

A G E N D A

A regular meeting of the Mayor and City Council of the City of Waxahachie to be held at the Waxahachie Civic Center, 2000 Civic Center Lane, Meeting Rooms A and B, Waxahachie, Texas, on ***Monday, April 1, 2024 at 7:00 p.m.***

Council Members: David Hill, Mayor, Council Member Place 1
Chris Wright, Mayor Pro Tem, Council Member Place 3
Patrick Souter, Council Member Place 2
Billie Wallace, Council Member Place 4
Travis Smith, Council Member Place 5

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. ***Speakers must observe the five (5) minute time limit.***

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 18, 2024
- b. Event application for Royal Raffle & 5k Fun Run to be held April 27, 2024 at Chapman Park
- c. Event application for Jesus Rally to be held May 10, 2024 at Railyard Park
- d. Event application for 7th Annual Waxahachie Police Department Cops and Kids Picnic to be held May 11, 2024 at Getzendaner Park
- e. Authorize the use of Roadway Impact Fees to Fund FM 664 Right-of-Way Purchase
- f. Supplemental appropriation of \$158,257.80 for the Mid-Way Regional Airport Automated Weather Observation System (AWOS)
- g. Supplemental appropriation of \$153,620 for the Mid-Way Regional Airport business plan
- h. Consider construction contract in the amount of \$140,434.14 for the Oak Lawn Park Lighting Project

6. ***Introduce*** Honorary Councilmember

7. ***Present*** Proclamation recognizing April as “Cowboy Poetry Month”

8. **Recognize** the Parks and Recreation Department for receiving the “Keep Waxahachie Beautiful Award” presented at the Waxahachie Chamber of Commerce 96th Annual Excellence Awards Banquet
9. **Public Hearing** on a request by Brad Yates, for a Specific Use Permit (SUP) for a Short-Term Rental use within a Single-Family Dwelling-3 (SF-3) zoning district located at 804 Dunaway Street (Property ID 172305) - Owner: Graily Holdings, LLC (ZDC-30-2024)
10. **Consider** proposed Ordinance approving ZDC-30-2024
11. **Public Hearing** on a request by Robin Bean, for a Specific Use Permit (SUP) for a Short-Term Rental use within a Commercial (C) zoning district located at 404 West Jefferson Street (Property ID 170504) - Owner: Robin Bean (ZDC-34-2024)
12. **Consider** proposed Ordinance approving ZDC-34-2024
13. **Public Hearing** on a request by Chad Adams, for a Zoning Change from a Future Development (FD) and Planned Development-Single Family-1 (PD-SF-1) zoning district to a Planned Development – Single Family – 1 (PD-SF-1) zoning district (Hightower), located directly north of 143 Lakeshore Drive (Property ID 182009) - Owner: Todd Laurie L & Wesley M Hightower Etal (ZDC-128-2022)
14. **Consider** proposed Ordinance approving ZDC-128-2022
15. **Public Hearing** on a request by Asher Oren, for a Specific Use Permit (SUP) for a Short-Term Rental use within a Planned Development-43 Single-Family Dwelling-3 (PD-43-SF-3) zoning district located at 215 Nottingham Drive (Property ID 220875) - Owner: Nottingham Estates, LLC (ZDC-15-2024)
16. **Consider** proposed Ordinance approving ZDC-15-2024
17. **Public Hearing** on a request by Asher Oren, for a Specific Use Permit (SUP) for a Short-Term Rental use within a Planned Development Single-Family Dwelling-1 (PD-SF-1) zoning district located at 213 Nocona Drive (Property ID 221855) - Owner: CTO Estates, LLC (ZDC-18-2024)
18. **Consider** proposed Ordinance approving ZDC-18-2024
19. **Public Hearing** on a request by Asher Oren, for a Specific Use Permit (SUP) for a Short-Term Rental use within a Single-Family Dwelling-2 (SF-2) zoning district located at 105 Brandy Lane (Property ID 175032) - Owner: Gavriel Taub (ZDC-19-2024)
20. **Consider** proposed Ordinance approving ZDC-19-2024
21. **Consider** proposed resolution of support to construct State Highway Spur 394 from FM 877 to IH 35E
22. **Convene** into Executive Session for:

- a. Deliberate the employment, evaluation, and duties of the City Secretary as permitted by Texas Government Code, Section 551.074
 - b. Consultation with City Attorney to seek legal advice as permitted by Texas Government Code, Section 551.071
- 23. ***Reconvene*** and take any necessary action
 - 24. Comments by Mayor, City Council, City Attorney and City Manager
 - 25. Adjourn

The City Council reserves the right to go into Executive Session as authorized by Section 551.071(2) of the Texas Government Code, for the purpose of seeking confidential legal advice from legal counsel on any agenda item listed herein. 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 469-309-4006 or (TDD) 1-800-RELAY TX

A regular meeting of the Mayor and City Council of the City of Waxahachie was held at the Waxahachie Civic Center, 2000 Civic Center Lane, Meeting Rooms A and B, Waxahachie, Texas, on Monday, March 18, 2024 at 7:00 p.m.

Council Members Present: David Hill, Mayor, Council Member Place 1
Chris Wright, Mayor Pro Tem, Council Member Place 3
Patrick Souter, Council Member Place 2
Billie Wallace, Council Member Place 4
Travis Smith, Council Member Place 5

Others Present: Albert Lawrence, Deputy City Manager
Terry Welch, City Attorney
Amber Villarreal, 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

Val Stewart, Associate Pastor, First United Methodist Church Waxahachie, gave the invocation. Mayor Hill led the Pledge of Allegiance and the Texas Pledge of Allegiance.

4. Public Comments

Ira Tenpenny, 109 Rosa Street, spoke in opposition to recreational use of marijuana in Waxahachie.

5. Consent Agenda

- a. Minutes of the City Council meeting of March 4, 2024
- b. Event application for 6th Annual 5k: Springtime Sprint to be held at Getzendaner Park on March 26, 2024
- c. Event application for Hachie Eclipse of the Heart to be held at Railyard Park on April 6-8, 2024
- d. Event application for Waxahachie Cowboy Gathering to be held at Pocket Park on April 13, 2024
- e. Event application for Meat Church 10 Year Anniversary Celebration to be held April 27, 2024 in Downtown Waxahachie
- f. Event application for Community Assessment to be held at Oak Lawn Park on April 27, 2024
- g. Event application for Texas Tree Climbing Championships to be held at Getzendaner Park and the Chautauqua on May 16-18, 2024
- h. Proposed Ordinance approving a request by Johnny Fussell, for a Petition for ETJ Release for approximately 23.31 acres, located directly south of 1600 Boyce Road (Property ID 192147) – Owner: Jodona Property Company No. 43, LLC (ETJ-PTN-200-2023)

(5a)

- i. Proposed Ordinance approving a request by Erik Barnard, for a Petition for ETJ Release for approximately 66.48 acres, located adjacent to 301 Buchanan Drive (Property ID 183403 and 274632) – Owner: Barbell Real Estate, LLC, Lindsay Markert, and Jonathan Markert (ETJ-PTN-16-2024)
- j. Proposed Ordinance approving a request by Dalton Bradbury, for a Petition for ETJ Release for approximately 3.03 acres, located at 3948 S. US Highway 287 and 159 Old Church Road (Property ID 147360 and 147371)– Owner: Seniats III, LLC (ETJ-PTN-17-2024)
- k. Proposed Ordinance approving a request by Ron Barson, Halstead Investment Trust, for a Petition for ETJ Release for approximately 0.867 acres, located at 105 Ridgecrest Drive (Property ID 249624) – Owner: Ronald Barson & Halstead Investment Trust (ETJ-PTN-22-2024)
- l. Proposed Ordinance approving a request by James Anderson, for a Petition for ETJ Release for approximately 159.42 acres, located north of 1012 Mustang Road (Property ID 181028) – Owner: Anderson Karen S Irrevocable Trust (ETJ-PTN-26-2024)
- m. Proposed Ordinance approving a request by James Anderson Trustee, for a Petition for ETJ Release for approximately 69.99 acres, located adjacent to 310 Grainery Road (Property ID 190506) – Owner: Anderson Karen S Irrevocable Trust (ETJ-PTN-27-2024)
- n. Proposed Ordinance approving a request by Daniel Escobar & Norma Escobar, for a Petition for ETJ Release for approximately 5.257 acres, located at 2395 FM 1446 (Property ID 294232) – Owner: Daniel Escobar & Norma Escobar (ETJ-PTN-42-2024)
- o. Proposed Ordinance approving a request by Gail Shanks & Kathryn Shanks, for a Petition for ETJ Release for approximately 1.114 acres, located approximately 250 feet west of 2820 Patrick Road (Property ID 197804) – Owner: Gail Shanks & Kathryn Shanks (ETJ-PTN-46-2024)
- p. Parking/Loading Zone renewals from April 1, 2024–March 31, 2025
- q. Authorize the City Manager to enter into a Joint Election Contract for Election Services with the Ellis County Elections Administrator
- r. Contract with the Waxahachie Police Department and Axon to provide body worn cameras and the operating software

ORDINANCE NO. 3461

AN ORDINANCE AUTHORIZING THE RELEASE FROM THE CITY OF WAXAHACHIE’S EXTRATERRITORIAL JURISDICTION OF A 23.313 ACRE TRACT OF LAND, LOCATED SOUTH OF 1600 BOYCE ROAD, KNOWN AS PROPERTY ID 192147, AND ORDERING THE CHANGING OF THE CITY OF WAXAHACHIE’S EXTRATERRITORIAL JURISDICTION BOUNDARY MAP IN ACCORDANCE WITH SAID CHANGE.

(5a)

ORDINANCE NO. 3462

AN ORDINANCE AUTHORIZING THE RELEASE FROM THE CITY OF WAXAHACHIE'S EXTRATERRITORIAL JURISDICTION OF A 66.48 ACRE TRACT OF LAND, LOCATED ADJACENT TO 301 BUCHANAN DRIVE, KNOWN AS PROPERTY ID 183403 AND 274632, AND ORDERING THE CHANGING OF THE CITY OF WAXAHACHIE'S EXTRATERRITORIAL JURISDICTION BOUNDARY MAP IN ACCORDANCE WITH SAID CHANGE.

ORDINANCE NO. 3463

AN ORDINANCE AUTHORIZING THE RELEASE FROM THE CITY OF WAXAHACHIE'S EXTRATERRITORIAL JURISDICTION OF A 3.03 ACRE TRACT OF LAND, LOCATED AT 3948 S. US HIGHWAY 287 AND 159 OLD CHURCH ROAD, KNOWN AS PROPERTY ID 147360 AND 147371, AND ORDERING THE CHANGING OF THE CITY OF WAXAHACHIE'S EXTRATERRITORIAL JURISDICTION BOUNDARY MAP IN ACCORDANCE WITH SAID CHANGE.

ORDINANCE NO. 3464

AN ORDINANCE AUTHORIZING THE RELEASE FROM THE CITY OF WAXAHACHIE'S EXTRATERRITORIAL JURISDICTION OF AN APPROXIMATELY 0.867 ACRE TRACT OF LAND, LOCATED AT 105 RIDGECREST DRIVE, KNOWN AS A PORTION OF PROPERTY ID 249624 AND ORDERING THE CHANGING OF THE CITY OF WAXAHACHIE'S EXTRATERRITORIAL JURISDICTION BOUNDARY MAP IN ACCORDANCE WITH SAID CHANGE.

ORDINANCE NO. 3465

AN ORDINANCE AUTHORIZING THE RELEASE FROM THE CITY OF WAXAHACHIE'S EXTRATERRITORIAL JURISDICTION OF A 159.420 ACRE TRACT OF LAND, LOCATED NORTH OF 1012 MUSTANG ROAD, KNOWN AS PROPERTY ID 181028, AND ORDERING THE CHANGING OF THE CITY OF WAXAHACHIE'S EXTRATERRITORIAL JURISDICTION BOUNDARY MAP IN ACCORDANCE WITH SAID CHANGE.

ORDINANCE NO. 3466

AN ORDINANCE AUTHORIZING THE RELEASE FROM THE CITY OF WAXAHACHIE'S EXTRATERRITORIAL JURISDICTION OF A 69.991 ACRE TRACT OF LAND, LOCATED ADJACENT TO 310 GRAINERY ROAD, KNOWN AS PROPERTY ID 190506, AND ORDERING THE CHANGING OF THE CITY OF WAXAHACHIE'S EXTRATERRITORIAL JURISDICTION BOUNDARY MAP IN ACCORDANCE WITH SAID CHANGE.

(5a)

ORDINANCE NO. 3467

AN ORDINANCE AUTHORIZING THE RELEASE FROM THE CITY OF WAXAHACHIE'S EXTRATERRITORIAL JURISDICTION OF A 5.257 ACRE TRACT OF LAND, LOCATED AT 2395 FM 1446, KNOWN AS PROPERTY ID 294232, AND ORDERING THE CHANGING OF THE CITY OF WAXAHACHIE'S EXTRATERRITORIAL JURISDICTION BOUNDARY MAP IN ACCORDANCE WITH SAID CHANGE.

ORDINANCE NO. 3468

AN ORDINANCE AUTHORIZING THE RELEASE FROM THE CITY OF WAXAHACHIE'S EXTRATERRITORIAL JURISDICTION OF A 1.114 ACRE TRACT OF LAND, LOCATED AT APPROXIMATELY 250 FEET WEST OF 2820 PATRICK ROAD, KNOWN AS PROPERTY ID 197804, AND ORDERING THE CHANGING OF THE CITY OF WAXAHACHIE'S EXTRATERRITORIAL JURISDICTION BOUNDARY MAP IN ACCORDANCE WITH SAID CHANGE.

Action:

Billie Wallace moved to approve all items on the Consent Agenda as presented and authorize the City Manager and/or Mayor to execute all associated documents as necessary. Motion was seconded by Patrick Souter and carried unanimously (5-0).

- 6. Recognize Assistant Emergency Management Coordinator Donna Insixiengmay for receiving the "Outstanding Public Information Award" presented at the Texas Emergency Management Association's Annual Leadership Conference**

Emergency Management Coordinator Thomas Griffith recognized Donna Insixiengmay, Co-chair for the North Central Texas Council of Governments Emergency Preparedness Public Education Working Group. Recently, Donna accepted, on behalf of the group, the "Outstanding Public Information Award" presented at the Texas Emergency Management Association's Annual Leadership Conference.

Under her leadership, the entire region has had an increase in social media sharing with the development of uniform preparedness messaging that was distributed, not only here in Waxahachie, but across the region by cities, non-profits, and the private-sector organizations. They developed a community focused public awareness campaign for National Preparedness Month, Fire Safety, Family Preparedness, Weather safety during periods of high concern (i.e. severe weather, winter weather, wildfire), various guidebooks, brochures, pamphlets, and promotional materials were developed and purchased by the working group so that jurisdictions could distribute at their local community events. Additionally, an interactive nation-wide website (<https://knowwhat2do.com/>) is maintained, with new information and updates as it becomes available.

City Council praised Donna Insixiengmay for her work.

(5a)

7. Request to appear by Majors Don and Helene Wildish, Salvation Army Boys & Girls Club, to present the City of Waxahachie with the National Commander and Mayoral Challenge Awards

Majors Don and Helene Wildish thanked the City Council for their support during the Red Kettle campaign. He explained the Mayor and City Council came in 9th in the nation with their fundraising contributions. City Council was presented with Challenge Awards.

8. Consider City of Waxahachie Annual Financial Report for year ended September 30, 2023

The Item was presented by Mishal Majewski, Patillo, Brown, & Hill, L.L.P. Ms. Majewski reviewed the Independent Auditor's Report noting it is their opinion the City financial statements present fairly in all material respects, the respective financial position of the governmental activities, the business-type activities, the aggregate discretely presented component unit, each major fund, the aggregate remaining fund information of the City of Waxahachie, Texas, as of September 30, 2023, and the respective changes in financial position, and, where applicable, cash flows thereof, for the year then ended in accordance with accounting principles generally accepted in the United States of America. Ms. Majewski reviewed the following financial highlights:

- All positive balances in all categories of Statement of Net Position
- Healthy Fund balance
- "Clean", unqualified opinion, which is the highest level that can be given
- Single Audit Report needed due to the receipt of grant funding

Ms. Majewski and City Council expressed their appreciation to Assistant Finance Director Gail Turner and her staff for their contributions to the audit process.

Action:

Patrick Souter moved to accept the Annual Financial Report as presented. Motion was seconded by Chris Wright and carried unanimously (5-0).

9. Continue Public Hearing on a request by Ido Pistiner, for a Specific Use Permit (SUP) for a Short-Term Rental use within a Planned Development Single-Family Dwelling-2 (PD-SF-2) zoning district located at 462 Wintergreen Drive (Property ID 265831) - Owner: Ido Pistiner (ZDC-190-2023)

Deputy City Manager Albert Lawrence announced the Item will be re-noticed accordingly and added to future Planning and Zoning Commission and City Council meetings.

No action taken.

Property Manager Dainy Orduz, Austin, Texas, introduced herself and explained the property doesn't allow parties and she is available 24/7 for questions and complaints.

Those who spoke in support:

(5a)

City Council
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Ira Tenpenny, 109 Rosa Street, Waxahachie, Texas

10. Consider proposed Ordinance approving ZDC-190-2023

No action taken.

11. Public Hearing on a request by Gary Davis, for a Specific Use Permit (SUP) for an Accessory Structure over 700 Square Feet use within a Planned Development Single-Family Dwelling-1 (PD-SF-1) zoning district located at 109 Sanders Drive (Property ID 269676) - Owner: Gary Davis (ZDC-9-2024)

The Item was presented by Senior Director of Planning Jennifer Pruitt.

Mayor Hill opened the Public Hearing at approximately 7:28 p.m.

There being no others to speak for or against ZDC-9-2024, Mayor Hill closed the Public Hearing at approximately 7:28 p.m.

12. Consider proposed Ordinance approving ZDC-9-2024

ORDINANCE NO. 3469

AN ORDINANCE AUTHORIZING A SPECIFIC USE PERMIT (SUP) TO ALLOW AN ACCESSORY STRUCTURE GREATER THAN 700 SQUARE FEET USE WITHIN A PLANNED DEVELOPMENT - SINGLE-FAMILY DWELLING-1 (PD-SF-1) ZONING DISTRICT AT 109 SANDERS DRIVE IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING 1.000 ACRES KNOWN AS PROPERTY ID 269676, AND ORDERING THE CHANGING OF THE ZONING MAP THEREOF IN ACCORDANCE WITH SAID CHANGE.

Action:

Billie Wallace moved to approve the Ordinance for ZDC-9-2024, a Specific Use Permit request for an Accessory Structure over 700 square feet and authorize the City Manager and or Mayor to execute all necessary documents. Motion was seconded by Patrick Souter and carried unanimously (5-0).

