

CITY OF ANDREWS, TEXAS

| NAME OF MEMBER | M O V E D | S E C O N D E D | V O T E D A Y E | V O T E D A Y | A B S T A I N E D | MINUTES OF: | REGULAR MEETING - CITY COUNCIL | Index No. Caption |
|--|-----------|-----------------|------------------|------------------|-------------------|--|--------------------------------|----------------------------|
| | | | | | | DATE OF MEETING: | FEBRUARY 25, 2016 | |
| | | | | | | TIME OF MEETING: | 5:30 P.M. | |
| | | | | | | PLACE OF MEETING: | CITY HALL | |
| | | | | | | Meeting was called to order at 5:30 p.m. | | |
| | | | | | | <p>ROLL CALL was answered by Mayor Flora Braly, Pam Brownlee, John McLeod, Brad Sears, Carolyn Jones, Lynn Fisher, and City Manager Glen Hackler INVOCATION: Glen Hackler PRESS: Sam Kaufman CITY STAFF: Bud Jones, Ronny McCarver, Bo Griffin and Scott Wallace GUESTS: Slugger and Jan Matthews, Charles Clevenger, Ann Helbig, Liz Posey, Anna Winegar, and Dr. Wiltz</p> | | |
| BROWNLEE FISHER JONES MCLEOD SEARS | X | X | X X X X | X X X X | | <p>I. CONSENT AGENDA</p> <ul style="list-style-type: none"> • Minutes, February 11, 2016 • Monthly Investment Report • Reconciled Bank Balances • Bills Paid Feb. 5, 2015 through Feb. 18, 2016 • Travel Requests: <ul style="list-style-type: none"> – Ronny McCarver, SHSU New Chief Development Program; Huntsville, TX; 6/19/16 – 6/24/ 2016 – Daryl Cunningham, Advanced Accident Investigation; Hewitt, TX; 3/7/16-3/18/16 – Sandra Reyes & Steve Eggleston, TMCEC Regional Judges & Clerk Seminar; Lubbock, TX; 4/11/16-4/13/16 – Steve Eggleston, TMCA Public Funds Investment Seminar; Lubbock, TX; 4/21/16-4/22/16 | | CA100 Consent Agenda |
| BROWNLEE FISHER JONES MCLEOD SEARS | X | X | X X X | X X X | | <p>II. Consider Approval of Resolution No. 665, initiating the voluntary annexation of 10.0 acres out of the S/2 of Sec. 1, Blk. A-46, PSL</p> <p>Council Approves Res. No. 665, initiating the voluntary annexation of 10.0 Acres out of the S/2 of Sec. 1, Blk. A-46, PSL (Fisher Property) for Cannonball Pipe Inspection</p> | | CA44 Ord. & Res. |

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| <p>BROWNLEE FISHER JONES MCLEOD SEARS</p> | <p>X</p> | <p>X X X X</p> | <p>X X X X</p> | <p>X X X X</p> | | <p>III. Consider Approval of a Final Plat, P&C Subdivision, a replat of part of Lot 1 & All of Lots 7-12, Blk. 69, Original Town and Part of NW Ave D located in the SW/4 of the NW/4 of Sec. 25, Blk. A-45 (400 Blk. NW 14th)</p> <p>Council Approves Final Plat, P&C Subdivision, being a replat of part of Lot 1 & All Lots 7-12, Blk. 69, Original Town & Part of NW Ave D located in the SW/4 of the NW/4 of Sec. 25, Blk. A-45, (400 Blk. Of NW 14th)</p> <p>IV. PUBLIC HEARING: Consider Approval of Preliminary Plat, Regional Park Plaza, being a subdivision of approximately 35.7 acres out of Blk. A-45, Sec. 17, AB 2269, out SW/4, PSL (W-D Tr. 1A, 1B, 3, 6, 11, 12 and 13), 200 Blk. NE Ave O</p> <p>V. PUBLIC HEARING: Consider Zone Change from "Single Family" to "Specific Use Permit for Mixed Use Property consisting of Residential Use and Retail Use for Lot 2 and "Single Family" for Lots 1, 3-7, Regional Park Plaza and Approval of Ordinance No. 1574</p> <p>Mayor Braly opened the Public Hearing for discussion of the Plat and Zone Change for Regional Park Plaza so both items could be discussed simultaneously.</p> <p>Glen addressed the Council stating the City has discussed development with Dr. Wiltz since 2007 and believes platting his property is the first step toward developing this property. Scott advised as it is today, all this land is zoned "Single Family" and that would remain the same with the exception of Lot 2 which Dr. Wiltz is requesting zoning of "Specific Use Permit" for Mix Use consisting of office and Residential use. Glen advised platting simply cleans up the land into definable lots and dedicates right-of-way for a street. Glen also stated having it zoned as Specific Use Permit is the best option allowing City greater control and to dictate such things as landscaping, exterior façade, property maintenance, fencing, etc. whereas, otherwise, the City would not have that kind of control, only to make sure a business is compatible with the zoning</p> | <p>CA-61 Subdivisions</p> |

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classification. Scott stated the intended use is in line with the City's Comprehensive Plan. Glen advised the Comp Plan is a guiding document but reiterated that "Single Family" is the default zone for any property brought into the City. Scott clarified that the advertising for the Planning & Zoning Commission was inadvertently shown to be a "Planned Development"; however, he corrected that at the public hearing before P&Z and it was corrected on the notices that were sent out for this meeting. Scott further advised there is extensive work to be done before construction could start... installation of street, water and sewer lines as well as major drainage work. He stated Lot 2 is 6.82 acres and development will consists of 2 buildings, 2-stories each with approximately 13,000 s.f. of retail space and 103,000 s.f. of residential apartments. Dr. Wiltz added this development will be good for the community and the hospital. He has had many meetings with Russell Tippin, CEO for the hospital. He advised his next step will be to hire an architect to develop construction plans.

