to recommend approval of case number ZDC-000013-2020, as presented by staff.

CAPTION

Public Hearing on a request by Don Merchant, DC Texas Construction LLC, for a Specific Use Permit (SUP) for **Accessory Building (Residential), greater than or equal to 700 SF** use within a Future Development zoning district located at 2855 FM 877 (Property ID 138966) – Owner: Soon & Earl Beverly (ZDC-000013-2020)

APPLICANT REQUEST

The applicant is requesting to construct a +700 sq. ft. (2,425 sq. ft.) accessory structure in the rear of a single family zoned property.

CASE INFORMATION

Applicant: Don Merchant
Property Owner(s): Earl and Soon Beverly
Site Acreage: 8.493 acres
Current Zoning: Future Development
Requested Zoning: Future Development with SUP

SUBJECT PROPERTY

General Location: 2855 FM 877
Parcel ID Number(s): 138966
Existing Use: Single Family Residence
Development History: The Final Plat for Penn Farm Ranchettes was approved by City Council on January 20, 2004.

(9)

Adjoining Zoning & Uses:

| Direction | Zoning | Current Use |
|------------------|---------------|-------------------------|
| North | PD-FD | Currently Undeveloped |
| East | FD | Single Family Residence |
| South | FD | Currently Undeveloped |
| West | FD | Currently Undeveloped |

Future Land Use Plan: Low Density Residential

Comprehensive Plan: This category is representative of smaller single family homes and some duplex units. The majority of Waxahachie's current development is of similar density. It is appropriate to have approximately 3.5 dwelling units per acre.

Thoroughfare Plan: The subject property is accessible via Howard Rd.

Site Image:



PLANNING ANALYSIS

Purpose of Request:

The applicant intends to construct an accessory structure in the rear of a single family zoned property at 2855 FM 877. Per the City of Waxahachie Zoning Ordinance, an accessory structure that exceeds 700 square feet requires a SUP to be approved by City Council.

Proposed Use:

The applicant is requesting approval to construct a 40 ft. x 60 ft. 17 ft. tall (2,425 sq. ft.) accessory structure. The applicant is proposing to construct the structure out of metal (R-panel). The applicant intends to use the accessory structure as a garage, exercise room, wood workshop, and storage space to store material such as car, tractors, and large home/lawn equipment. According to construction plans approved by the Building Inspections department, the square footage for the home (primary structure) is 5, 136 sq. ft.

(9)

Though there are other accessory structures within the surrounding area, staff did not notice any structures of the proposed size (2,425 sq. ft.). At the time of this report (3/11/2020), staff has yet to receive any opposition from surrounding property owners.

Subject to approval of this application, an approved building permit will be required prior to the commencement of the construction. As part of the building permit review process, the Building Inspections department will ensure construction complies with all regulations.

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 5 notices were mailed to property owners within 200 feet of the request. In addition, a notice was published in the Waxahachie Sun and a sign was visibly posted at the property.

PROPERTY OWNER NOTIFICATION RESPONSES

Staff has received one (1) letter of support for the proposed development.

STAFF CONCERNS

- 1. Staff has no outstanding concerns for the applicant.

APPLICANT RESPONSE TO CONCERNS

- 1. The applicant has addressed all staff concerns.

RECOMMENDATION

Based on the details provided in this Staff Report and the present status of the documents subject to the request, the Planning and Zoning Department recommends:

- Denial
- Approval, as presented.
- Approval, per the following comments:
 - 1. The structure will not be used as a dwelling.
 - 2. The accessory structure shall be limited to the following uses
 - Garage
 - Workshop
 - Storage
 - Exercise Room
 - 3. The applicant will need to obtain a building permit from the Building Inspections department prior to construction of the proposed structure.

ATTACHED EXHIBITS

- 1. Ordinance
- 2. Location Exhibit
- 3. Site Plan
- 4. Floor Plan
- 5. Elevation/Façade
- 6. Property Owner Notification Responses

APPLICANT REQUIREMENTS

- 1. If approved by City Council, applicant can apply for building permits from the Building and Community Services Department.