13. Consider Engineering Professional Services Agreement for the Water Main Extension from US 77 to Old Italy Road

The Item was presented by Senior Director of Utilities Kumar Gali.

Action:

Billie Wallace moved to approve an engineering professional services agreement with Teague Nall and Perkins, Inc. in the amount of \$225,300 for the Water Main Extension from US 77 to Old Italy Road and authorize the City Manager to execute all necessary documents. Motion was seconded by Patrick Souter and carried unanimously (5-0).

(5a)

14. Consider construction contract for the University Avenue Street Reconstruction

The Item was presented by Senior Director of Public Works and Engineering Justin Stoker.

Action:

Billie Wallace moved to approve a construction contract with Circle H Contractors LP in the amount of \$2,782,910 with an additional construction contingency in the amount of \$139,090 for the University Avenue Street and Utility Reconstruction Project and authorize the City Manager to execute all necessary documents. Motion was seconded by Patrick Souter and carried unanimously (5-0).

15. Consider construction contract for the Graham Street Reconstruction

The Item was presented by Mr. Stoker.

Action:

Patrick Souter moved to approve a construction contract with Apple Pavement Services for the Graham Street Reconstruction Project in the amount of \$3,928,821 with an additional construction contingency in the amount of \$171,179 and authorize the City Manager to execute all necessary documents. Motion was seconded by Travis Smith and carried unanimously (5-0).

16. Convene into Executive Session for deliberation regarding real property as permitted under Section 551.072 of the Texas Government Code

Mayor Hill announced at 7:47 p.m. the City Council would convene into Executive Session for deliberation regarding real property as permitted under Section 551.072 of the Texas Government Code.

17. Reconvene and take any necessary action

The meeting reconvened at 8:01 p.m.

Action:

Chris Wright moved to approve the purchase of Lot 29, Block 3, of the Spring Creek Farm Addition, Waxahachie, Texas for a purchase price of \$173,000 plus any associated costs necessary for closing and approve funding from the Wastewater Impact Fees for all costs associated with the purchase and authorize the City Manager to negotiate and execute all documents as necessary to facilitate the purchase. Motion was seconded by Patrick Souter and carried unanimously (5-0).

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

Deputy City Manager Albert Lawrence thanked the Waxahachie Police Department and joint task force for monitoring the weekend events.

Mayor Pro Tem Chris Wright thanked Police Chief Joe Wiser and Fire Chief Ricky Boyd for their work over the weekend and noted the City is working on a safety plan for the Total Solar Eclipse

(5a)

on April 8, 2024. Mr. Wright explained the executive session action authorized the purchase of land for future expansion of a lift station. He congratulated Assistant Finance Director Gail Turner for her work on the audit.

Council Member Patrick Souter thanked Gail Turner and her Finance team for their work on the audit. Mr. Souter also thanked Police Chief Joe Wiser, Fire Chief Ricky Boyd, and the joint task force for their safety efforts over the weekend.

Mayor David Hill thanked Gail Turner and announced former Finance Director Chad Tustison will return to the City on March 25th. Mr. Hill expressed his appreciation for first responders and the safety support from surrounding entities during the TX2K24 event at the Texas Motorplex over the weekend.

19. Adjourn

There being no further business, the meeting adjourned at 8:06 p.m.

Respectfully submitted,

Amber Villarreal, City Secretary



City of Waxahachie
City Secretary's Office

(56)

Special Event Application

Date submitted

Applicant Information

Applicant name: Mercy Prep Academy c/o Melissa Gray

Are you representing the host organization? Yes ☐ No ☐

Will you be the on-site point of contact during the event? Yes ☐ No ☐

Phone: _____ Cell: _____

Email: _____

Mailing address: PO Box 344, Waxahachie, Tx 75168

Host organization name: Mercy Prep Academy

Alternate contact that will be on-site during the event.

On-site contact name: Melissa Gray/Erica Phillips Cell: _____

About the Event

Event name: Royal Raffle & 5k/Fun Run

Location: 108 Center St, Waxahachie, Tx 75165

An event site map is **REQUIRED** to be submitted with your application.

Anticipated attendance: 99

Description of event: School Wrap Up - raffle and fun run around school property

How many times has this event been hosted before?

1st time ☐ 2 – 4 times ☐ 5 or more times ☐ Location: _____

Choose the best description of the event:

☐ Festival

☐ Movie Screening

☐ Parade

☐ Private Event

☐ Run / Walk

☐ Birthday Party / Picnic

☐ Charitable / Fundraising

☐ Community / Neighborhood

☐ Concert / Live Performance

☐ Other: _____



City of Waxahachie
City Secretary's Office

(5b)

Special Event Application

Event activities include (check all that apply):

- | | |
|--|---|
| <input type="checkbox"/> Amusement rides / Inflatables | <input type="checkbox"/> Food – sampled, served, or sold |
| <input type="checkbox"/> Animals / Petting Zoo | <input type="checkbox"/> Products / Services – given away, sampled, or sold |
| <input type="checkbox"/> Announcement / Speeches | <input type="checkbox"/> Live music |
| <input type="checkbox"/> Information / Literature Distribution | <input type="checkbox"/> Street closure |
| <input type="checkbox"/> DJ / Recorded Music | <input type="checkbox"/> Other: |

The event is:

- | | |
|--|---|
| <input checked="" type="radio"/> Private | <input type="radio"/> Free & open to the general public |
| <input type="radio"/> Entry by participation or registration fee | <input type="radio"/> Entry by admission fee or ticket |

Admission information, if applicable:

Include entry or participant fees, ticket prices, donations, and / or fees based on activity.

Event timeline:

	Date(s)	Start Time:	End Time:
Event Date	4/27/2024	8:00am	11:30
Event Set-up			
Event Breakdown			

Run / Walk:

Please provide the start time for each distance (if applicable)

8:20 1 mile 8:00 5K _____ Other distance

Please indicate your expected attendance: _____

Number of participants:

- | | |
|---------|-----------------------|
| 1-99 | <input type="radio"/> |
| 100-199 | <input type="radio"/> |
| 200-299 | <input type="radio"/> |
| 300+ | <input type="radio"/> |

Provide route on attached site map.



(5b)

Food / Beverage:

Will the event offer food/beverages? Yes ☐ No ☒

Will event require any food preparation on-site? Yes ☐ No ☒

Will alcohol be served/sold? Yes ☐ No ☒

[Sample Downtown Event/Festival Boundary Map](#)

Code of Ordinances Ch. 4 Sec. 4-7 Alcohol at approved festivals and events

If alcohol is served/sold, a licensed peace officer(s) must be onsite throughout the event's operation and outside the perimeter to provide security. Events require one officer with an additional officer per 100 guests. Ex.: <100 attendees would require one officer, 100<200 attendees would require two officers, 200<300 attendees would require three officers, etc.

Police / Security Services:

Personnel needs (indicate all that apply) Request for services is not a guarantee that staff/volunteers will be available.

Event staff How many: _____ Date(s) & time(s): _____

Volunteers How many: _____ Date(s) & time(s): _____

Private security How many: _____ Date(s) & time(s): _____

Company name: _____

Contact name and number: _____

Off duty police How many: _____ Date(s) & time(s): _____

Have you made arrangements with the police? Yes ☐ No ☐

If no, you will be provided the information on how to make arrangements.

If yes, please provide following information for the person that you made the arrangements with:

Contact name: _____ Phone number: _____

Street Closures:

Does the event propose closing, blocking, or using City streets and/or parking lots? Yes ☐ No ☒

If yes, please list all streets, intersections, and parking lots that apply: _____

Street closings to begin on date: _____ Start time: _____ End time: _____

Will any businesses be impacted by the proposed road closure? Yes ☐ No ☒

Traffic Safety Equipment:

Does your event require traffic cones or barricades? Yes ☐ No ☒

If yes, indicate the type of equipment and how many will be used (estimated):

Traffic Cones How many: _____ Barricades How many: _____

Other: _____

Where should equipment be dropped off & picked up? _____



City of Waxahachie
City Secretary's Office

Special Event Application

When will the traffic equipment be set-up?

Date:

Time:

When will the traffic equipment be removed?

Date:

Time:

Are you requesting the use of City traffic equipment?

Yes

☐

No

☒

Availability is not guaranteed

Streets cannot be blocked without prior approval.

Temporary Tents & Structures:

Will the event have a tent(s) larger than 10' x 20'?

Yes

☐

No

☒

List the # of tents & sizes:

Indicate locations on attached required site map.

Electrical Services:

How will electrical services be supplied?

Generator

☐

Franchise Utilities

☐

Both

☐

List contractor / supplier:

Explain services in detail:

Insurance

All events taking place on City of Waxahachie property must provide a certificate of liability insurance and endorsement page. The City of Waxahachie must be listed as an "Additional Insured" in the amount of \$1 million on both pages. Please list the date of the event and location on this certificate and submit at least one month before the event. The City of Waxahachie reserves the right to increase the insurance limits based on the nature and degree of risks to the public.

If you have questions regarding City insurance coverage, please inquire with City of Waxahachie staff after submitting your event application.

Hold Harmless Clause

Applicant / organization shall assume all risks incident to or in connection with the approved activity and shall be solely responsible for damage or injury, of whatever kind or nature, to person or property, directly or indirectly arising out of or in connection with the approved activity or the conduct of applicant's operation. Applicant hereby expressly agrees to defend and save the City, it's officers, agents, employees and representatives harmless from any penalties for violation of any law, ordinance, or regulation affecting its activity and from any and all claims, suits, losses, damages or injuries directly or indirectly out of or in connection with the approved activities or conduct of its operation or resulting from the negligence or intentional acts or omissions of applicant or its officers, agents, and employees. Due to Covid-19, I also understand approval of my event is subject to the then current necessary precautions resulting from Covid case trends as well as any change in accordance with federal, state or local orders. Furthermore, by signing this application, applicant hereby agrees to waive any and all claims that applicant may have against the City, it's officers, agents, employees, and representatives arising out of or in connection with the revocation or cancellation of an event permit.

Erica Phillips

Signature

3/25/2024

Date

Contract Agreement

Applicant / organization has thoroughly read, understands, and agrees to all conditions listed on this application.

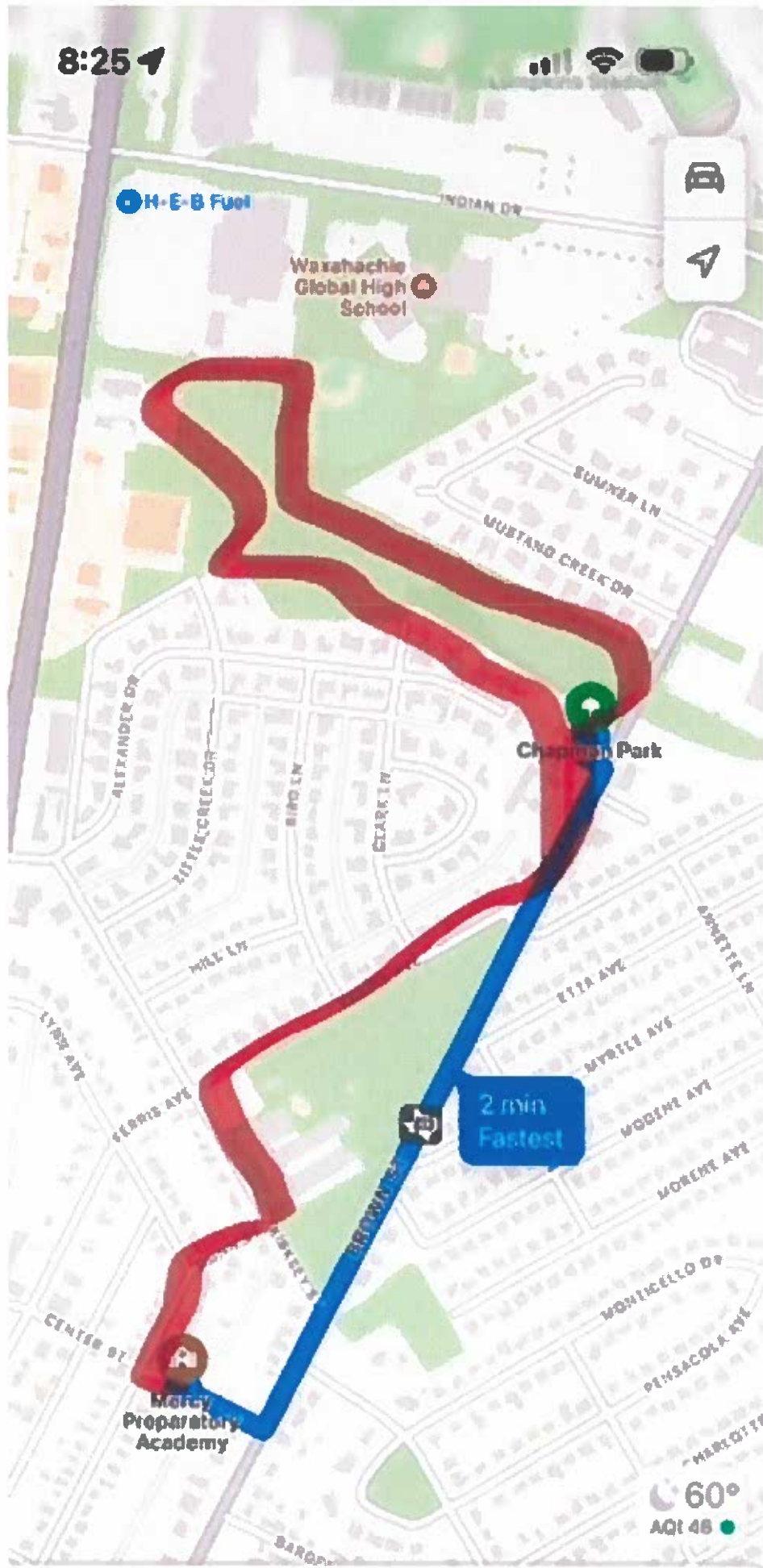
Erica Phillips

Signature

3/25/2024

Date

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City of Waxahachie
City Secretary's Office

(56)

Special Event Application

Date submitted 2/14/24

Applicant Information

Applicant name: Scott Metcalfe

Are you representing the host organization?

Yes ☒

No ☐

Will you be the on-site point of contact during the event?

Yes ☒

No ☐

Phone: _____

Cell: _____

Email: _____

Mailing address: 555 N Walnut Grove Rd Midlothian TX 76065

Host organization name: Ellis County Youth Groups

Alternate contact that will be on-site during the event.

On-site contact name: Andrew Prescott

Cell: _____

About the Event

Event name: Jesus Rally

Location: RailYard Park

*An event site map is **REQUIRED** to be submitted with your application.*

Anticipated attendance: 700

Description of event: One catalytic, collaborative event where youth pastors and students of all denominations unite for the pupose of sparking revival on our cities and county.

Event will have aspects of service, worship, and fellowship and include churches from all over Ellis County.

How many times has this event been hosted before?

1st time ☐

2 – 4 times ☒

5 or more times ☐

Location: _____

Choose the best description of the event:

☒ Festival

☐ Movie Screening

☐ Parade

☐ Private Event

☐ Run / Walk

☐ Birthday Party / Picnic

☐ Charitable / Fundraising

☒ Community / Neighborhood

☒ Concert / Live Performance

☐ Other: _____



City of Waxahachie
City Secretary's Office

(50)

Special Event Application

Event activities include (check all that apply):

- | | |
|---|---|
| <input type="checkbox"/> Amusement rides / Inflatables | <input type="checkbox"/> Food – sampled, served, or sold |
| <input type="checkbox"/> Animals / Petting Zoo | <input type="checkbox"/> Products / Services – given away, sampled, or sold |
| <input checked="" type="checkbox"/> Announcement / Speeches | <input checked="" type="checkbox"/> Live music |
| <input checked="" type="checkbox"/> Information / Literature Distribution | <input type="checkbox"/> Street closure |
| <input checked="" type="checkbox"/> DJ / Recorded Music | <input type="checkbox"/> Other: |

The event is:

- | | |
|--|--|
| <input type="radio"/> Private | <input checked="" type="radio"/> Free & open to the general public |
| <input type="radio"/> Entry by participation or registration fee | <input type="radio"/> Entry by admission fee or ticket |

Admission information, if applicable:

Include entry or participant fees, ticket prices, donations, and / or fees based on activity.

Event timeline:

	Date(s)	Start Time:	End Time:
Event Date	5-10-24	7:00pm	10:00pm
Event Set-up	5-10-24	12:00pm	6:00pm
Event Breakdown	5-10-24	10:00pm	11:00pm

Run / Walk:

Please provide the start time for each distance (if applicable)

_____ 1 mile _____ 5K _____ Other distance

Please indicate your expected attendance: _____

Number of participants:

- | | |
|---------|-----------------------|
| 1-99 | <input type="radio"/> |
| 100-199 | <input type="radio"/> |
| 200-299 | <input type="radio"/> |
| 300+ | <input type="radio"/> |

Provide route on attached site map.



(56)

Food / Beverage:

Will the event offer food/beverages? Yes ☐ No ☒
Will event require any food preparation on-site? Yes ☐ No ☒
Will alcohol be served/sold? Yes ☐ No ☒

[Sample Downtown Event/Festival Boundary Map](#)

Code of Ordinances Ch. 4 Sec. 4-7 Alcohol at approved festivals and events

If alcohol is served/sold, a licensed peace officer(s) must be onsite throughout the event's operation and outside the perimeter to provide security. Events require one officer with an additional officer per 100 guests. Ex.: <100 attendees would require one officer, 100<200 attendees would require two officers, 200<300 attendees would require three officers, etc.

Police / Security Services:

Personnel needs (indicate all that apply) Request for services is not a guarantee that staff/volunteers will be available.

Event staff How many: 2 Date(s) & time(s): _____
Volunteers How many: _____ Date(s) & time(s): _____
Private security How many: _____ Date(s) & time(s): _____
Company name: _____

Contact name and number: _____

Off duty police How many: _____ Date(s) & time(s): _____

Have you made arrangements with the police? Yes ☐ No ☒

If no, you will be provided the information on how to make arrangements.

If yes, please provide following information for the person that you made the arrangements with:

Contact name: _____ Phone number: _____

Street Closures:

Does the event propose closing, blocking, or using City streets and/or parking lots? Yes ☐ No ☒

If yes, please list all streets, intersections, and parking lots that apply: _____

Street closings to begin on date: _____ Start time: _____ End time: _____

Will any businesses be impacted by the proposed road closure? Yes ☐ No ☒

Traffic Safety Equipment:

Does your event require traffic cones or barricades? Yes ☐ No ☒

If yes, indicate the type of equipment and how many will be used (estimated):

Traffic Cones How many: _____ Barricades How many: _____

Other: _____

Where should equipment be dropped off & picked up? _____



City of Waxahachie
City Secretary's Office

(507)

Special Event Application

When will the traffic equipment be set-up?

Date: _____ Time: _____

When will the traffic equipment be removed?