Mayor Braly opened the meeting to the public. Slugger Matthews advised he owns the property just north of this development and questions how Dr. Wiltz believes this development will benefit the hospital. Mr. Matthews's home is located in a Retail-zoned district. Dr. Wiltz stated Permian Place, the hospital's senior living duplexes has approximately 50 people on a waiting list. These apartments will be geared for the active senior. He questioned him about apartments being on 2nd floor. Dr. Wiltz advised the buildings will have elevators and people prefer to live close to retail areas for convenience. Mr. Matthews also questioned Scott about the distance from his property to this development. Scott advised it is 210 feet from property line to property line. Ann Helbig just wanted confirmation on the zoning for Lot 1, which Scott stated will remain "Single Family" meaning 1 residential home. Any change in zoning classification would require Dr. Wiltz to go back before Planning & Zoning and City Council and notifications would be sent.

City Attorney John Pool entered the meeting.

Charles Clevenger stated his father purchased the property where the Matthews's live from Ruth Davis, who told them all that property was zoned for single family homes and thought it would stay like that. He stated he believes this development will hurt

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| | | | | | | <p>property values. Glen questioned Mr. Clevenger, as to who would be hurt from this development. He stated anyone that has a home that has a business next to it. Glen advised that there could possibly be a transition to Single Family similar to that behind strip center where Domino's is located stating typical transition in cities is from retail, to apartments, then single family homes. Councilman Jones asked for clarification that these would be 2-story senior living apartments with office/retail on the bottom. Scott advised "yes" that the proposed development will most likely have 4 retail spaces per building with approximately 34 apartments. Councilman Brownlee questioned the term of the SUP. Scott stated there is no term limit on this development. Sal Esparza, who lives east of Lot 7 asked what the plans were for that lot. Glen advised, there has been no discussion concerning development of that lot. Mr. Clevenger questions why the property is able to be developed now. Previously, it could not be developed because of no access to sewer. Glen advised the City recently installed a new sewer line in the alley behind Benny Boyd and across NE Mustang behind Stripes down to LaCarreta. Ann Helbig ask whose responsibility is it to maintain the property. Glen advised it would be the owner's responsibility. Mr. Clevenger also asked about who sets the rental price. Again, Glen said that would be left to the developer.</p> <p>Mayor Braly closed the public hearing.</p> | |
| BROWNLEE FISHER JONES MCLEOD SEARS | X | | X X X X | | X | <p>Council Approves Preliminary Plat, Regional Park Plaza, being a subdivision of approximately 35.7 Ac. out of Blk. A-45, Sec. 17, AB 2269, out SW4 PSL (W-D Tr. 1A, 1B, 3, 6, 11, 12 and 13).</p> | CA-61 Subdivision |
| BROWNLEE FISHER JONES MCLEOD SEARS | X | X | X X X X | | X | <p>Council Approves on First Reading Ord. No. 1574, changing the Zoning Classification from "Single Family" to "Specific Use Permit" for Mix Use Property consisting of Retail and Residential Use, Lot 2 and "Single Family" for Lots 1, 3-7, Regional Park Plaza</p> | CA-75 Zoning |
| | | | | | | <p>VI. Hear presentation from Chief of Police on EMS and Police Annual Reports, and consider Approval of the Annual Report on Racial Profiling</p> | |

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| BROWNLEE FISHER JONES MCLEOD SEARS | X | X | X | X | X | <p>Chief Bud Jones presented the EMS and Police Annual Reports including the Report on Racial Profiling.</p> <p>The Council Approves the Racial Profiling Report as presented by Chief Jones.</p> <p>VII. Consider Approval of Resolution No. 666, cancelling the General Election for May 7, 2016 for City Officers including the Mayor and Council Seats currently held by Lynn Fisher and Pam Brownlee</p> | CA-08 City Dept. |
| BROWNLEE FISHER JONES MCLEOD SEARS | X | X | X | X | X | <p>Council Approves Res. No. 666, cancelling the General Election for May 7, 2016 for City Officers including the Mayor and two Council positions currently held by Lynn Fisher and Pam Brownlee and hereby declares the following candidates have been certified as unopposed and are hereby elected as follows:</p> <p>Flora Braly – Mayor Lynn Fisher – Councilperson Pam Brownlee - Councilperson</p> <p>Request topics from City Council to be placed on future Council Agenda.</p> <p>None</p> <p>VIII. CITY MANAGER REPORT</p> <ul style="list-style-type: none"> • City Manager’s Evaluation • Chief Jones’s Retirement – March 28th at BTC from 2-4 • Ribbon Cutting – March 31st at Water Plant at 10 am <p>THERE BEING NO FURTHER BUSINESS THE MEETING ADJOURNED AT 6:33 P.M.</p> <p align="right">_____ Flora Braly, Mayor</p> <p>ATTEST:</p> <p>_____ Sara Copeland, City Secretary</p> | CA-20 Elections |