(9)

STAFF CONTACT INFORMATION

Prepared by:

Colby Collins

Senior Planner

ccollins@waxahachie.com

Reviewed by:

Shon Brooks, AICP

Director of Planning

sbrooks@waxahachie.com

Case ZDC-000013-2020
 Responses Received Inside Required 200' Notification Area
 Support: 1 Oppose: 0

| PropertyID | Owner's Name | Acreage | Legal Description | Owner's Address | Owner's City | Owner's State | Owner's ZIP | Physical Address |
|------------|------------------------------------|---------|--|----------------------|--------------|---------------|-------------|------------------------------------|
| 138966 | BEVERLY SOON & EARL | 8.493 | LOT 4 BLK B PENN FARM RANCHETTES 8.493 AC | 218 E BRIDGESTONE DR | WASILLA | AK | 99654 | 2855 FM 877 WAXAHACHIE TX 75165 |
| 138967 | SIEBERT PETER D & TERESA A | 9.962 | LOT 5 BLK B PENN FARM RANCHETTES 9.962 AC | 2863 HOWARD RD | WAXAHACHIE | TX | 75165 | 2863 HOWARD RD WAXAHACHIE TX 75165 |
| 138972 | DUNCAN DERRICK L & TAMEIKA R SLONE | 5.771 | LOT 4 BLK A PENN FARM RANCHETTES 5.771 ACRES | 3520 OAK ISLAND LN | FLOWER MOUND | TX | 75028 | FM 877 WAXAHACHIE TX 75165 |
| 138983 | RICHTER GARY P & CAROL A | 5.57 | LOT 3 BLK A PENN FARM RANCHETTES 5.57 AC | 2850 HOWARD RD | WAXAHACHIE | TX | 75165 | 2850 HOWARD RD WAXAHACHIE TX 75165 |
| 257995 | HENRY JAMES R & LINDA S OSBORN | 82.44 | 272 S M DURRETT 82.44 ACRES | 2801 HOWARD RD | WAXAHACHIE | TX | 75165 | HOWARD RD WAXAHACHIE TX 75165 |

(10)

(9)

RECEIVED
2/27/2020



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-000013-2020

RICHTER GARY P & CAROL A
2850 HOWARD RD
WAXAHACHIE, TX 75165

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, March 10, 2020 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, March 16, 2020 at 7:00 p.m. in the Council Chamber at the Waxahachie City Hall, 401 South Rogers Street, Waxahachie, Texas to consider the following:

- 1. Request by Don Merchant, DC Texas Construction LLC, for a Specific Use Permit (SUP) for Accessory Building (Residential), greater than or equal to 700 SF use within a Future Development zoning district located at 2855 FM 877 (Property ID 138966) – Owner: Soon & Earl Beverly (ZDC-000013-2020)

You received this notice because your property is within the area of notification as required by law. As an interested party you are welcome to make your views known by attending the hearings. If you cannot attend the hearings, you may express your views by filling in and returning the bottom portion of this notice. Please contact the Planning Department at (469) 309-4290 or via email: Planning@Waxahachie.com for additional information on this request.

Case Number: ZDC-000013-2020

City Reference: 138983

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *Wednesday, March 4, 2020* to ensure inclusion in the Agenda Packet. Forms can be e-mailed to Planning@Waxahachie.com or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 401 South Rogers Street, Waxahachie, TX 75165.

Comments: SUPPORT OPPOSE
Gary P. Richter

Carol Ann Richter
Signature

2-21-2020
Date

Carol and Gary Richter
Printed Name and Title

2850 Howard Rd
Address *Waxahachie 75165*

It is a crime to knowingly submit a false zoning reply form. (Texas Penal Code 37.10)

If you are not the addressee at the top of this form, but would like to submit a response, please contact the City for a blank form.