Date: _____ Time: _____

Are you requesting the use of City traffic equipment?

Yes ☐

No ☒

Availability is not guaranteed

Streets cannot be blocked without prior approval.

Temporary Tents & Structures:

Will the event have a tent(s) larger than 10' x 20'?

Yes ☐

No ☒

List the # of tents & sizes:

Indicate locations on attached required site map.

Electrical Services:

How will electrical services be supplied?

Generator ☐

Franchise Utilities ☒

Both ☐

List contractor / supplier:

Explain services in detail:

Insurance

All events taking place on City of Waxahachie property must provide a certificate of liability insurance and endorsement page. The City of Waxahachie must be listed as an "Additional Insured" in the amount of \$1 million on both pages. Please list the date of the event and location on this certificate and submit at least one month before the event. The City of Waxahachie reserves the right to increase the insurance limits based on the nature and degree of risks to the public.

If you have questions regarding City insurance coverage, please inquire with City of Waxahachie staff after submitting your event application.

Hold Harmless Clause

Applicant / organization shall assume all risks incident to or in connection with the approved activity and shall be solely responsible for damage or injury, of whatever kind or nature, to person or property, directly or indirectly arising out of or in connection with the approved activity or the conduct of applicant's operation. Applicant hereby expressly agrees to defend and save the City, it's officers, agents, employees and representatives harmless from any penalties for violation of any law, ordinance, or regulation affecting its activity and from any and all claims, suits, losses, damages or injuries directly or indirectly out of or in connection with the approved activities or conduct of its operation or resulting from the negligence or intentional acts or omissions of applicant or its officers, agents, and employees. Due to Covid-19, I also understand approval of my event is subject to the then current necessary precautions resulting from Covid case trends as well as any change in accordance with federal, state or local orders. Furthermore, by signing this application, applicant hereby agrees to waive any and all claims that applicant may have against the City, it's officers, agents, employees, and representatives arising out of or in connection with the revocation or cancellation of an event permit.

Scott Metcalfe

Digitally signed by Scott Metcalfe
Date: 2024.02.14 15:43:42 -06'00'

2-14-2024

Signature

Date

Contract Agreement

Applicant / organization has thoroughly read, understands, and agrees to all conditions listed on this application.

Scott Metcalfe

Digitally signed by Scott Metcalfe
Date: 2024.02.14 15:44:01 -06'00'

2-14-2024

Signature

Date



Presenters/Worship

An aerial photograph of a park area. The park features several distinct zones: a semi-circular paved area at the top for presenters or worship, followed by two large green grassy areas for seating. Below these are more paved sections, some with small trees and benches, also labeled for seating. A large, curved paved area at the bottom is designated for tables and tent covers. The park is bordered by a road on the right and dense trees on the left and bottom. A handwritten '(h)' is visible on the road on the right.

Seating/Participants

Seating/Participants

Seating/Participants

Tables and tent covers

(5d)



City of Waxahachie
City Secretary's Office

Special Event Application

Date submitted 3/22/24

Applicant Information

Applicant name: James Taylor

Are you representing the host organization?

Yes ☒

No ☐

Will you be the on-site point of contact during the event?

Yes ☒

No ☐

Phone: _____

Cell: _____

Email: _____

Mailing address: 630 Farley Street Waxahachie, Texas 75165

Host organization name: Waxahachie Police Department

Alternate contact that will be on-site during the event.

On-site contact name: Sgt. Brian Fuller

Cell: _____

About the Event

Event name: 7th Annual W.P.D. Cops and Kids Picnic

Location: Getzendaner Park 400 S. Grand Street

*An event site map is **REQUIRED** to be submitted with your application.*

Anticipated attendance: 500-1000

Description of event: Bicycle giveaway with bounce houses, petting zoo, and

various activities for children. Community outreach event for youth, free to the public.

We will have a large 100'x20' tent to house the bicycles for the raffle.

How many times has this event been hosted before?

1st time ☐

2 – 4 times ☐

5 or more times ☒

Location: 400 S. Grand Street

Choose the best description of the event:

☐ Festival

☐ Birthday Party / Picnic

☐ Movie Screening

☐ Charitable / Fundraising

☐ Parade

☒ Community / Neighborhood

☐ Private Event

☐ Concert / Live Performance

☐ Run / Walk

☐ Other: _____

(5d)



City of Waxahachie
City Secretary's Office

Special Event Application

Event activities include (check all that apply):

- | | |
|---|--|
| <input checked="" type="checkbox"/> Amusement rides / Inflatables | <input checked="" type="checkbox"/> Food – sampled, served, or sold |
| <input checked="" type="checkbox"/> Animals / Petting Zoo | <input checked="" type="checkbox"/> Products / Services – given away, sampled, or sold |
| <input type="checkbox"/> Announcement / Speeches | <input checked="" type="checkbox"/> Live music |
| <input type="checkbox"/> Information / Literature Distribution | <input type="checkbox"/> Street closure |
| <input checked="" type="checkbox"/> DJ / Recorded Music | <input type="checkbox"/> Other: |

The event is:

- | | |
|--|--|
| <input type="radio"/> Private | <input checked="" type="radio"/> Free & open to the general public |
| <input type="radio"/> Entry by participation or registration fee | <input type="radio"/> Entry by admission fee or ticket |

Admission information, if applicable:

Include entry or participant fees, ticket prices, donations, and / or fees based on activity.

N/A

Event timeline:

	Date(s)	Start Time:	End Time:
Event Date	5-11-2024	10:00 A.M.	2:00 P.M.
Event Set-up	5-11-2024	8:00 A.M.	2:00 P.M.
Event Breakdown	5-11-2024	2:00 P.M.	3:30 P.M.

Run / Walk:

Please provide the start time for each distance (if applicable)

N/A 1 mile N/A 5K N/A Other distance

Please indicate your expected attendance:

N/A

Number of participants:

- | | |
|---------|-----------------------|
| 1-99 | <input type="radio"/> |
| 100-199 | <input type="radio"/> |
| 200-299 | <input type="radio"/> |
| 300+ | <input type="radio"/> |

Provide route on attached site map.

(5d)



City of Waxahachie
City Secretary's Office

Special Event Application

Food / Beverage:

Will the event offer food/beverages? Yes ☒ No ☐
Will event require any food preparation on-site? Yes ☒ No ☐
Will alcohol be served/sold? Yes ☐ No ☒

[Sample Downtown Event/Festival Boundary Map](#)

[Code of Ordinances Ch. 4 Sec. 4-7 Alcohol at approved festivals and events](#)

If alcohol is served/sold, a licensed peace officer(s) must be onsite throughout the event's operation and outside the perimeter to provide security. Events require one officer with an additional officer per 100 guests. Ex.: <100 attendees would require one officer, 100<200 attendees would require two officers, 200<300 attendees would require three officers, etc.

Police / Security Services:

Personnel needs (indicate all that apply) Request for services is not a guarantee that staff/volunteers will be available.

Event staff How many: N/A Date(s) & time(s): N/A
Volunteers How many: N/A Date(s) & time(s): N/A
Private security How many: N/A Date(s) & time(s): N/A
Company name: N/A

Contact name and number: N/A

Off duty police How many: N/A Date(s) & time(s): N/A

Have you made arrangements with the police? Yes ☒ No ☐

If no, you will be provided the information on how to make arrangements.

If yes, please provide following information for the person that you made the arrangements with:

Contact name: Officer James Taylor Phone number: (469)309-4430

Street Closures:

Does the event propose closing, blocking, or using City streets and/or parking lots? Yes ☐ No ☒

If yes, please list all streets, intersections, and parking lots that apply: Getzender Park

Street closings to begin on date: N/A Start time: N/A End time: N/A

Will any businesses be impacted by the proposed road closure? Yes ☐ No ☒

Traffic Safety Equipment:

Does your event require traffic cones or barricades? Yes ☐ No ☒

If yes, indicate the type of equipment and how many will be used (estimated):

Traffic Cones How many: N/A Barricades How many: N/A

Other: N/A

Where should equipment be dropped off & picked up? N/A

(5d)



City of Waxahachie
City Secretary's Office

Special Event Application

When will the traffic equipment be set-up?

Date: N/A

Time: N/A

When will the traffic equipment be removed?

Date: N/A

Time: N/A

Are you requesting the use of City traffic equipment?

Yes ☐

No ☐

Availability is not guaranteed

Streets cannot be blocked without prior approval.

Temporary Tents & Structures:

Will the event have a tent(s) larger than 10' x 20'?

Yes ☐

No ☐

List the # of tents & sizes:

Indicate locations on attached required site map.

Electrical Services:

How will electrical services be supplied?

Generator ☐

Franchise Utilities ☐

Both ☒

List contractor / supplier:

N/A

Explain services in detail:

We will need electricity to power the bounce houses.

Insurance

All events taking place on City of Waxahachie property must provide a certificate of liability insurance and endorsement page. The City of Waxahachie must be listed as an "Additional Insured" in the amount of \$1 million on both pages. Please list the date of the event and location on this certificate and submit at least one month before the event. The City of Waxahachie reserves the right to increase the insurance limits based on the nature and degree of risks to the public.

If you have questions regarding City insurance coverage, please inquire with City of Waxahachie staff after submitting your event application.

Hold Harmless Clause

Applicant / organization shall assume all risks incident to or in connection with the approved activity and shall be solely responsible for damage or injury, of whatever kind or nature, to person or property, directly or indirectly arising out of or in connection with the approved activity or the conduct of applicant's operation. Applicant hereby expressly agrees to defend and save the City, its officers, agents, employees and representatives harmless from any penalties for violation of any law, ordinance, or regulation affecting its activity and from any and all claims, suits, losses, damages or injuries directly or indirectly out of or in connection with the approved activities or conduct of its operation or resulting from the negligence or intentional acts or omissions of applicant or its officers, agents, and employees. Due to Covid-19, I also understand approval of my event is subject to the then current necessary precautions resulting from Covid case trends as well as any change in accordance with federal, state or local orders. Furthermore, by signing this application, applicant hereby agrees to waive any and all claims that applicant may have against the City, its officers, agents, employees, and representatives arising out of or in connection with the revocation or cancellation of an event permit.

James Taylor
Signature

3/20/2024

Date

Contract Agreement

Applicant / organization has thoroughly read, understands, and agrees to all conditions listed on this application.

James Taylor
Signature

3/20/2024

Date



Memorandum

To: Honorable Mayor and City Council

From: Justin Stoker, P.E., CFM, Director of Public Works & Engineering

Thru: Michael Scott, City Manager

Date: April 1, 2024

Re: Consider Roadway Impact Fees to Fund FM 664 Right-of-Way Purchase

Recommended Motion: "I move to authorize the use of eligible Roadway Impact Fees to fund payments to TxDOT for the purchase of FM 664 right-of-way per the previously executed agreement with TxDOT, and the reimbursement of any previous payments as additional eligible Roadway Impact Fees become available, and authorize the City Manager to execute all documents as necessary."

Item Description: Consider Roadway Impact Fees to fund the purchase of FM 664 right-of-way (ROW).

Item Summary: In August 2022, an agreement between the City of Waxahachie and the Texas Department of Transportation (TxDOT) was executed to acquire right-of-way (ROW) as part of a State project to improve FM 664 (Ovilla Road). The agreement required an initial payment to TxDOT of \$136,207 upon execution of the agreement and subsequent payments of \$152,046 annually through FY26. The initial payment and payment made in FY23 were paid from budgeted General Fund dollars in the Street Department budget.

Since these costs are related to the roadway capacity improvements of FM 664 and the FM 664 ROW is included in the Roadway Impact Fee Report, it has been determined that these payments are Roadway Impact Fee eligible. Additionally, it is typically considered a best practice to utilize eligible most-restrictive funds

(5c)
prior to general fund dollars. Therefore, staff would like to utilize impact fees to make the payments instead of obligating General Fund dollars.

Fiscal Impact: Impact Fee Service Area No. 1 currently has a balance of \$531,150 and can support the yearly payment of \$152,046 scheduled for FY24, FY25 and FY26 for a total cost of \$456,138. As additional Roadway Impact Fee funds become available, they can reimburse the General Fund for the initial payment of \$136,207 and the FY23 payment of \$152,046.



Memorandum

To: Honorable Mayor and City Council
From: Dale Sigler, Director of Administrative Services
Thru: Michael Scott, City Manager *MS*
Date: March 19, 2024
Re: Consider Supplemental Appropriation for the Mid-Way Regional Airport

Recommended Motion: "I move to approve a supplemental appropriation from the Mid-Way Regional Airport unrestricted reserve fund in the amount of \$158,257.80 for the purchase and installation of the Airport Automated Weather Observation System and authorize the Mid-Way Regional Airport Manager and or City Manager to execute all documents as necessary."

Item Description: Consider a \$158,257.80 supplemental appropriation from the Mid-Way Regional Airport unrestricted reserve to fund 90% of the cost to purchase and install a new Automated Weather Observation System (AWOS). The funds will be reimbursed by TxDOT under a 90/10 reimbursement grant and deposited back into the unrestricted reserve. The Airport has sufficient funds in the approved budget to cover other 10% of the total cost.

Item Summary: On October 16, 2023, Waxahachie Resolution No. 1353 was signed in support to purchase and install an AWOS at the Mid-Way Regional Airport. The estimated cost at the time was \$200,000, but the actual cost after getting the proposal is \$175,842. The project meets the criteria for a reimbursable TxDOT Grant where TxDOT agrees to ultimately pay ninety percent (90%) of the cost and the Airport pays ten percent (10%), but the Airport must pay all the costs upfront and get reimbursed.

The current approved Airport budget has enough money to pay the required ten percent portion which equates to \$17,854.20. However, it does not have

(5f)

available funds to pay the remaining \$158,257.80 up front costs. Therefore, staff is requesting a supplemental appropriation of \$158,257.80 from the Mid-Way Regional Airport unrestricted reserve fund and when TxDOT provides the reimbursement, it will be deposited back into the unrestricted reserve to replace the supplemental appropriation funds.

Fiscal Impact: The Mid-Way Regional Airport unrestricted reserve fund has sufficient funds to support the \$158,257.80 supplemental appropriation and the full amount will be reimbursed by TxDOT. The specific line item subject to increase due to the supplemental appropriation is 530-199-57500 Office & Other Equipment.



Memorandum

To: Honorable Mayor and City Council
From: Dale Sigler, Director of Administrative Services
Thru: Michael Scott, City Manager
Date: March 13, 2024
Re: Consider Supplemental Appropriation for the Mid-Way Regional Airport

Motion: "I move to approve a supplemental appropriation from the Mid-Way Regional Airport unrestricted reserve fund in the amount of \$153,620 for the Mid-way Regional Airport Business Plan and authorize the Mid-Way Regional Airport Manager and/or City Manager to execute all documents as necessary."

Item Description: Consider a \$153,620 supplemental appropriation from the Mid-Way Regional Airport unrestricted reserve to fund the Business Plan that is being developed. This is an FY23 approved project funded equally by both the City of Waxahachie and the City of Midlothian, but it was not expensed by the end of the FY23 and the funds rolled into the Airport's unrestricted reserve. This supplemental appropriation simply takes the money back out of the unrestricted reserve and puts it back into the FY24 Airport Budget.

Item Summary: On May 15, 2023, City Council approved a supplemental appropriation from the Waxahachie Community Development Corporation (WCDC) to fund half of a Mid-Way Regional Airport Business Plan in the amount of \$76,810. The City of Midlothian funded the other \$76,810. The amount was approved and applied to the FY23 budget. However, the Business Plan, currently being developed by KSA Engineering, was not completed in FY23 and therefore not expensed. At the end of FY23, the funds went into the Mid-Way Regional Airport unrestricted reserve fund balance as would any other unused funds. The business plan is now nearing completion and will need to be

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expensed. This supplemental appropriation will reallocate the funding back into the current budget to cover the expense of the Business Plan.

Fiscal Impact: The \$153,620 for the Business Plan was funded in FY23, but not expensed. Therefore, the funds rolled into the Mid-Way Regional Airport unrestricted reserve fund balance at the end of the fiscal year and are still available. The specific line item subject to increase is 530-199-53200 Professional Services.

(5h)



Memorandum

To: Honorable Mayor and City Council
From: Kyle Cooper, Senior Director of Parks & Recreation
Thru: Michael Scott, City Manager
Date: April 1, 2024
Re: Consider Construction Contract for the Oak Lawn Park Lighting Project

Recommended Motion: "I move to approve the construction contract for the Oak Lawn Park Lighting Project with Centennial Contractors in the amount of \$140,434.14, and authorize the City Manager to execute all necessary documents."

Item Description: Consider the award of a construction contract to Centennial Contractors for the Oak Lawn Park Lighting Project.

Item Summary: The Oak Lawn Park Lighting Project was presented as part of the FY 23-24 budget, but not funded at that time. However, on October 16, 2023, City Council approved a supplemental appropriation from the Waxahachie Community Development Corporation (WCDC) unrestricted reserve fund balance for the Oak Lawn Lighting Project. At the time the funding was approved, a construction contract had not been secured.

Once the funding was approved, staff began working with Centennial Contractors, a BuyBoard purchasing cooperative vendor, to define a scope of work and negotiate pricing. The lighting project includes the installation of (9) light fixtures that will provide site lighting within the park around the play structures, the basketball court, and the adjacent parking lot. A photometric plan was conducted to determine the placement of the light fixtures to ensure adequate coverage, with little to no lighting overspill to the surrounding homes.

Fiscal Impact: The funding for the project was already approved by City Council through a supplemental appropriation from the WCDC unrestricted reserve.

PROCLAMATION

(7)

WHEREAS, poetry enhances and enriches the lives of all Americans and has produced some of the nation's leading creative artists and has inspired other artists in fields such as music, theatre, film, dance, and the visual arts; and

WHEREAS, National Cowboy Poetry Gathering Week began in 1985 and Elko, Nevada, lays claim to the first cowboy poetry gathering in 1985; and

WHEREAS, generations of ranch families experience the enjoyment of hearing a well-told story with a new twist or two, a poem passed down, or cutting a rug to live western music; and

WHEREAS, throughout the history of the American West and Texas, cowboy poets have had an influential role in preserving western heritage and culture through oral and written poetry; and

WHEREAS, the long tradition and enduring qualities of these old stories and poems demonstrate that cowboy poetry is a cherished part of Texas' legendary history and culture; and

WHEREAS, Texas has produced well-respected contemporary cowboy poets and hosts important cowboy poetry gatherings in Texas to preserve the heritage and develop future cowboy poets; and

WHEREAS, Texans are encouraged to recognize the important role cowboy poetry plays in preserving our state's rich heritage, while promoting the proud traditions and values of our citizens;

NOW, THEREFORE, be it resolved that I, David Hill, Mayor of Waxahachie, along with the entire City Council, do hereby proclaim April 2024 as

“COWBOY POETRY MONTH”

in the City of Waxahachie and encourage the community to attend the 3rd Annual Waxahachie Cowboy Gathering on April 13, 2024.

Proclaimed this 1st day of April 2024.

MAYOR

ATTEST:

CITY SECRETARY

(a)

Planning & Zoning Department

Zoning Staff Report

Case: ZDC-30-2024



MEETING DATE(S)

Planning & Zoning Commission:
City Council:

March 26, 2024
April 1, 2024

CAPTION

Public Hearing on a request by Brad Yates, for a **Specific Use Permit (SUP)** for Short-Term Rental use within a Single-Family Dwelling-3 (SF-3) zoning district located at 804 Dunaway Street (Property ID 172305) - Owner: Graily Holdings, LLC (ZDC-30-2024)

ACTION SINCE INITIAL STAFF REPORT

At the Planning and Zoning Commission meeting held on March 26, 2024, the Commission voted 7-0 to recommend approval of case number ZDC-30-2024, subject to the conditions of the staff report.

RECOMMENDED MOTIONS

- "I move to deny ZDC-30-2024, a Specific Use Permit (SUP) for a Short-Term Rental use."
- "I move to approve ZDC-30-2024, a Specific Use Permit (SUP) for a Short-Term Rental use, subject to the conditions the staff report, authorizing the City Manager and/or Mayor to execute all documents accordingly."

APPLICANT REQUEST

The Applicant requests a specific use permit for a Short-Term Rental use at 804 Dunaway Street.

CASE INFORMATION

Applicant: Brad Yates

Property Owner(s): Graily Holdings, LLC

Site Acreage: 0.149 acres

Current Zoning: Single-Family Dwelling-3 (SF-3)

Requested Zoning: SF-3 with a Specific Use Permit (SUP) for a Short-Term Rental

SUBJECT PROPERTY

General Location: 804 Dunaway Street

Parcel ID Number(s): 172305

Existing Use: Residential use

Development History: The subject property was platted as part of the Bullard Addition

Adjoining Zoning & Uses:

Direction	Zoning	Current Use
North	SF-3	Residential use
East	SF-3	Vacant
South	SF-3	Place of assembly
West	SF-3	Residential use

Site Image:



PLANNING ANALYSIS

During the City Council meeting held on October 16, 2023, Councilmembers approved an ordinance to allow the use of a short-term rental in all zoning districts with an approved SUP with the exception of Central Area (CA) zoning district. All residential-use properties located within the Central Area (CA) zoning district are allowed to operate a short-term rental by right without seeking the approval of a SUP.

The Applicant is requesting a SUP for a short-term rental use located at 804 Dunaway Street because it is located within the SF-3 zoning district. The subject property consists of a primary structure of approximately 1,714 square feet with three (3) bedrooms and enough improved surface to accommodate for the maximum parking spaces of three (3) vehicles, situated on an approximately 0.149 acres (6,490 square feet) lot. The applicant has been operating a short-term rental since approximately October 2022, and has not been paying hotel occupancy taxes. The applicant has satisfied all of the requirements of Section 3.27 of the Zoning Ordinance. At the time of the publishing of this staff report, the City has received no complaints regarding any issues that are considered a nuisance.

During the planning analysis, staff inquired with the Waxahachie Police Department and discovered no nuisance-related calls had been made regarding the subject property and its current use in the past 12 months.

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 64 notices were mailed to property owners within 500 feet of the as required in Section 3.27 of the City's Zoning Ordinance. In addition, a notice was published in the Waxahachie Sun, and a sign was visibly posted at the property. At the time of the publishing of this staff report, a total of eight (8) letters in support were received by staff, with four (4) letters being inside the 200' buffer and the remainder outside of the 200' buffer.

RECOMMENDATION

Based on the details provided in this Staff Report and the present status of the documents associated with the request, if considering approval:

Conditions:

1. The short-term rental operator shall complete the STR registration process with the City's vendor, and pay the annual and a renewal fee set by Ordinance No. 3415, or as amended.
2. The short-term rental operator shall register for a Hotel Occupancy Tax account with the City's vendor.
3. The short-term rental operator shall allow a maximum occupancy of eight (8) guests per stay.
4. The short-term rental operator shall provide a maximum of three (3) off-street parking spaces.
5. The short-term rental operator shall adhere to all regulations stated in Section 3.27 of the City's Zoning Ordinance.

ATTACHED EXHIBITS

1. Property Owner Notification Responses
2. Location Map (Exhibit A)
3. Zoning Map (Exhibit B)
4. Floorplan (Exhibit C)
5. Site Plan (Exhibit D)
6. Host Rules (Exhibit E)

STAFF CONTACT INFORMATION*Prepared by:*

Oanh Vu

Senior Planner

oanh.vu@waxahachie.com

Reviewed by:

Jennifer Pruitt, AICP, LEED-AP, CNU-A

Senior Director of Planning

jennifer.pruitt@waxahachie.com

(9)



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-30-2024



RENNER DAVID J & JULIET A SCHUMACHER
810 S COLLEGE ST
WAXAHACHIE, TX 75165

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, March 26, 2024 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, April 1, 2024 at 7:00 p.m. in Meeting Rooms A & B at the Waxahachie Civic Center, 2000 Civic Center Ln, Waxahachie, Texas to consider the following:

Request by Brad Yates, for a **Specific Use Permit (SUP)** for a Short-Term Rental use within a Single-Family Dwelling-3 (SF-3) zoning district located at 804 Dunaway Street (Property ID 172305) - Owner: Graily Holdings, LLC (ZDC-30-2024) Staff: Oanh Vu

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-30-2024

City Reference: 172443

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *March 20, 2024* 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, 408 South Rogers Street, Waxahachie, TX 75165.

☒ SUPPORT

☐ OPPOSE

Comments:

As long as the property owners for this property follow short term rental guidance we have no problem with this.

David J. Renner / Juliet Schumacher

Signature

3/12/2024

Date

David J. Renner / Juliet Schumacher

Printed Name and Title

810 S. College St., Waxahachie, TX

Address

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.

(9)



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-30-2024



GRAILY HOLDINGS LLC
PO Box 2868
Waxahachie, TX 75168-8868

RECEIVED MAR 14 2024

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, March 26, 2024 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, April 1, 2024 at 7:00 p.m. in Meeting Rooms A & B at the Waxahachie Civic Center, 2000 Civic Center Ln, Waxahachie, Texas to consider the following:

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Case Number: ZDC-30-2024

City Reference: 172305

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☒ SUPPORT

☐ OPPOSE

Comments:

Great plan, especially because the city does not have enough hotels.

Signature

Lorinda Yates Member
Printed Name and Title

Date

3/11/2024
P.O. Box 2868, Waxahachie, TX 75168
Address

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(9)



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-30-2024



RECEIVED MAR 14 2024

GRAILY HOLDINGS LLC
PO Box 2868
Waxahachie, TX 75168-8868

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Case Number: ZDC-30-2024

City Reference: 193948

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☒ SUPPORT

☐ OPPOSE

Comments:

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have enough hotels.

Signature

Lorinda Yates, Member
Printed Name and Title

Date

3/11/2024
P.O. Box 2868, Waxahachie, Tx 75168
Address

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(9)



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-30-2024



LOREN GRAY INVESTMENTS LLC
PO BOX 2868
WAXAHACHIE, TX 75168-8868

RECEIVED MAR 14 2024

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Case Number: ZDC-30-2024

City Reference: 172364

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☒ SUPPORT

☐ OPPOSE

Comments:

Great plan, especially because the city does not
have enough hotels.

Signature

Lorinda Yates

Date

3/11/2024

Printed Name and Title

Lorinda Yates, Member

Address

P.O. Box 2868, Waxahachie, TX 75168

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(9)



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-30-2024



LOREN GRAY INVESTMENTS LLC
PO BOX 2868
WAXAHACHIE, TX 75168-8868

RECEIVED MAR 14 2024

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Case Number: ZDC-30-2024

City Reference: 172393

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☒ SUPPORT

☐ OPPOSE

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Signature

Date

Printed Name and Title

Address

Lorinda Yates, Member

3/11/2024
P.O. Box 2868, Waxahachie, TX 75168

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(9)



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-30-2024



GRAILY HOLDINGS LLC
PO Box 2868
Waxahachie, TX 75168-8868

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Case Number: ZDC-30-2024

City Reference: 172314

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Signature

Lorinda Yates, Member
Printed Name and Title

Date

3/11/2024
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Address

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(9)



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-30-2024



RECEIVED MAR 14 2024

GRAILY HOLDINGS LLC
PO Box 2868
Waxahachie, TX 75168-8868

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Case Number: ZDC-30-2024

City Reference: 172362

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☒ SUPPORT

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Comments:

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Signature

Lorinda Yates, Member
Printed Name and Title

Date

3/11/2024
P.O. Box 2868, Waxahachie, TX 75168
Address

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(9)



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-30-2024



LOREN GRAY INVESTMENTS LLC
PO BOX 2868
WAXAHACHIE, TX 75168-8868

RECEIVED MAR 14 2024

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Case Number: ZDC-30-2024

City Reference: 172384

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☒ SUPPORT

☐ OPPOSE

Comments:

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Signature

Lorinda Yates, Member
Printed Name and Title

Date

3/11/2024
P.O. Box 2868, Waxahachie, TX 75168
Address

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ORDINANCE NO.

AN ORDINANCE AUTHORIZING A SPECIFIC USE PERMIT (SUP) TO ALLOW A SHORT-TERM RENTAL USE WITHIN A SINGLE-FAMILY DWELLING 3 (SF-3) ZONING DISTRICT LOCATED AT 804 DUNAWAY STREET IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING 0.149 ACRES KNOWN AS PROPERTY ID 172305, 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 adopted a zoning ordinance and map showing the classification of the property located within the city limits of said City; 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-30-2024. 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 City Council having heard all arguments for and against said SUP;

NOW, THEREFORE, this property is rezoned from SF-3 to SF-3, with an SUP in order to allow a Short-Term Rental use on the following property: Property ID 172305, which is shown on the location map (Exhibit A), zoning map (Exhibit B), floorplan (Exhibit C), site plan (Exhibit D), and host rules (Exhibit E).

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 the Zoning Ordinance.

Specific Use Permit

FOR OPERATION OF A SPECIFIC USE PERMIT FOR A SHORT-TERM RENTAL USE IN THE SINGLE-FAMILY DWELLING-3 (SF-3) DISTRICT; the following standards and conditions are hereby established as part of this ordinance:

1. The subject property shall conform to the site plan approved by the City Council under case number ZDC-30-2024.
2. Development on the subject property shall adhere to the following exhibits approved by the City Council: Exhibit A - Location Map, Exhibit B - Zoning Map, Exhibit C - Floorplan, Exhibit D - Site Plan, Exhibit E - Host Rules.
3. The Applicant and/or STR Operator for the subject property shall be responsible for obtaining registration per the City's applicable rules and regulations governing such permits.
4. The Applicant and/or STR Operator for the subject property shall be responsible to pay hotel occupancy taxes as required per Section 3.27.e.7 of the City of Waxahachie Zoning Ordinance.
5. The subject property shall comply with the City of Waxahachie Municipal Code and Zoning Ordinance when any zoning, land use requirement, or restriction is not addressed or disclosed in Exhibits C, D, and E.
6. 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.
7. City Council shall have the right to review the Specific Use Permit at any point, necessary.

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, a new Specific Use Permit shall be required to reestablish the use.
3. This Specific Use Permit shall run with the owner and therefore shall not be transferred from owner to owner.
4. The owner and/or short-term rental operator shall renew registration on an annual basis of the amount in the Fee Schedule set forth by Ordinance 3415, or as amended.
5. The owner/short-term rental operator is subject to a maximum occupancy of eight (8) guests per stay.
6. The short-term rental operator is subject to provide a maximum of three (3) off-street parking spaces.
7. The short-term rental operator must adhere to all regulations stated in Section 3.27 of the City's Zoning Ordinance.

8. 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 1st day of April, 2024.

MAYOR

ATTEST:

City Secretary



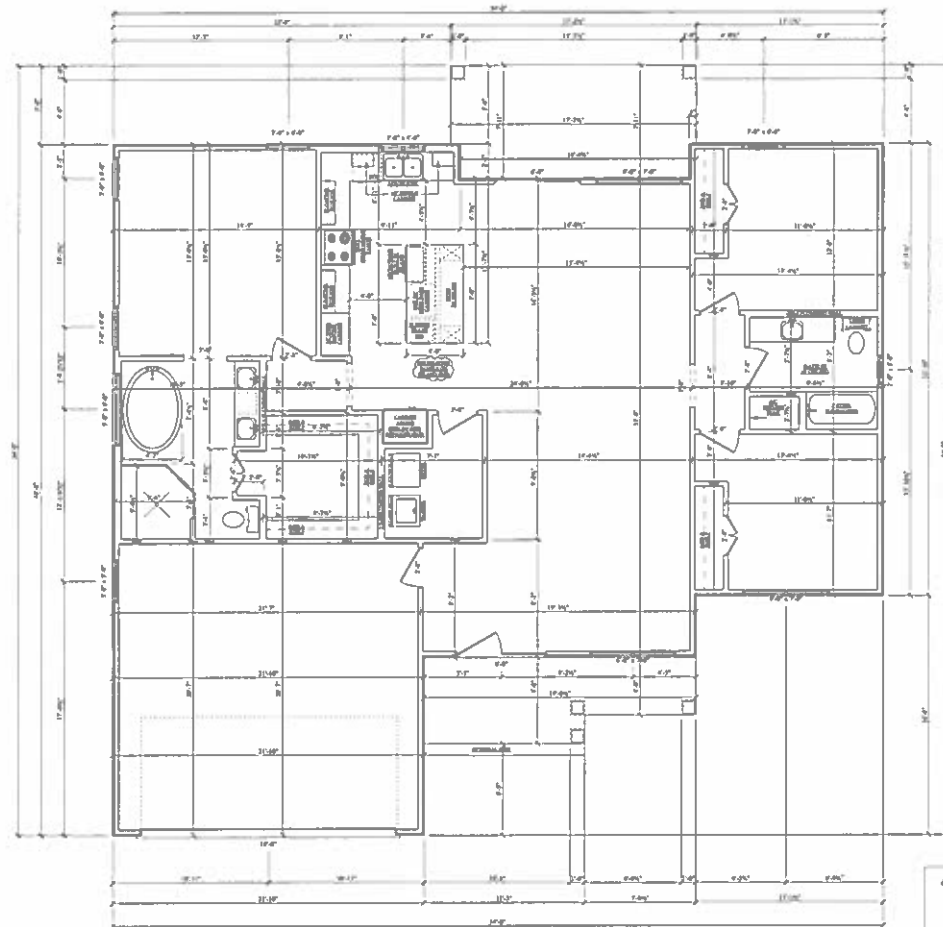


EXHIBIT C - FLOORPLAN

ALL INTERIOR
CEILINGS 10' FLAT.

ALL LIGHTS TO BE LED

ALL DOORS TO BE 8' TALL



PLAN COVERAGE, FUNDING AND LIABILITY

These photos are copyrighted and are subject to copyright protection as "Architectural Works" under section 106 of the Copyright Act, 17 USC § 106 as amended December 1980 and known as Architectural Works Copyright Protection Act of 1990. Reproduction of these floor plans or designs either in whole or in part, including any such analysis presentation of structural details thereof by any means without prior written permission is strictly prohibited. The presence of a "no longer available" message in a search engine may represent a false statement of fact. This banner message for a failed link was used from May 2004 until June 2005 for the purpose of identifying the design. The production methods had not limited to the overall form or style or the arrangement and composition of space and elements of the design. These photos are the property of Steelcase Design Studio LLC.

Students Design Table 1.1.1 assumes no liability for any damage experienced from this plan. It is the responsibility of the professor of the plan to perform the following before any construction starts:

- 1. Verify dimensions and all capacity of places for equipment
- 2. Verify all level, grade and site conditions before it is to be established
- 3. Verify all structural design, soil and foundation and soil test capacity and building design.
- 4. Post appropriate location only designating separate small materials and site and soil conditions

Least of all, it is a reminder to call in about grass seed for your dog's doghouse. *It's a reminder to call in about grass seed for your dog's doghouse.*

10/1/05

[illegible]

AREA CALCULATIONS

TOTAL LIVING 1682

2_CAR GARAGE_440

COVERED PORCH 99

COVERED PATIO_132

TOTAL UNDER ROOF 2,354

FLOOR PLAN
SCALE 1/4" = 1'

**FINAL
PRINTS**

**A NEW SINGLE FAMILY HOME
TO BE LOCATED @ 804 DUNAWAY ST.
WAXAHACHIE, TEXAS**



STRENGTH HOMES LLC
ADDRESS N/A

ADDRESS- N/A
WAXAHACHIE TX, 75165
PHONE # N/A

DATE: OCTOBER 4th, 2020

EXHIBIT D - SITE PLAN

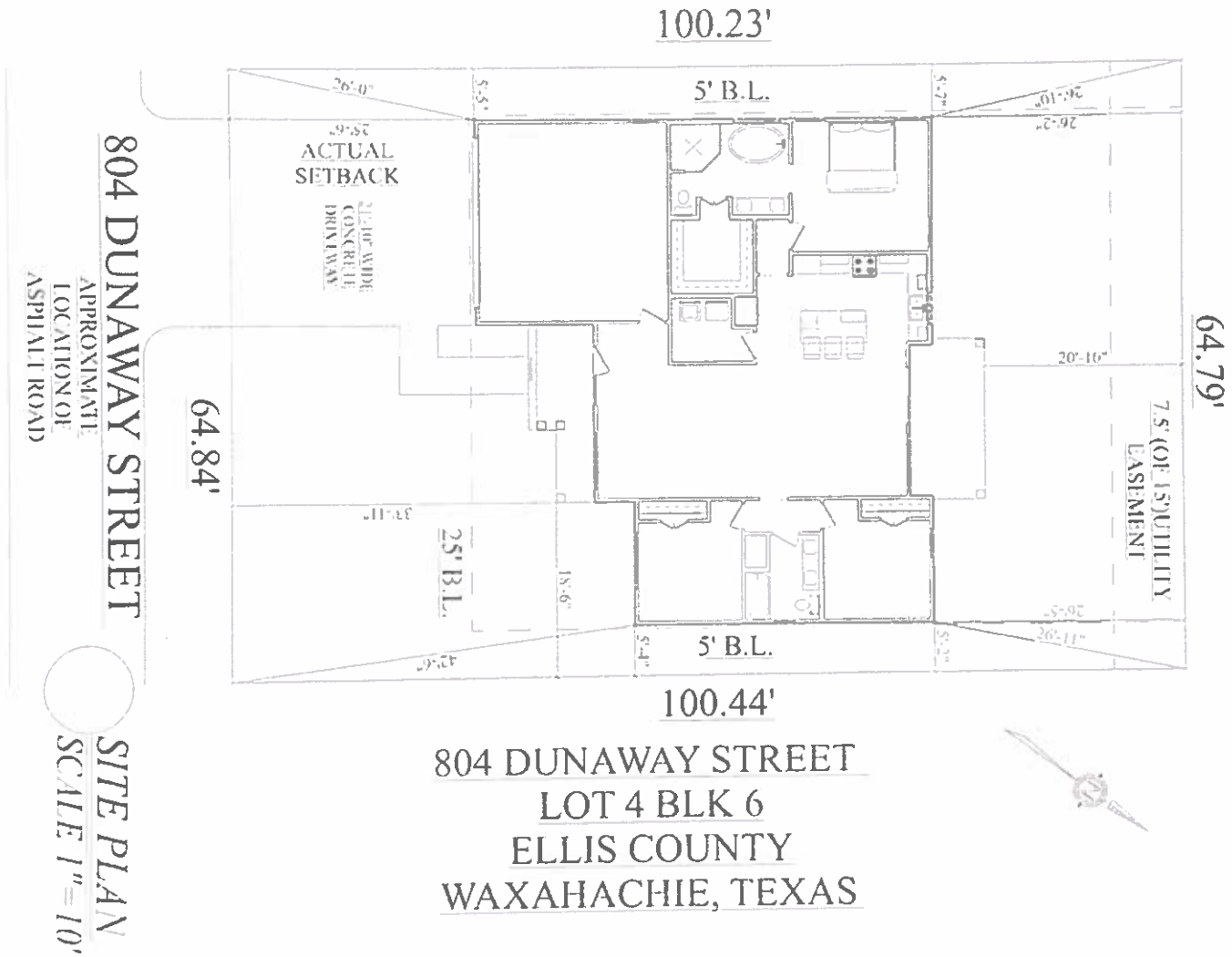


EXHIBIT E - HOST RULES

(10)

HOUSE POLICIES

The Gray Manor is provided to your for your enjoyment. We ask that you please be gentle and respect the house rules. Welcome to Waxahachie and we hope you enjoy our town.