(10)

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING A SPECIFIC USE PERMIT (SUP) TO PERMIT A +700 SQUARE FOOT ACCESSORY STRUCTURE USE WITHIN A FUTURE DEVELOPMENT (FD) ZONING DISTRICT, LOCATED AT 2855 FM 877, BEING PROPERTY ID 138966, IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING LOT 4, BLOCK B OF PENN FARM RANCHETTES, AND ORDERING THE CHANGING OF THE ZONING MAP THEREOF IN ACCORDANCE WITH SAID CHANGE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WAXAHACHIE, TEXAS:

WHEREAS, the City Council of the City of Waxahachie having heretofore adopted a zoning ordinance and map showing the classification of the various property located within the city limits of said City; and

WHEREAS, the described property is classified in said ordinance and any amendments FD; and

WHEREAS, a proper application for an SUP has been made in accordance with the zoning ordinances in the City of Waxahachie and said application has been assigned case number ZDC-000013-2020. Said application having been referred to the Planning and Zoning (P&Z) Commission was recommended by the P&Z Commission for approval and the issuance thereof; and

WHEREAS, proper notification has been published for the time and in the manner as prescribed by the city ordinance of the City of Waxahachie for a public hearing thereon; and,

WHEREAS, a proper hearing was held as required by law and the Council having heard all arguments for and against said SUP;

NOW, THEREFORE, this property is rezoned from FD to FD, with an SUP in order to permit an accessory structure exceeding 700 square feet on the following property: Lot 4, Block B of Penn Farm Ranchettes, which is shown on Exhibit A, in accordance with the Site Plan attached as Exhibit B, Floor Plan attached as Exhibit C, and Elevation/Façade Plan attached as Exhibit D.

SPECIFIC USE PERMIT

Purpose and Intent

The purpose of this Ordinance is to provide the appropriate restrictions and development controls that ensure this Specific Use Permit is compatible with the surrounding development and zoning and to also ensure that the development complies with the City's Comprehensive Plan and Zoning Ordinance.

(10)

Specific Use Permit

FOR OPERATION OF A SPECIFIC USE PERMIT FOR A +700 SQUARE FOOT ACCESSORY STRUCTURE USE IN THE FUTURE DEVELOPMENT (FD) DISTRICT; the following standards and conditions are hereby established as part of this ordinance:

1. The site plan shall conform as approved by the City Council under case number ZDC-000013-2020.
2. The development shall adhere to the City Council approved in Exhibit A- Location Exhibit, Exhibit B – Site Plan, Exhibit C – Floor Plan, and Exhibit D – Elevation/Façade Plan.
3. The structure will not be used as a dwelling.
4. The accessory structure uses shall be limited to a garage, workshop, storage, and exercise room.
5. The development shall maintain compliance with all Federal, State and Local regulations; including, but not necessarily limited to, all applicable standards and regulations of the City of Waxahachie Municipal Code and City of Waxahachie Zoning Ordinance.
6. If approved, the City Council shall have the right to review and/or deny the Specific Use Permit after 12-months if needed.

Compliance

1. It shall be unlawful for the owner, manager, or any person in charge of a business or other establishment to violate the conditions imposed by the City Council when a Specific Use Permit is granted, and the violation of those conditions could result in a citation being issued by the appropriate enforcement officers of the City of Waxahachie.
2. Furthermore, by this Ordinance, if the premises covered by this Specific Use Permit is vacated and/or ceases to operate for a period exceeding six months (6 months), a new Specific Use Permit shall be required to reestablish the use.
3. This Specific Use Permit shall run with the land and therefore may be transferred from owner to owner; however, each new owner shall obtain a new Certificate of Occupancy.
4. The Certificate of Occupancy shall note the existence of this Specific Use Permit by its number and title.

An emergency is declared to exist in that needed and approved improvements will be unnecessarily delayed if this ordinance is not effective upon passage and this ordinance is to be effective upon passage.

The zoning map of the City of Waxahachie is hereby authorized and directed to be demarked in accordance therewith.

PASSED, APPROVED AND ADOPTED on this 16th day of March, 2020.