- ABSOLUTELY NO SMOKING AND NO PETS.
- Please do not move furniture.
- No glitter or confetti.
- Do not attach decorations/signs, etc to walls, ceilings, decor, or furniture.
- Property damage or excessive cleaning needs will result in additional charges to guest.
- Please respect our neighbors. Reduce noise & turn off patio lights after 10pm & do not park in front of their properties.
- City mandated quiet hours are enforced from 10pm to 6am.
- NO OUTDOOR SPEAKERS AFTER 10PM PER CITY ORDINANCE.
- City fines may be assessed for violation of parking and noise ordinances. All violation fees will be passed on to the guest.
- Maximum occupancy 8 guests at all times. No parties with additional guests.

HOUSE POLICIES ARE STRICTLY ENFORCED.
VIOLATIONS MAY RESULT IN ADDITIONAL
CHARGES OR IMMEDIATE EVICTION WITHOUT
REFUND.

Planning & Zoning Department

Zoning Staff Report

Case: ZDC-34-2024



MEETING DATE(S)

Planning & Zoning Commission:

March 26, 2024

City Council:

April 1, 2024

CAPTION

Public Hearing on a request by Brad Yates, for a **Specific Use Permit (SUP)** for Short-Term Rental use within a Commercial (C) zoning district located at 404 West Jefferson Street (Property ID 170504) - Owner: Robin Bean (ZDC-34-2024)

ACTION SINCE INITIAL STAFF REPORT

At the Planning and Zoning Commission meeting held on March 26, 2024, the Commission voted 7-0 to recommend approval of case number ZDC-34-2024, subject to the conditions of the staff report.

RECOMMENDED MOTIONS

- "I move to deny ZDC-34-2024, a Specific Use Permit (SUP) for a Short-Term Rental use."
- "I move to approve ZDC-34-2024, a Specific Use Permit (SUP) for a Short-Term Rental use, subject to the conditions the staff report, authorizing the City Manager and/or Mayor to execute all documents accordingly."

APPLICANT REQUEST

The Applicant is requesting a specific use permit for a Short-Term Rental use at 404 West Jefferson Street.

CASE INFORMATION

Applicant: Robin Bean

Property Owner(s): Robin Bean

Site Acreage: 0.138 acres

Current Zoning: Commercial (C)

Requested Zoning: C with a Specific Use Permit (SUP) for a Short-Term Rental

SUBJECT PROPERTY

General Location: 404 West Jefferson Street

Parcel ID Number(s): 170504

Existing Use: Residential use

Development History: The subject property was platted as part of the Old Town of Waxahachie Addition

Adjoining Zoning & Uses:

Direction	Zoning	Current Use
North	C	Office use
East	C	Retail use
South	C	Place of assembly use
West	C	Residential use

Site Image:



PLANNING ANALYSIS

During the City Council meeting held on October 16, 2023, Councilmembers approved an ordinance to allow the use of a short-term rental in all zoning districts with an approved SUP with the exception of Central Area (CA) zoning district. All residential-use properties located within the Central Area (CA) zoning district are allowed to operate a short-term rental by right without seeking the approval of a SUP.

The Applicant is requesting a SUP for a short-term rental use located at 404 West Jefferson Street because it is located within the Commercial zoning district. The subject property consists of a primary structure of approximately 1,386 square feet with two (2) bedrooms and enough gravel drive to accommodate for the maximum parking spaces of two (2) vehicles, situated on an approximately 0.138 acres (6,000 square feet) lot. The applicant has been operating a short-term rental since approximately November 2023, and has not been paying hotel occupancy taxes. The applicant has satisfied all the requirements of Section 3.27 of the Zoning Ordinance. At the time of the publishing of this staff report, the City has received no complaints regarding any issues that are considered a nuisance.

During the planning analysis, staff inquired with the Waxahachie Police Department and discovered no nuisance-related calls had been made regarding the subject property and its current use in the past 12 months.

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 85 notices were mailed to property owners within 500 feet of the as required in Section 3.27 of the City's Zoning Ordinance. In addition, a notice was published in the Waxahachie Sun, and a sign was visibly posted at the property. When this staff report was published, thirteen (13) letters in support were received by staff, with five (5) letters inside the 200' buffer and the remainder outside the 200' buffer.

RECOMMENDATION

Based on the details provided in this Staff Report and the present status of the documents associated with the request, if considering approval:

Conditions:

1. The short-term rental operator shall complete the STR registration process with the City's vendor, and pay the annual and a renewal fee set by Ordinance No. 3415, or as amended.
2. The short-term rental operator shall register for a Hotel Occupancy Tax account with the City's vendor.
3. The short-term rental operator shall allow a maximum occupancy of six (6) guests per stay.
4. The short-term rental operator shall provide a maximum of two (2) off-street parking spaces.
5. The short-term rental operator shall adhere to all regulations stated in Section 3.27 of the City's Zoning Ordinance.

ATTACHED EXHIBITS

1. Property Owner Notification Responses
2. Operational Plan
3. SUP Ordinance
4. Location Map (Exhibit A)
5. Zoning Map (Exhibit B)
6. Floorplan (Exhibit C)
7. Site Plan (Exhibit D)
8. Host Rules (Exhibit E)

STAFF CONTACT INFORMATION*Prepared by:*

Oanh Vu
Senior Planner
oanh.vu@waxahachie.com

Reviewed by:

Jennifer Pruitt, AICP, LEED-AP, CNU-A
Senior Director of Planning
jennifer.pruitt@waxahachie.com

(11)



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-34-2024



AUTREY & HOWARD REAL ESTATE HOLDINGS LLC
200 S ELM
WAXAHACHIE, TX 75165-7868

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, March 26, 2024 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, April 1, 2024 at 7:00 p.m. in Meeting Rooms A & B at the Waxahachie Civic Center, 2000 Civic Center Ln, Waxahachie, Texas to consider the following:

Request by Robin Bean, for a **Specific Use Permit (SUP)** for a Short-Term Rental use within a Commercial (C) zoning district located at 404 West Jefferson Street (Property ID 170504) - Owner: Robin Bean (ZDC-34-2024) Staff: Oanh Vu

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.

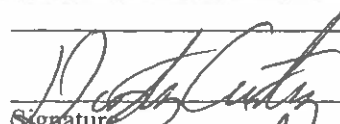
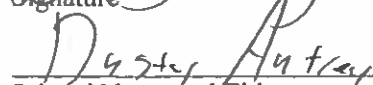
Case Number: ZDC-34-2024

City Reference: 170510

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on **March 20, 2024** 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, 408 South Rogers Street, Waxahachie, TX 75165.

Comments: ☒ **SUPPORT**

☐ **OPPOSE**


Signature

Printed Name and Title

3-8-24
Date
200 S Elm Wax TX 75165
Address

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.



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-34-2024



AUTREY DUSTY & GARY
200 S ELM ST
WAXAHACHIE, TX 75165-3606

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, March 26, 2024 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, April 1, 2024 at 7:00 p.m. in Meeting Rooms A & B at the Waxahachie Civic Center, 2000 Civic Center Ln, Waxahachie, Texas to consider the following:

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Case Number: ZDC-34-2024

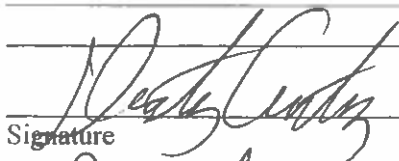
City Reference: 170512

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on **March 20, 2024** 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, 408 South Rogers Street, Waxahachie, TX 75165.

☒ SUPPORT

☐ OPPOSE

Comments:


Signature

Dusty Autrey-owner
Printed Name and Title

3-8-24
Date

200 S. Elm Max 75165
Address

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.



(11)

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-34-2024



AUTREY & HOWARD REAL ESTATE HOLDINGS LLC
200 S ELM ST
WAXAHACHIE, TX 75165-3606

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Case Number: ZDC-34-2024

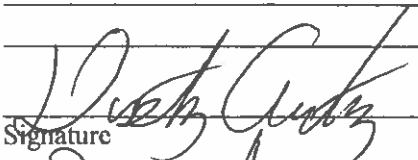
City Reference: 170514

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on **March 20, 2024** 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, 408 South Rogers Street, Waxahachie, TX 75165.

☒ **SUPPORT**

☐ **OPPOSE**

Comments:


Signature
Dysti Autrey - member
Printed Name and Title

3-8-24
Date
200 S Elm Wax TX 75165
Address

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.

(11)



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: **ZDC-34-2024**



ROOROJO2022 LLC
1000 Ballpark Way Ste 300
Arlington, TX 76011-5169

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, March 26, 2024 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, April 1, 2024 at 7:00 p.m. in Meeting Rooms A & B at the Waxahachie Civic Center, 2000 Civic Center Ln, Waxahachie, Texas to consider the following:

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Case Number: **ZDC-34-2024**

City Reference: 170492

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on **March 20, 2024** 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, 408 South Rogers Street, Waxahachie, TX 75165.

☒ **SUPPORT**

☐ **OPPOSE**

Comments:

Adams
Signature
Amber Adams, owner
Printed Name and Title

3/11/24
Date
301 S Rogers
Address

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

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

1
(11)
Date: 2/7/2021

To Whom It May Concern,

As a local resident near 404 W. Jefferson St., Waxahachie, TX 75165, I am in support of BJ and Robin Bean having a Short-Term Rental (STR)/Airbnb property.

Name: BOBBY L. GIBSON / Marilyn Gibson
Address: 232 S. MONROE
City/State/Zip: WAXAHACHIE, TX, 75165

To whom it may concern,

I am writing this letter in full support of the Airbnb at 404 West Jefferson St., Waxahachie, TX. I truly believe that Airbnb/short term rentals can enrich the community and puts money back into our local economy. Robin and BJ Bean, who are the owners of this Airbnb have spent a lot of money, making that property look extremely nice.

Thank you,

Tammy Settlemyer
The Vacuum Shop
400 W Jefferson St
Waxahachie, Texas 75165

(11)



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-34-2024



RECEIVED MAR 2 2024

SETTLEMYER TAMMY
400 W JEFFERSON
WAXAHACHIE, TX 75165-3602

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, March 26, 2024 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, April 1, 2024 at 7:00 p.m. in Meeting Rooms A & B at the Waxahachie Civic Center, 2000 Civic Center Ln, Waxahachie, Texas to consider the following:

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Case Number: ZDC-34-2024

City Reference: 170505

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on **March 20, 2024** 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, 408 South Rogers Street, Waxahachie, TX 75165.

☒ SUPPORT

☐ OPPOSE

Comments:

Tammy Settlemyer
Signature

Tammy Settlemyer
Printed Name and Title

3/8/24
Date

400 W Jefferson
Address

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.

To whom it may concern,

We the owners of 408 W Jefferson (Ryan & Marrla Neighbor) support the use of the STR at 404 W Jefferson St

A stylized, cursive handwritten signature, likely belonging to Ryan Neighbor, written in black ink.A handwritten signature in cursive script, likely belonging to Marrla Neighbor, written in black ink. The signature is written on two lines.

(11)

(11)

Date: 2/6/2024

To Whom It May Concern,

As a local resident near 404 W. Jefferson St., Waxahachie, TX 75165, I am in support of BJ and Robin Bean having a Short-Term Rental (STR)/Airbnb property.

Name: MIKE JONES

Address: 413 W. JEFFERSON ST

City/State/Zip: WAXAHACHIE, TX 75165

(11)

Date: 2/6/24

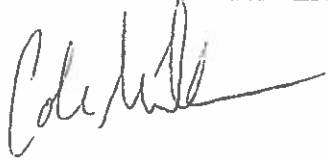
To Whom It May Concern,

As a local resident near 404 W. Jefferson St., Waxahachie, TX 75165, I am in support of BJ and Robin Bean having a Short-Term Rental (STR)/Airbnb property.

Name: Cole Miller

Address: 414 W Jefferson St.

City/State/Zip: Waxahachie, Tx, 75165



(11)



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: **ZDC-34-2024**



**BEG PARTNERS LLC
431 SOUTH RING ROAD
WAXAHACHIE, TX 75165**

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, March 26, 2024 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, April 1, 2024 at 7:00 p.m. in Meeting Rooms A & B at the Waxahachie Civic Center, 2000 Civic Center Ln, Waxahachie, Texas to consider the following:

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Case Number: **ZDC-34-2024**

City Reference: 170462

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on **March 20, 2024** 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, 408 South Rogers Street, Waxahachie, TX 75165.

☒ SUPPORT

☐ OPPOSE

Comments:

PROPERTY OWNERS IN AREAS ZONED "C" COMMERCIAL SHOULD HAVE
RIGHT TO HAVE A STR


Signature

Erik Banham
Printed Name and Title

3/12/24
Date

104 S Rogers
Address

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.

(117)



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-34-2024



RECEIVED MAR 14 2024

LOREN GRAY INVESTMENTS LLC
PO BOX 2868
WAXAHACHIE, TX 75168-8868

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, March 26, 2024 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, April 1, 2024 at 7:00 p.m. in Meeting Rooms A & B at the Waxahachie Civic Center, 2000 Civic Center Ln, Waxahachie, Texas to consider the following:

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Case Number: ZDC-34-2024

City Reference: 171063

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on **March 20, 2024** 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, 408 South Rogers Street, Waxahachie, TX 75165.

☒ SUPPORT

☐ OPPOSE

Comments:

Great plan, especially because the city does not have enough hotels.

Signature

Lorinda Yates, member
Printed Name and Title

Date

3/11/2024
P.O. Box 2868, Waxahachie, TX 75168
Address

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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.

(11)



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-34-2024



ROUND HEAD PROPERTIES LLC
P O BOX 183
MIDLOTHIAN, TX 76065

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, March 26, 2024 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, April 1, 2024 at 7:00 p.m. in Meeting Rooms A & B at the Waxahachie Civic Center, 2000 Civic Center Ln, Waxahachie, Texas to consider the following:

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Case Number: ZDC-34-2024

City Reference: 171039

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☒ SUPPORT

☐ OPPOSE

Comments:

Full support so long as its a 2 day minimum.
Generally prevents the 1 night party

Signature

Jennifer Kinsey, ofc Mgr

Printed Name and Title

Date

3/17/24

Address

410 W Franklin
Franklin Manor

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.

OPERATIONAL PLAN

(11)

February 7, 2024

Subject: Preserving Waxahachie's History: A Story of Homeownership and Community Impact

Dear City of Waxahachie and City Council,

I hope this email finds you well. I wanted to take a moment to share with you the significance of our rental house on Jefferson St. and how it has become an integral part of not only our family's history but also the fabric of the Waxahachie community.

In the late 1980s, my late father had the foresight to invest in three properties on Jefferson St. One of these properties became our cherished family home, where we built memories and raised our children. Following my father's passing in 2019, we made the decision to keep his legacy alive by acquiring two of the three properties, thus ensuring that they remain within the family.

Recognizing the potential of the smaller of the two homes, we embarked on a journey of renovation, guided by our unwavering commitment to preserving its original charm. Built in 1910, both homes required extensive upkeep and modernization. After careful consideration, my husband and I decided to transform one of the homes into a short-term rental through Airbnb, a decision fueled by our desire to secure additional retirement income.

Since opening our Airbnb, we have welcomed numerous guests from far and wide, each of whom has enriched our lives with their unique stories and experiences. More importantly, our Airbnb has played a vital role in making Waxahachie a more accessible and vibrant destination for travelers. Many of our guests have expressed gratitude for the opportunity to experience the town's historic charm, which they might have otherwise missed if not for our Airbnb.

Moreover, by choosing to operate our Airbnb in downtown Waxahachie, we are proud to contribute to the local economy by supporting small businesses in the area. From boutique shops to quaint restaurants, our guests have the opportunity to immerse themselves in the small-town atmosphere that makes Waxahachie truly special.

In essence, our rental house on Jefferson St. represents more than just a property—it embodies a legacy of homeownership, community engagement, and historic preservation. As stewards of this cherished home, we remain committed to sharing its timeless charm with guests from near and far.

Thank you for taking the time to read about our journey. We are grateful for the opportunity to make a positive impact on the Waxahachie community and look forward to continuing this journey together.

Warm regards,
Robin Bean

(12)

ORDINANCE NO.

AN ORDINANCE AUTHORIZING A SPECIFIC USE PERMIT (SUP) TO ALLOW A SHORT-TERM RENTAL USE WITHIN A COMMERCIAL (C) ZONING DISTRICT LOCATED AT 404 WEST JEFFERSON STREET IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING 0.138 ACRES KNOWN AS PROPERTY ID 170504, 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 adopted a zoning ordinance and map showing the classification of the property located within the city limits of said City; 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-34-2024. 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 City Council having heard all arguments for and against said SUP;

NOW, THEREFORE, this property is rezoned from C to C, with an SUP in order to allow a Short-Term Rental use on the following property: Property ID 172305, which is shown on the location map (Exhibit A), zoning map (Exhibit B), floorplan (Exhibit C), site plan (Exhibit D), and host rules (Exhibit E).