(10)

MAYOR

ATTEST:

City Secretary



Exhibit A - Location Exhibit

0 400 800 1,600 2,400 3,200 Feet

ZDC-000013-2020 (SUP)

(10)

(10)

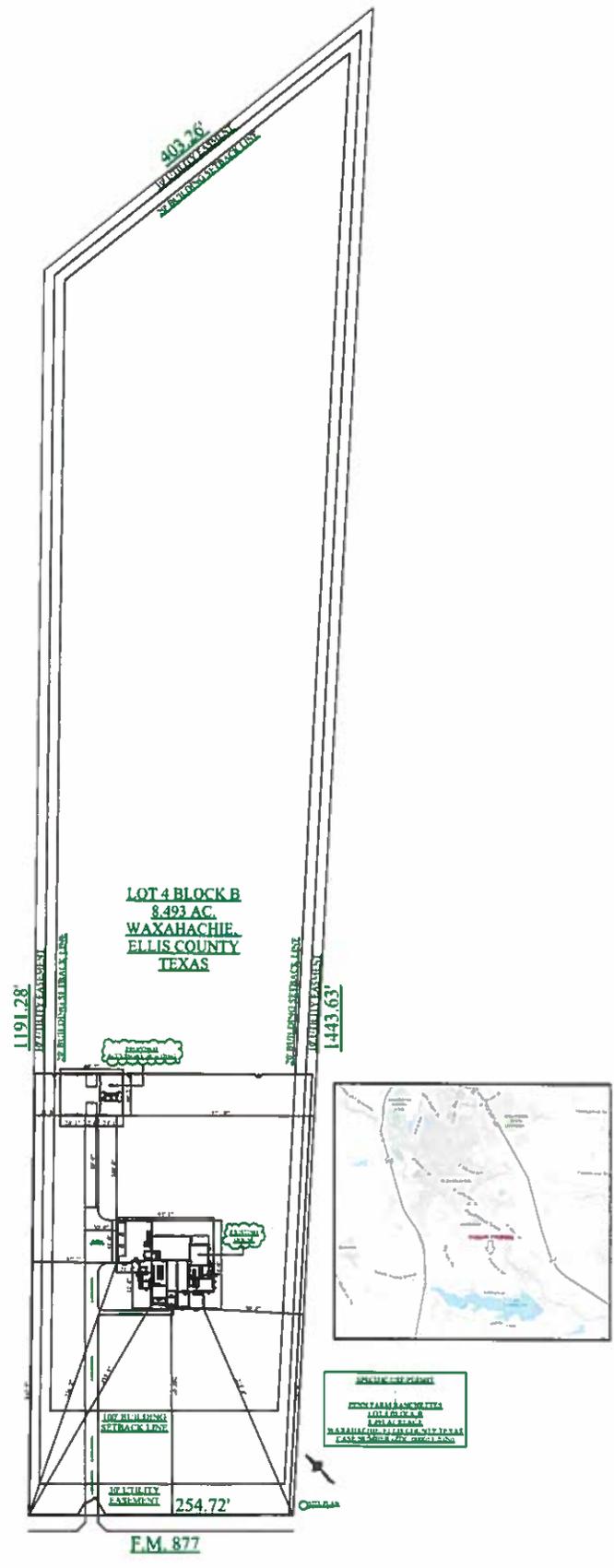


Exhibit B - Site Plan

DATE:
JANUARY 24, 2020

BEVERLY
RESIDENCE

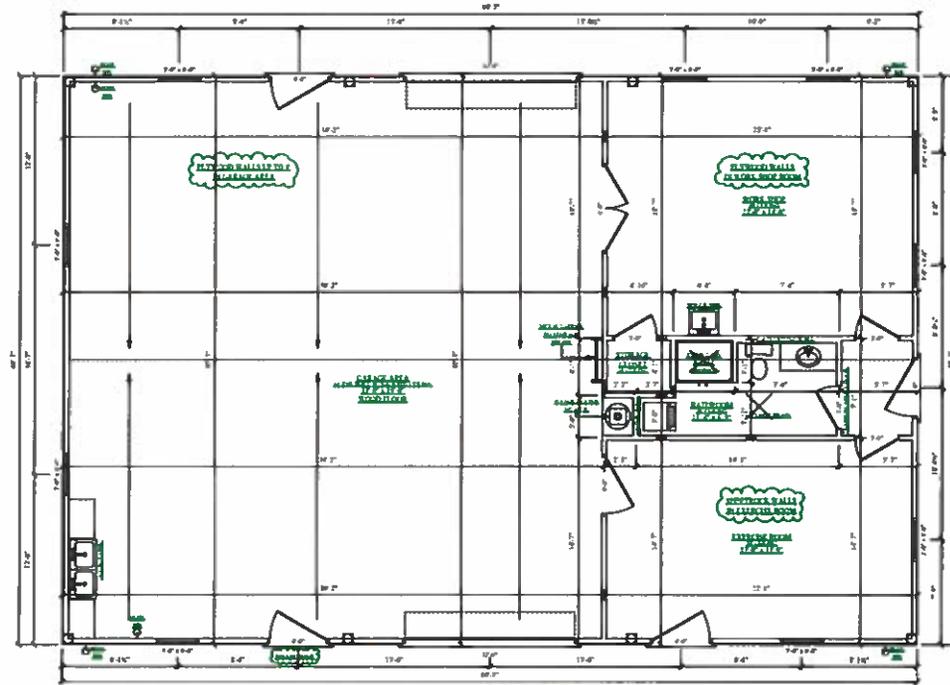
DC TEXAS DESIGNS

115 PARK PLACE BLVD. SUITE 500
WAXAHACHIE, TEXAS 75162
PHONE # 972-331-4558 or 972-971-7306

2855 F.M. 877
LOT 4 BLOCK B
PENN FARM RANCHETTES
WAXAHACHIE, TEXAS

FINAL PLANS

(10)



1" FOAM INSULATION
ON ALL WALLS AND CEILINGS

AREA TOTALS
A/C AREA 916
GARAGE/SHOP 1,509
TOTAL FOUNDATION 2,425

FLOOR PLAN
SCALE: 1/4" = 1'-0"

Exhibit C - Floor Plan

PLASTER WALLS, GYP. BOARD CEILING
These plans are prepared and are subject to change in response to the latest building codes, codes and standards, and all applicable laws and regulations. The contractor shall be responsible for obtaining all necessary permits and for complying with all applicable laws and regulations. The contractor shall be responsible for obtaining all necessary permits and for complying with all applicable laws and regulations. The contractor shall be responsible for obtaining all necessary permits and for complying with all applicable laws and regulations.

1" FOAM INSULATION ON ALL WALLS AND CEILINGS
The contractor shall be responsible for obtaining all necessary permits and for complying with all applicable laws and regulations. The contractor shall be responsible for obtaining all necessary permits and for complying with all applicable laws and regulations. The contractor shall be responsible for obtaining all necessary permits and for complying with all applicable laws and regulations.

NOTES
1. These plans are prepared to comply with the latest building codes and standards. The contractor shall be responsible for obtaining all necessary permits and for complying with all applicable laws and regulations. The contractor shall be responsible for obtaining all necessary permits and for complying with all applicable laws and regulations. The contractor shall be responsible for obtaining all necessary permits and for complying with all applicable laws and regulations.



Memorandum

To: Honorable Mayor and City Council
From: Tommy Ludwig, Assistant City Manager
Thru: Michael Scott, City Manager *for Tommy Ludwig*
Date: March 13, 2020
Re: Ellis County ILA – Patrick & Longbranch Roads

On Monday, March 16, 2020, an item authorizing Ellis County to conduct chip sealing activities on Patrick Road, from Marshal Road to Thornhill, and on Longbranch Road, from Black Champ to approximately 2821 Longbranch, will appear before City Council for consideration in the amount of \$159,694.00. As a reminder on January 21, 2020, the City entered into an interlocal agreement with Ellis County allowing each entity to provide road maintenance and repair services for one another when mutually agreed upon. Staff anticipates Ellis County Precinct Four will perform the chip sealing activities in May, should weather permit. These services, if approved, will be funded from the Public Works and Engineering Department's operation and maintenance budget.

I am available at your convenience should you need additional information.

Tommy Ludwig