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 the Zoning Ordinance.

Specific Use Permit

FOR OPERATION OF A SPECIFIC USE PERMIT FOR A SHORT-TERM RENTAL USE IN THE COMMERCIAL (C) DISTRICT; the following standards and conditions are hereby established as part of this ordinance:

1. The subject property shall conform to the site plan approved by the City Council under case number ZDC-34-2024.
2. Development on the subject property shall adhere to the following exhibits approved by the City Council: Exhibit A - Location Map, Exhibit B - Zoning Map, Exhibit C - Floorplan, Exhibit D - Site Plan, Exhibit E - Host Rules.
3. The Applicant and/or STR Operator for the subject property shall be responsible for obtaining registration per the City's applicable rules and regulations governing such permits.
4. The Applicant and/or STR Operator for the subject property shall be responsible to pay hotel occupancy taxes as required per Section 3.27.e.7 of the City of Waxahachie Zoning Ordinance.
5. The subject property shall comply with the City of Waxahachie Municipal Code and Zoning Ordinance when any zoning, land use requirement, or restriction is not addressed or disclosed in Exhibits C, D, and E.
6. 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.
7. City Council shall have the right to review the Specific Use Permit at any point, necessary.

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, a new Specific Use Permit shall be required to reestablish the use.
3. This Specific Use Permit shall run with the owner and therefore shall not be transferred from owner to owner.
4. The owner and/or short-term rental operator shall renew registration on an annual basis of the amount in the Fee Schedule set forth by Ordinance 3415, or as amended.
5. The owner/short-term rental operator is subject to a maximum occupancy of six (6) guests per stay.
6. The short-term rental operator is subject to provide a maximum of two (2) off-street parking spaces.
7. The short-term rental operator must adhere to all regulations stated in Section 3.27 of the City's Zoning Ordinance.

(12)

8. 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 1st day of April, 2024.

MAYOR

ATTEST:

City Secretary

EXHIBIT A - LOCATION MAP



(127)

EXHIBIT B - ZONING MAP

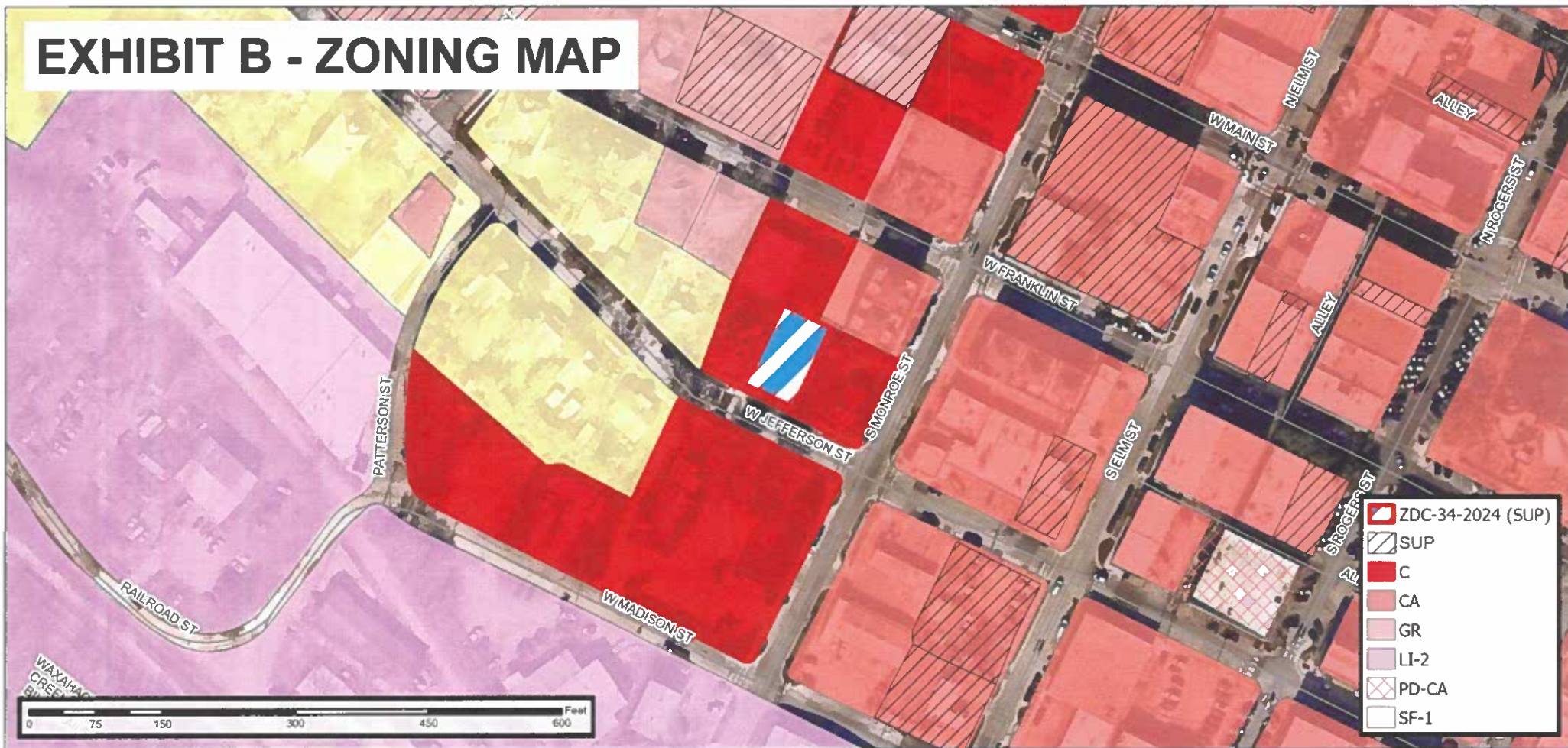
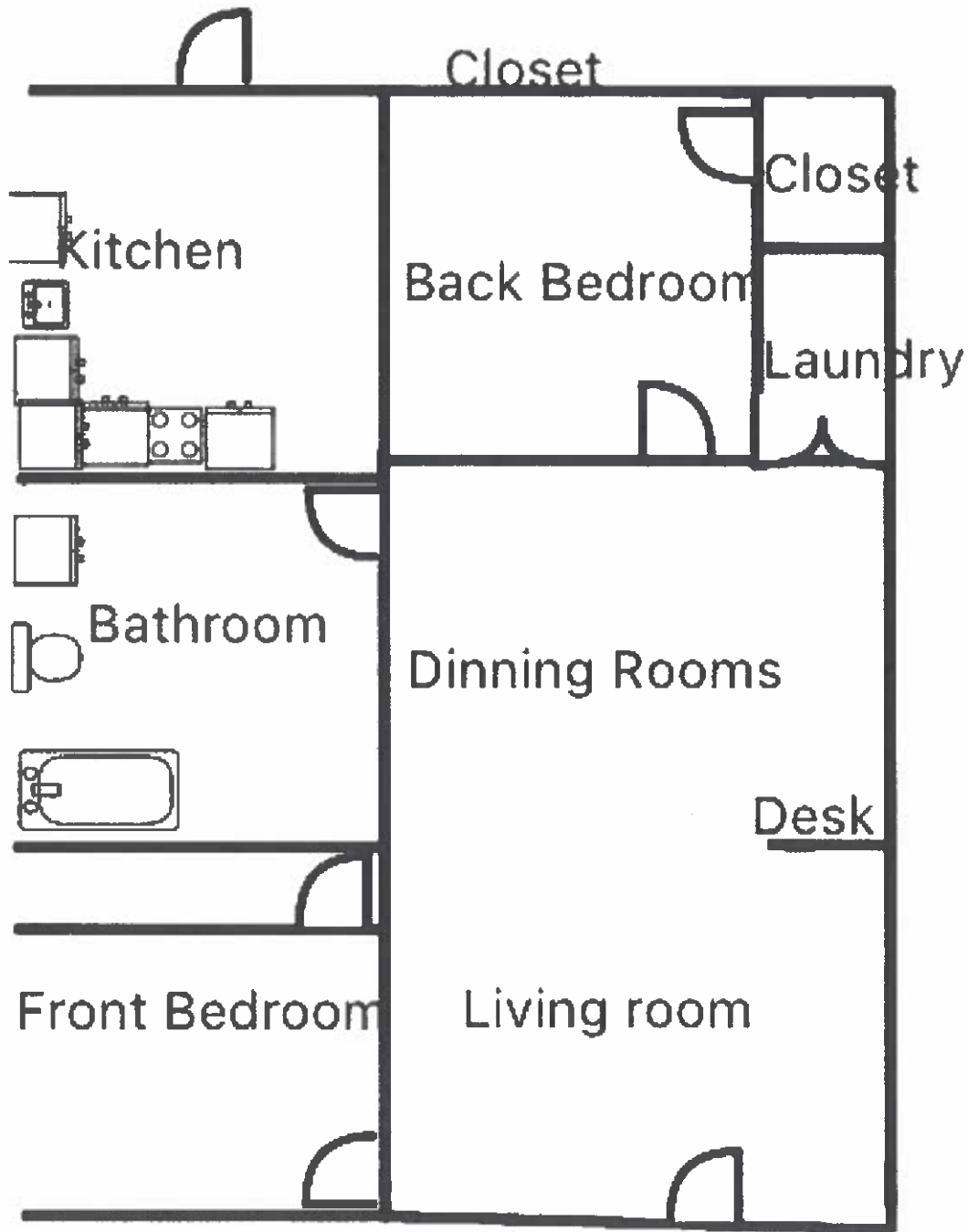


EXHIBIT C - FLOORPLAN

(12)



If approved, please be sure to see Waxahachie STR Inspection checklist including, Section 3.27(k)(iii) Waxahachie STR Ordinance Security features. Each short-term rental registrant shall provide functional security cameras that monitor and record, at a minimum, the primary entrances and exits of the premises. -A. Warren

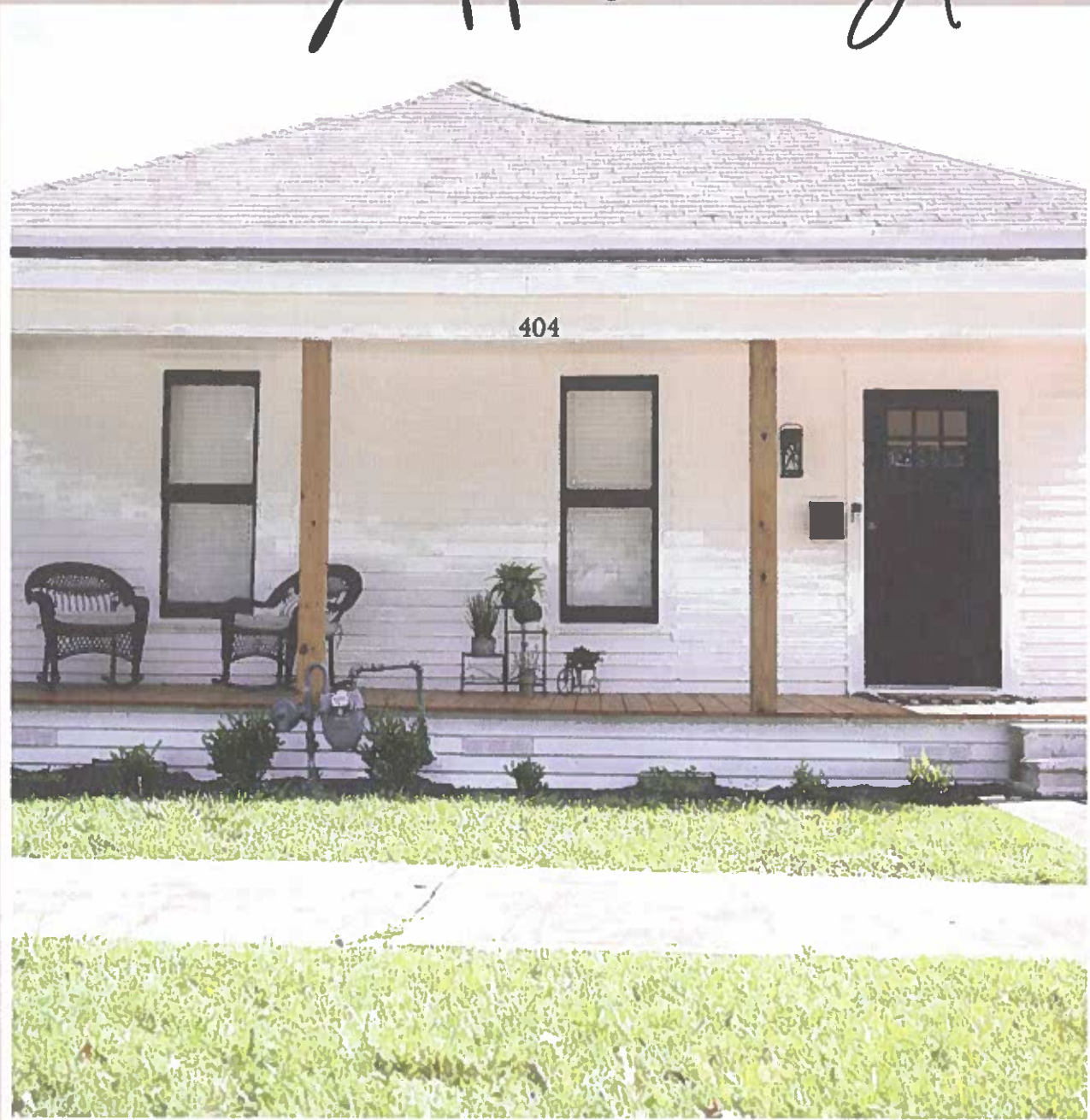
EXHIBIT D - AERIAL SITE PLAN

NTS



THE COTTAGE

on Jefferson St



A RELAXING ESCAPE IN WAXAHACHIE, TX

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W E L C O M E

to the cottage

SAY "HELLO!" TO YOUR HOME
AWAY FROM HOME!

SIT BACK, RELAX, AND LEAVE
YOUR WORRIES AT THE DOOR.

WE HOPE YOU ENJOY YOUR
STAY!

MEET

your hosts



HELLO! WE'RE THE BEANS!
WELCOME TO OUR HOME!
WE HOPE WE HAVE
EVERYTHING YOU NEED TO
HAVE AN ENJOYABLE TIME!
WE'RE SO GLAD YOU'RE
HERE!

B. I & Robin

IF THERE'S ANYTHING WE CAN HELP WITH,
PLEASE DON'T HESITATE TO CONTACT US!

PHONE NUMBER:

214-949-7550

EMAIL ADDRESS:

ROBINBEAN68@YAHOO.COM

Enjoy your stay



About

LOCATED JUST A FEW SHORT BLOCKS FROM WAXAHACHIE'S HISTORICAL COURTHOUSE. YOU WILL FIND MANY ANTIQUE STORES, SPECIALTY BOUTIQUES, AND CHARMING RESTAURANTS WITHIN WALKING DISTANCE.

FEATURES:

- TWO BEDROOMS (2 QUEEN BEDS)
- ONE BATHROOM
- FRONT PORCH

CHECK-IN



CHECK-IN TIME IS 3 PM



DOOR KEYPAD CODE WILL BE
EMAILED TO YOU





CHECKOUT
IS AT
11 AM.



- ✓ PLEASE LEAVE HOUSE AS FOUND, NICE AND TIDY.
- ✓ PLEASE TAKE OUT THE TRASH & DISPOSE OF FOOD IN FRIDGE.
- ✓ PLEASE PUT DISHES IN DISHWASHER & START.
- ✓ PLEASE LEAVE TOWELS AND LINENS IN THE BINS PROVIDED INSIDE THE LAUNDRY CLOSET.
- ✓ TURN OFF LIGHTS & SET THERMOSTAT TO 74° F.
- ✓ LOCK AND CLOSE DOORS.

CHECK-OUT



THE house

EMERGENCY

information



HOSPITAL

Baylor Scott and White
2400 N I-35 E Road
Waxahachie, Tx
469-843-4000



POLICE

Waxahachie Police Department
630 Harley St
Waxahachie, Tx
469-309-4400



URGENT CARE

MedExpress Urgent Care
1305 N Hwy 77
Waxahachie, Tx
972-937-1203



FIRE DEPARTMENT

Waxahachie Fire Station 1
407 Water St
Waxahachie, Tx
972-937-8364



PHARMACY

Walgreens
201 Ferris Ave
Waxahachie, Tx
972-923-3227



FIRE EXTINGUISHERS

Under the kitchen sink.



DENTIST

Waxahachie Family Dentistry
125 Park Pl Blvd
Waxahachie, Tx
972-885-3335



MECHANIC

Frisbee Automotive Repair
308 W Madison St
Waxahachie, Tx
972-937-4161

IN CASE OF EMERGENCY ALWAYS CALL 911

HOUSE

Rules

1 NO SMOKING INSIDE.

2 NO PETS ALLOWED.

3 NO PARTIES PLEASE.

TRASH DAY IS MONDAY. TRASH
4 SHOULD BE PUT OUT SUNDAY
EVENING.

5 QUIET HOUR STARTS AT 10 PM.

6 OCCUPANCY: (6)

AMENITIES



KITCHEN

- TEA
- COFFEE
- TRASH BAGS
- CLEANING SUPPLIES
- HAND SOAP
- PAPER TOWELS

BATHROOM

- TOILET PAPER
- SOAP
- SHAMPOO
- TOWELS

BEDROOMS

- BED LINENS
- EXTRA BLANKETS
- EXTRA PILLOWS

LIVING SPACE

- AIR CONDITIONING
- WIFI
- CABLE
- NETFLIX
- SMART TV
- BOARD GAMES

PARENTS

- PACK N' PLAY
- OUTLET COVERS
- KIDS DINNERWARE

THE *Wifi*

NETWORK: Jefferson Street Cottage

PASSWORD: marbletheory986



Kitchen

- PLEASE PLACE ALL GARBAGE IN THE PROPER WASTE BINS THAT HAVE BEEN PROVIDED FOR YOU.
- EXTRA TRASH BAGS ARE LOCATED UNDER THE KITCHEN SINK.
- PLEASE WIPE OFF AND RINSE ALL DISHES BEFORE PLACING IN THE DISHWASHER.
- DISHWASHER TABLETS HAVE BEEN PROVIDED FOR YOU AND ARE LOCATED UNDER THE KITCHEN SINK.
- KITCHEN TOWELS AND WASH CLOTHS ARE LOCATED IN THE DRAWER ON THE LEFT SIDE OF THE STOVE.
- PLEASE PLACE ALL DIRTY TOWELS IN THE BIN PROVIDED IN THE LAUNDRY CLOSET.
- TEA, COFFEE, PLATES, UTENSILS, AND ALL THE BASICS ARE PROVIDED FOR YOUR ENJOYMENT.



AROUND *Town*

TAKE ONLY

Memories

LEAVE ONLY

FOOTPRINTS

Groceries

FOOD STORE 1

Aldi
401 N US Highway 77
Waxahachie, TX
855-955-2534

FOOD STORE 2

Foodland Markets
610 Ferris Ave
Waxahachie, TX
972-937-1481

FARMER'S MARKET

Downtown Waxahachie
Farmer's Market
701 Howard Rd
Waxahachie, TX
469-309-4111

GROCERY SUPERSTORE

H-E-B
800 Hwy 77
Waxahachie, Tx
972-923-2283

CONVENIENCE STORE

Star Mart
100 S Elm St
Waxahachie, TX
972-937-8171



A person is captured mid-jump, falling into the ocean. Their arms are outstretched, and their legs are bent. The water is a deep blue, and the sky is a pale, hazy blue. The person is wearing light-colored swim trunks. The overall mood is one of freedom and joy.

ATTRACTIONS

Activities

WE TRAVEL

Not to escape

LIFE

BUT FOR LIFE

Not to escape

US

THINGS to do



BOATING/FISHING

BOAT DOCK PARK
111 LAKESHORE DR
WAXAHACHIE, TX 75165



WWW.DALLASZOO.COM
469-554-7500

ZOO

650 S R.L. THORNTON FWY
DALLAS, TX 75203

WWW.HOTWORX.NET
972-923-9679

YOGA

1700 N HIGHWAY 77 # 198
WAXAHACHIE, TX 75165



WWW.DWAZOO.COM
214-720-2224

AQUARIUM

1801 N GRIFFIN ST
DALLAS, TX 75202



FUN FACT OR FAVORITE
THING TO DO

-Name here

THINGS to do



WAXAHACHIE.COM
469-309-4270

HIKING

WAXAHACHIE CREEK HIKE AND BIKE
TRAIL



THETXTHEATER.COM
972-938-1390

THEATER

THE TEXAS THEATER
110 W MAIN ST
WAXAHACHIE, TX 75165



SIXFLAGS.COM
817-640-8900

AMUSEMENT PARK

SIX FLAGS OVER TEXAS ARLINGTON



EVO.CO/MOVIES
469-517-0394

MOVIES

EVO ENTERTAINMENT
108 BROADHEAD RD
WAXAHACHIE, TX 75165



BIGTEX.COM
469-945-3247

FAIR

STATE FAIR OF TEXAS
925 S HASKELL
DALLAS, TX 75223



K1SPEED.COM
817-500-5095

GO-KARTS

K1 INDOOR KARTING ARLINGTON
1801 E LAMAR BLVD
ARLINGTON, TX 76006



HFALLS.COM/MANSFIELD
817-853-0050

WATER PARK



HAWAIIAN FALLS MANSFIELD
490 HERITAGE PKWY
MANSFIELD, TX 76063



TRINITYTREETOPS.COM
214-391-1000

ZIP LINE

TRINITY FOREST ADVENTURE PARK @ THE
SOUTHERN CROSS
1820 DOWDY FERRY RD
DALLAS, TX 75217



ASPLASHOFFUN.COM
972-576-8448

JET SKI

A SPLASH OF FUN JET SKI RENTAL
307 TX-342
RED OAK, TX 75154



469-309-4000

DOG PARK

WAGS-A-HACHIE DOG PARK
701 HOWARD RD
WAXAHACHIE, TX 75165

and See

FOR THE KIDS

GETZENDANER PARK

400 SOUTH GRAND AVENUE
WAXAHACHIE, TX

THIS PARK OFFERS THREE
PLAYGROUNDS, TWO
RESTROOMS, AND THREE
PAVILIONS. ALSO SERVES AS
ENTRANCE TO TRAIL SYSTEM.



CHAPMAN PARK

500 CLARK LANE
WAXAHACHIE, TX

THIS PARK PROVIDES A WALKING
PATH WITH A CONNECTION TO
LITTLE CREEK TRAIL AND A
SPACESHIP THEMED
PLAYGROUND.



GEORGE BROWN PLAZA

209 N. JACKSON STREET
WAXAHACHIE, TX
THIS PARK PROVIDES SHADED
PICNIC TABLES AND A NEW
SPLASH PAD



FOR THE TEENS

LEE PENN PARK

402 GETZENDANER
WAXAHACHIE, TX
PARK INCLUDES UPDATED
PLAYGROUND, COVERED
BASKETBALL COURT, PICNIC
AREAS, AND A PUBLIC POOL



LAKEVIEW CAMP AND RETREAT CENTER

5128 FM 66
WAXAHACHIE, TX
LAKEVIEWCAMP.NET



THE ARCADE, LLC

100 N COLLEGE ST B101,
WAXAHACHIE, TX
WWW.THEARCADETX.COM





FOOD

Diary

"LAUGHTER IS
Brightest
IN THE PLACE
WHERE FOOD
is good"

Restaurant GUIDE

	PHONE	CUISINE	DISHES SERVED	LIQUER SERVED?	IS THERE TAKEOUT?	KIDS MENU?
THE DOVE'S NEST	972-938-3683	AMERICAN	L	NO	YES	NO
EL MEXICANO GRILL	972-937-1191	MEXICAN	L, D	NO	YES	NO
TWO AMIGOS	972-923-3305	MEXICAN	B, L, D	NO	YES	YES
APPLEBEE'S GRILL/BAR	972-937-9422	AMERICAN	B, L, D	NO	YES	YES
WAFFLE HOUSE	972-923-1045	AMERICAN	B, L, D	NO	YES	YES
CHILI'S GRILL & BAR	972-937-4005	AMERICAN	L, D	NO	YES	YES
JOHNNY CARINO'S	972-923-2631	ITALIAN	L, D	YES	YES	YES
LOGAN'S ROADHOUSE	972-937-4511	AMERICAN	L, D	NO	YES	YES
IHOP	972-937-0272	AMERICAN	B, L, D	NO	YES	YES
BUFFALO WILD WINGS	972-937-8936	AMERICAN	L, D	NO	YES	YES
CAMPUZANO'S	972-938-0047	MEXICAN	L, D	YES	YES	YES
EL FENIX	469-517-0370	MEXICAN	L, D	NO	YES	YES
WALL CHINESE CAFE	972-937-2833	CHINESE	L, D	NO	YES	NO
RAISING CANE'S	972-923-0311	AMERICAN	B, L, D	NO	YES	YES
CICI'S PIZZA	972-937-1222	PIZZA	L, D	NO	YES	YES
CHIPOTLE	972-937-0011	MEXICAN	L, D	NO	YES	YES
PANERA BREAD	469-383-7290	AMERICAN	B, L, D	NO	YES	YES
MCDONALD'S	972-937-0844	AMERICAN	B, L, D	NO	YES	YES
DAIRY QUEEN	972-937-1690	AMERICAN	L, D	NO	YES	YES
OSUBA	972-937-6666	JAPANESE	L, D	NO	YES	NO
BRANDED BURGER	214-463-5841	AMERICAN	L, D	YES	YES	YES
FISH CITY GRILL	469-820-9848	AMERICAN	L, D	NO	YES	YES
TOMATOES	972-937-7931	MEXICAN ITALIAN	L, D	NO	YES	YES
OMAR'S TACO & BAR	972-259-8226	MEXICAN	B, L, D	YES	YES	YES
PANZA'S TAPPING ITALY	214-869-1269	ITALIAN	D	NO	YES	NO
PRIME 115	214-903-7514	AMERICAN	L, D	YES	YES	NO
DONA JACKY	469-299-8010	MEXICAN	B, L, D	NO	YES	NO
EL ENCANTO	817-454-9288	MEXICAN	L, D	NO	YES	NO

COFFEE *Shops*

WHITE RHINO

214-903-7082

414 W MAIN ST
WAXAHACHIE, TX
7AM- 7PM



FRESH MARKET COFFEE

469-570-5446

501 S ROGERS ST
WAXAHACHIE, TX
7AM- 8PM

VITA COFFEE HOUSE

9972-921-6890

210 N MONROE ST
WAXAHACHIE, TX
SUNDAY- CLOSED
MONDAY THRU FRIDAY: 8AM- 6PM
SATURDAY: 9AM- 3PM

BREAKFAST *spots*

CELEBRITY CAFE AND BAKERY

469-550-0461

115 E FRANKLIN ST

WAXAHACHIE, TX

MONDAY: CLOSED

TUESDAY- SUNDAY: 7:30AM- 2:30PM



BUTTER AND GRACE

214-980-1679

1585 N HWY 77

WAXAHACHIE, TX

MONDAY- SATURDAY: 6AM- 3PM

SUNDAY: 7AM- 3PM

DELI & Sandwiches

FARM LUCK

2149038021

109 W FRANKLIN ST

UNIT 119

WAXAHACHIE, TX

MONDAY- SATURDAY: 11AM- 9PM

SUNDAY: 11AM- 3PM



MCALISTERS

972-923-1106

1620 N US HIGHWAY 77

WAXAHACHIE, TX

10AM- 10PM

FIREHOUSE SUBS

214-903-7686

1400 N US HIGHWAY 77

UNIT 400

WAXAHACHIE, TX

10AM-9PM

FAST *food*

SONIC DRIVE-IN

972-937-6121

1104 FERRIS AVE
WAXAHACHIE, TX
MONDAY-THURSDAY: 7AM-10PM
FRIDAY: 7AM-11PM
SATURDAY 8AM-11PM
SUNDAY: 8AM-10PM



WHATABURGER

972-938-8707
604 N HWY 77
WAXAHACHIE, TX

OPEN 24 HOURS

CHICK-FIL-A

972-937-1504
996 US-287
WAXAHACHIE, TX
MONDAY- SATURDAY: 6AM-10PM
SUNDAY: CLOSED

PIZZA

& more

MOD PIZZA

4693095310

1400 N US HIGHWAY 77

WAXAHACHIE, TX

SUNDAY-WEDNESDAY: 10:30AM-10PM

THURSDAY-SATURDAY: 10:30AM-11PM



TUSCAN SLICE

972-937-6770

401 N WHY 77

#15

WAXAHACHIE, TX



MARCO'S PIZZA

9729372771

1107 FERRIS AVE

WAXAHACHIE, TX

SUNDAY-THURSDAY: 11AM-11PM

FRIDAY-SATURDAY: 11AM-12AM

BAR & Grill

COLLEGE STREET PUB

972-938-2062

210 N COLLEGE ST
WAXAHACHIE, TX
MONDAY-THURSDAY: 11AM-10PM
FRIDAY-SATURDAY: 11AM-11PM
SUNDAY: CLOSED



BIG AL'S DOWN THE HATCH

214-980-1120

200 S ROGERS ST
WAXAHACHIE, TX
MONDAY-THURSDAY: 11AM-11PM
FRIDAY: 11AM-12AM
SATURDAY: 10AM-12AM
SUNDAY: 10AM-11PM

SCOREZ SPORTS GRILL

469-550-2012

507 N HWY 77
#812
WAXAHACHIE, TX
SUNDAY-FRIDAY: 4PM-12AM
SATURDAY: 4PM-1AM

INTERNATIONAL *Cuisine*

OHANA

972-937-8818

1101 WEST HIGHWAY 287 BYP
WAXAHACHIE, TX
SUNDAY-THURSDAY: 11AM-9PM
FRIDAY: 11AM-10PM
SATURDAY: 12PM-10PM



HIBACHIO

214-903-8048

503N HWY 77
WAXAHACHIE, TX
SUNDAY-THURSDAY: 11AM-9PM
FRIDAY-SATURDAY: 11AM-9:30PM

CANCUN'S

972-351-0053

2000 CORPORATE PARKWAY
WAXAHACHIE, TX
SUNDAY-THURSDAY: 7AM-9PM
FRIDAY-SATURDAY: 7AM-10PM



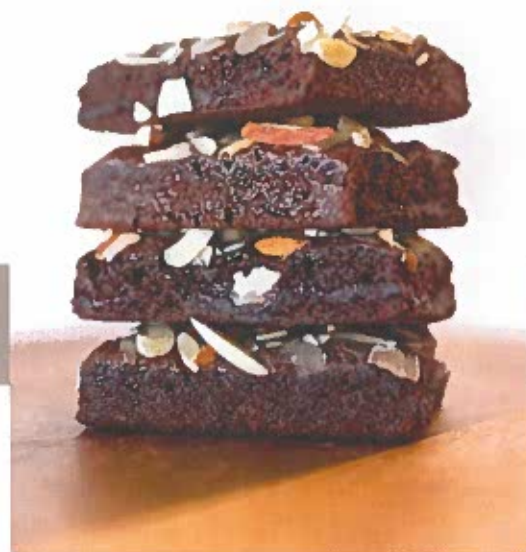
DESSERT

& ice cream

THE DESSERT SPOT

214-463-5944

100 N COLLEGE ST #103
WAXAHACHIE, TX



MARBLE SLAB CREAMERY

972-937-9600

1440 N HWY 77 STE 8
WAXAHACHIE, TX

SUNDAY-THURSDAY: 12:30PM-9PM

FRIDAY-SATURDAY: 12:30PM-10PM

BITTERSWEET BAKERY

972-937-2253

204 S ELM ST
WAXAHACHIE, TX

TUESDAY-FRIDAY: 11AM-6PM

SATURDAY: 11AM-3PM

SUNDAY-MONDAY: CLOSED



BARS & Wineries

CORK HOUSE WINERY

972-921-1069

213 E MAIN ST
WAXAHACHIE, TX
THURSDAY: 5PM-9PM
FRIDAY: 4PM-11PM
SATURDAY: 3PM-11PM



SOUTHERN ROOTS BREWING CO

214-980-1056

421 S COLLEGE ST
WAXAHACHIE, TX
MONDAY-THURSDAY: 11:30AM-10PM
FRIDAY-SATURDAY: 11:30AM-11PM
SUNDAY: 11:30AM-8PM



CORK & KEG

214-980-1191

106 N COLLEGE ST
WAXAHACHIE, TX



HEALTH

Beauty

TAKE TIME TO

Relax

REJUVENATE

BREATHE

Refresh

ENJOY

NOURISH

Renew

FITNESS *Centers*



GOLD'S GYM

505 N HWY 77 SUITE 616,
WAXAHACHIE, TX
972-268-7828
GOLDSGYM.COM

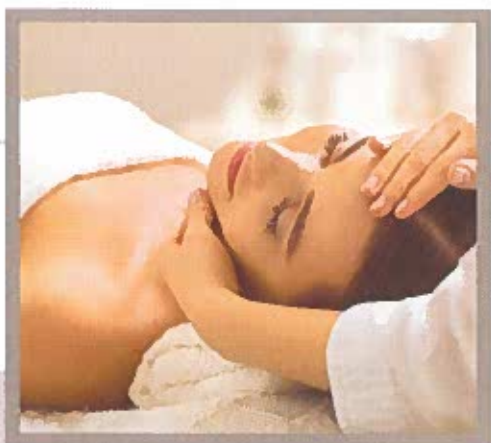
LORD'S GYM

1312 W MAIN ST
WAXAHACHIE, TX
972-935-0760

ANYTIME FITNESS

1011 N HWY 77
WAXAHACHIE, TX
972-923-0792
ANYTIMEFITNESS.COM

Spas



WILD SAGE AND SPA

406 W FRANKLIN ST, WAXAHACHIE, TX
469-773-8254
WILDSAGESALON.COM

SPA FACE AND BODY

206 YMCA DR SUITE 101
972-441-2800
SPAFACEANDBODY.COM



MANI+ Pedi

RESORT NAIL SALON

1400 N HWY 77 #200
WAXAHACHIE, TX
972-937-2100

ARTISAN NAILS & SPA

1620 N HWY 77 #600
WAXAHACHIE, TX
214-463-5898

T NAILS AND SPA

1447 N HWY 77
WAXAHACHIE, TX
972-937-2072

Salons



TRU LOVE SALON

110 N COLLEGE ST
WAXAHACHIE, TX
214-903-7208

SALON 180

2801 N HWY 77 #120
WAXAHACHIE, TX
469-701-1354

MAGIC TOUGH BARBER SHOP

102 US 77
WAXAHACHIE, TX
972-923-1664

LET'S CONNECT



214-949-7550



robinbean68@gmail.com



website.com



@socialhandle



@socialhandle



@socialhandle

THANK YOU

for staying with us



THE COTTAGE
on Jefferson St

404 W JEFFERSON ST, WAXAHACHIE, TX 75165

(13+14)



Memorandum

To: Honorable Mayor and City Council

From: Jennifer Pruitt, Senior Director of Planning

Thru: Michael Scott, City Manager

Date: April 1, 2024

Re: ZDC-128-2022 – Planned Development (PD) for Hightower Club

At the March 26, 2024, Planning and Zoning Commission meeting, the Commission voted to continue case no. ZDC-128-2022 from the March 26, 2024, Planning and Zoning Commission meeting and the April 1, 2024, City Council meeting to the April 23, 2024, Planning and Zoning Commission meeting and the May 6, 2024, City Council meeting. The Commission noted the purpose of the continuance was to allow the developer additional time to revise the concept plan and address neighborhood concerns before formal action is taken on the request.

Planning & Zoning Department

Zoning Staff Report

Case: ZDC-15-2024



MEETING DATE(S)

Planning & Zoning Commission:
City Council:

March 26, 2024
April 1, 2024

CAPTION

Public Hearing on a request by Asher Oren, for a **Specific Use Permit (SUP)** for a Short-Term Rental use within a Planned Development-43 Single-Family Dwelling-3 (PD-43-SF-3) zoning district located at 215 Nottingham Drive (Property ID 220875) - Owner: Nottingham Estates, LLC (ZDC-15-2024)

ACTION SINCE INITIAL STAFF REPORT

At the Planning and Zoning Commission meeting held on March 26, 2024, the Commission voted 6-1 to recommend approval of case number ZDC-15-2024, subject to the conditions of the staff report.

RECOMMENDED MOTIONS

- "I move to deny ZDC-15-2024, a Specific Use Permit (SUP) for a Short-Term Rental use."
- "I move to approve ZDC-15-2024, a Specific Use Permit (SUP) for a Short-Term Rental use, subject to the conditions the staff report, authorizing the City Manager and/or Mayor to execute all documents accordingly."

APPLICANT REQUEST

The Applicant requests a specific use permit for a short-term rental at 215 Nottingham Drive.

CASE INFORMATION

<i>Applicant:</i>	Asher Oren
<i>Property Owner(s):</i>	Nottingham Estates, LLC
<i>Site Acreage:</i>	0.154 acres
<i>Current Zoning:</i>	Planned Development-43 Single-Family Dwelling-3 (PD-43-SF-3)
<i>Requested Zoning:</i>	PD-43-SF-3 with a specific use permit (SUP) for a Short-Term Rental

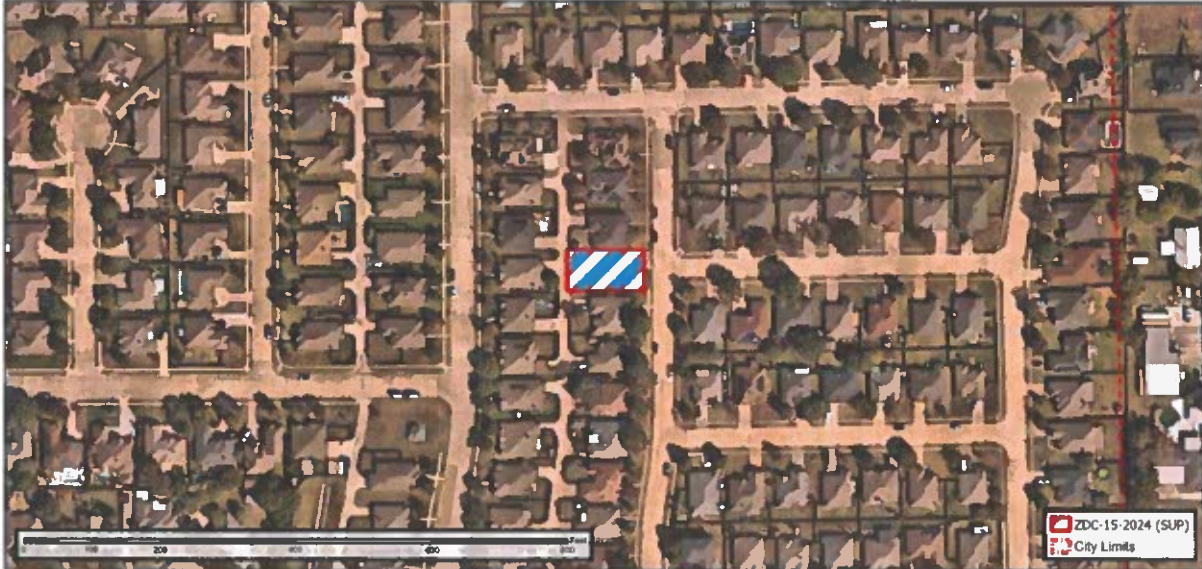
SUBJECT PROPERTY

<i>General Location:</i>	215 Nottingham Drive
<i>Parcel ID Number(s):</i>	220875
<i>Existing Use:</i>	Residential use, existing STR
<i>Development History:</i>	A plat for the subject property was recorded in 2001.

Adjoining Zoning & Uses:

Direction	Zoning	Current Use
North	PD-43-SF-3	Residential use
East	PD-43-SF-3	Residential use
South	PD-43-SF-3	Residential use
West	PD-43-SF-3	Residential use

Site Image:



PLANNING ANALYSIS

During the City Council meeting held on October 16, 2023, Councilmembers approved an ordinance to allow the use of a short-term rental for residential-use properties in all zoning districts with an approved SUP with the exception of the Central Area (CA) zoning district. All residential-use properties located within the Central Area (CA) zoning district are allowed to operate a short-term rental by right without seeking the approval of a SUP.

The Applicant is requesting a SUP for a short-term rental use located at 215 Nottingham Drive because it is located within the PD-43-SF-3 zoning district. The subject property consists of a primary structure of approximately 2,056 square feet with four (4) bedrooms, a pool, and enough improved surface to accommodate for the maximum parking spaces of four (4) vehicles, situated on an approximately 0.154 acres (6,710 square feet) lot. The applicant has been operating the subject property as a short-term rental and has been paying hotel occupancy taxes since October 2023. The applicant has satisfied all of the requirements of Section 3.27 of the Zoning Ordinance. At the time of the publishing of this staff report, the City has received no complaints regarding any issues that are considered a nuisance.

During the planning analysis, staff inquired with the Waxahachie Police Department and discovered no nuisance-related calls had been made regarding the subject property and its current use in the past 12 months.

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 119 notices were mailed to property owners within 500 feet of the as required in Section 3.27 of the City's Zoning Ordinance. In addition, a notice was published in the Waxahachie Sun, and a sign was visibly posted at the property. At the time of the publishing of this staff report, a total of nineteen (19) letters in opposition have been received by staff, with six (6) letters being inside the 200' buffer and the remainder outside of the 200' buffer.

RECOMMENDATION

Based on the details provided in this Staff Report and the present status of the documents associated with the request, if considering approval:

Conditions:

1. The short-term rental operator shall complete the STR registration process with the City's vendor, and pay the annual and a renewal fee set by Ordinance No. 3415, or as amended.
2. The short-term rental operator shall register for a Hotel Occupancy Tax account with the City's vendor.
3. The short-term rental operator shall allow a maximum occupancy of ten (10) guests per stay.
4. The short-term rental operator shall provide a maximum of four (4) off-street parking spaces.
5. The short-term rental operator shall adhere to all regulations stated in Section 3.27 of the City's Zoning Ordinance.

ATTACHED EXHIBITS

1. Property Owner Notification Responses
2. SUP Ordinance
3. Location Map (Exhibit A)
4. Zoning Map (Exhibit B)
5. Floorplan (Exhibit C)
6. Aerial Site Plan (Exhibit D)
7. Host Rules (Exhibit E)
8. Hotel Occupancy Tax Payments (Exhibit F)

STAFF CONTACT INFORMATION*Prepared by:*

Oanh Vu

Senior Planner

oanh.vu@waxahachie.com*Reviewed by:*

Jennifer Pruitt, AICP, LEED-AP, CNU-A

Senior Director of Planning

jennifer.pruitt@waxahachie.com

(15)



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: **ZDC-15-2024**



GONZALEZ ERNESTO J & KENIA M CASTILLO
219 NOTTINGHAM DR
WAXAHACHIE, TX 75165

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, March 26, 2024 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, April 1, 2024 at 7:00 p.m. in Meeting Rooms A & B at the Waxahachie Civic Center, 2000 Civic Center Ln, Waxahachie, Texas to consider the following:

Request by Asher Oren, for a **Specific Use Permit (SUP)** for Short-Term Rental use within a Planned Development-43 Single-Family Dwelling-3 (PD-43-SF-3) zoning district located at 215 Nottingham Drive (Property ID 220875) - Owner: Nottingham Estates, LLC (ZDC-15-2024) Staff: Oanh Vu

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-15-2024**

City Reference: 220885

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on **March 20, 2024** 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, 408 South Rogers Street, Waxahachie, TX 75165.

☐ SUPPORT

☒ OPPOSE

Comments:

Concerned for safety of my family:
to many vehicles/people - different - constantly! Also, to close
to elementary school.

Signature

Date

Kenia Castillo & Ernesto Gonzalez
Printed Name and Title

3-11-24
219 Nottingham DR.
Address

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.



(15)

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-15-2024



CATO JANNA D
104 CAMBRIDGE ST
WAXAHACHIE, TX 75165

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, March 26, 2024 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, April 1, 2024 at 7:00 p.m. in Meeting Rooms A & B at the Waxahachie Civic Center, 2000 Civic Center Ln, Waxahachie, Texas to consider the following:

Request by Asher Oren, for a **Specific Use Permit (SUP)** for Short-Term Rental use within a Planned Development-43 Single-Family Dwelling-3 (PD-43-SF-3) zoning district located at 215 Nottingham Drive (Property ID 220875) - Owner: Nottingham Estates, LLC (ZDC-15-2024) Staff: Oanh Vu

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Case Number: ZDC-15-2024

City Reference: 240089

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☐ SUPPORT

☒ OPPOSE

Comments:

We are not trying to open up our neighborhood to the tourism industry.

Signature

Printed Name and Title

Date

Address

3-11-24

104 Cambridge St.
Waxahachie, TX
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.



(15)

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: **ZDC-15-2024**



WATSON REVOCABLE LIVING TRUST WATSON DAVID D TRUSTEE
114 Manchester Dr
Waxahachie, TX 75165-8832

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, March 26, 2024 at 7:00 p.m. ~~and the Waxahachie City Council~~ will hold a Public Hearing on Monday, April 1, 2024 at 7:00 p.m. in Meeting Rooms A & B at the Waxahachie Civic Center, 2000 Civic Center Ln, Waxahachie, Texas to consider the following:

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Case Number: **ZDC-15-2024**

City Reference: 228650

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☐ SUPPORT

☒ OPPOSE

Comments:

It will devalue my Property

David Watson
Signature

David Watson / Owner
Printed Name and Title

March 9, 2024
Date

114 Manchester Dr.
WAXA TX 75165
Address

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.

(19)



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: **ZDC-15-2024**

<<<<

WEEKS KEVIN D
114 COMMONWEALTH CIR
WAXAHACHIE, TX 75165-5946

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, March 26, 2024 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, April 1, 2024 at 7:00 p.m. in Meeting Rooms A & B at the Waxahachie Civic Center, 2000 Civic Center Ln, Waxahachie, Texas to consider the following:

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Case Number: **ZDC-15-2024**

City Reference: 228599

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☐ SUPPORT

☒ OPPOSE

Comments:

This is our home NOT HOTELS!

Tammy Weeks
Signature

3/11/2024
Date

Kevin/Tammy Weeks
Printed Name and Title home owners

114 Commonwealth Circle
Address Wax. 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.

Case Number: DC-15-2024

City Reference: 228571

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RECEIVED MAR 1 2 2024

☐ SUPPORT

☒ OPPOSE

Comments:

THERE IS A SWIMMING POOL @ THIS ADDRESS AND IN THE PAST HAS PRESENTED PROBLEMS. TOTALLY AGAINST THIS SUP ACROSS ALLEY FROM MY RESIDENCE

Douglas J Worman

Signature

3-9-2024

Date

DOUGLAS J WORMAN

Printed Name and Title

3032 CARLTON PKWY

Address

(15)

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.

Case Number: ZDC-15-2024

City Reference: 220914

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☐ SUPPORT

☒ OPPOSE

RECEIVED MAR 1 2 2024

Comments:

I am vehemently opposed. Air-BnB type rentals bring people who do not care about the neighborhood. Increased crime, traffic & noise.
Katie Brumble

Signature

Date

Katie Brumble
Printed Name and Title

110 Stoneyhollow Place
Address

Martene Brumble

Waxahachie, TX

75165

(15)

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.



City of Waxahachie, Texas (19)
Notice of Public Hearing
Case Number: ZDC-15-2024

MUNN JOHN J & EMILY K BARNES
102 Cambridge St
Waxahachie, TX 75165-8801

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, March 19, 2024 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, April 1, 2024 at 7:00 p.m. in Meeting Rooms A & B at the Waxahachie Civic Center, 2000 Civic Center Ln, Waxahachie, Texas to consider the following:

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Case Number: ZDC-15-2024

City Reference: 240088

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☐ SUPPORT

☒ OPPOSE

Comments:

Short term rentals create safety issues for residents and lower property values. ✓

Emily Barnes
Signature

John Munn

3/12/24
Date

Emily Barnes
Printed Name and Title

John Munn

102 Cambridge Street, Waxahachie,
Address
TX 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.



(157)

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-15-2024

RUEFF CHRISTOPHER & GORANA T
102 COMMONWEALTH CIR
WAXAHACHIE, TX 75165

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, March 26, 2024 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, April 1, 2024 at 7:00 p.m. in Meeting Rooms A & B at the Waxahachie Civic Center, 2000 Civic Center Ln, Waxahachie, Texas to consider the following:

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Case Number: ZDC-15-2024

City Reference: 228605

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *March 20, 2024* 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, 408 South Rogers Street, Waxahachie, TX 75165.

☐ SUPPORT

☒ OPPOSE

Comments:

Signature

Printed Name and Title

Date

Address

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.

Case Number: ZDC-15-2024

City Reference: 220870

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on **March 20, 2024** 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, 408 South Rogers Street, Waxahachie, TX 75165.

☐ SUPPORT

☒ OPPOSE

Comments:

Too many children in the neighborhood. Too close to the school for walkers. There will always be strangers.


Signature

3-15-24
Date

Cynthia Smith
Printed Name and Title
Owner

203 Nottingham
Address
Waxa.

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.

(15)



(115)

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-15-2024

PADILLA DIANA & ARMANDO
117 Chesterfield Cir
Waxahachie, TX 75165-6362

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, March 26, 2024 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, April 1, 2024 at 7:00 p.m. in Meeting Rooms A & B at the Waxahachie Civic Center, 2000 Civic Center Ln, Waxahachie, Texas to consider the following:

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Case Number: ZDC-15-2024

City Reference: 220907

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on **March 20, 2024** 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, 408 South Rogers Street, Waxahachie, TX 75165.

☐ SUPPORT

☒ OPPOSE

Comments:

This property is near an Elementary School, that's concerning who would be in that rental property. Will background checks be conducted on all tenants.

Diana Padilla
Signature

3.15.2024
Date

Diana Padilla
Printed Name and Title

117 Chesterfield Cir
Address

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.

Case Number: ZDC-15-2024

City Reference: 220903

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on **March 20, 2024** 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, 408 South Rogers Street, Waxahachie, TX 75165.

☐ SUPPORT

☒ OPPOSE

Comments:

George & Nena Jackson
Signature

MARCH 8, 2024
Date

GEORGE & NENA JACKSON
Printed Name and Title

108 S. HAMPTON PLACE
Address

RECEIVED MAR 15 2024

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

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(15)

(15)



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: **ZDC-15-2024**



KAWAIHAE GARDENS LLC C/O PAT COOPER
919 INDIAN TRAIL
OAK LEAF, TX 75154 *

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, March 26, 2024 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, April 1, 2024 at 7:00 p.m. in Meeting Rooms A & B at the Waxahachie Civic Center, 2000 Civic Center Ln, Waxahachie, Texas to consider the following:

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Case Number: **ZDC-15-2024**

City Reference: 220911

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☐ SUPPORT

☒ OPPOSE

Comments:

KEEP RESIDENTIAL, RESIDENTIAL

Pat Cooper
Signature

16 Mar '24
Date

Printed Name and Title

*
Address

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

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(19)



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: **ZDC-15-2024**



RODRIGUEZ RODRIGO
104 SOUTHAMPTON PL
WAXAHACHIE, TX 75165

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, March 26, 2024 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, April 1, 2024 at 7:00 p.m. in Meeting Rooms A & B at the Waxahachie Civic Center, 2000 Civic Center Ln, Waxahachie, Texas to consider the following:

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Case Number: **ZDC-15-2024**

City Reference: 220901

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☐ SUPPORT

☒ OPPOSE

Comments:

We need to maintain the residential environment. We have
multiple elders on our street. We need to keep our neighborhood as is.

[Signature]
Signature

3/9/2024
Date

Rodrigo Rodriguez
Printed Name and Title

104 S Hampton Place
Address

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

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(15)

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-15-2024

PAGE KARL A & CYNTHIA
103 SOUTHAMPTON PL
WAXAHACHIE, TX 75165-6357

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, March 26, 2024 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, April 1, 2024 at 7:00 p.m. in Meeting Rooms A & B at the Waxahachie Civic Center, 2000 Civic Center Ln, Waxahachie, Texas to consider the following:

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Case Number: ZDC-15-2024

City Reference: 220890

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on **March 20, 2024** 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, 408 South Rogers Street, Waxahachie, TX 75165.

☐ SUPPORT

☒ OPPOSE

Comments:

Cynthia Page
Signature

Cynthia Page
Printed Name and Title

3-13-2023
Date

103 S. Hampton Place
Address Waxahachie TX
75165

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

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(15)



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-15-2024



LAKE EDWARD D & CONNIE S
106 SOUTH HAMPTON PL
WAXAHACHIE, TX 75165

RECEIVED MAR 19 2024

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, March 26, 2024 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, April 1, 2024 at 7:00 p.m. in Meeting Rooms A & B at the Waxahachie Civic Center, 2000 Civic Center Ln, Waxahachie, Texas to consider the following:

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Case Number: ZDC-15-2024

City Reference: 220902

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on **March 20, 2024** 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, 408 South Rogers Street, Waxahachie, TX 75165.

☐ SUPPORT

☒ OPPOSE

Comments:

When we bought our home we expected it to stay
in the residential zoning... NOT COMMERCIAL

Edward D. Lake
Signature

3/19/24
Date

Edward D. Lake
Printed Name and Title

106 S Hampton Pl Waxahachie Tx
Address
75165

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(15)

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: **ZDC-15-2024**

RECEIVED MAR 1 9 2024

GREEN GARY L
3027 CARLTON PKWY
WAXAHACHIE, TX 75165-6008

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, March 26, 2024 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, April 1, 2024 at 7:00 p.m. in Meeting Rooms A & B at the Waxahachie Civic Center, 2000 Civic Center Ln, Waxahachie, Texas to consider the following:

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Case Number: **ZDC-15-2024**

City Reference: 240104

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on **March 20, 2024** 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, 408 South Rogers Street, Waxahachie, TX 75165.

☐ SUPPORT

☒ OPPOSE

Comments: We have enough rental & lease houses in area. Short term rentals is another word for motel. It will make property values go down. This is supposed to be single family development not commercial. If this is allowed others will follow. We don't need problems that may follow this. Look at other cities that have problems with short term rentals.

Signature

Date 3-17-24

Gary L. Green - Owner
Printed Name and Title

3027 Carlton Pkwy
Address

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.

(119)



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-15-2024



BORDERS THOMAS M JR & JUDITH A
107 S Hampton Pl
Waxahachie, TX 75165-6357

RECEIVED MAR 1 9 2024

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, March 26, 2024 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, April 1, 2024 at 7:00 p.m. in Meeting Rooms A & B at the Waxahachie Civic Center, 2000 Civic Center Ln, Waxahachie, Texas to consider the following:

Request by Asher Oren, for a **Specific Use Permit (SUP)** for Short-Term Rental use within a Planned Development-43 Single-Family Dwelling-3 (PD-43-SF-3) zoning district located at 215 Nottingham Drive (Property ID 220875) - Owner: Nottingham Estates, LLC (ZDC-15-2024) Staff: Oanh Vu

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-15-2024

City Reference: 220892

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on **March 20, 2024** 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, 408 South Rogers Street, Waxahachie, TX 75165.

☐ SUPPORT

☒ OPPOSE

Comments:

Strongly oppose don't want a party house

Anissa Scarbrough
Signature

3-14-24
Date

Anissa Scarbrough
Printed Name and Title

107 S Hampton Place
Address

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.



(15)

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: **ZDC-15-2024**

BEATEY NORMA DIANE
114 VINTAGE DR
WAXAHACHIE, TX 75165-6510

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, March 26, 2024 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, April 1, 2024 at 7:00 p.m. in Meeting Rooms A & B at the Waxahachie Civic Center, 2000 Civic Center Ln, Waxahachie, Texas to consider the following:

Request by Asher Oren, for a **Specific Use Permit (SUP)** for Short-Term Rental use within a Planned Development-43 Single-Family Dwelling-3 (PD-43-SF-3) zoning district located at 215 Nottingham Drive (Property ID 220875) - Owner: Nottingham Estates, LLC (ZDC-15-2024) Staff: Oanh Vu

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-15-2024**

City Reference: 220878

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on **March 20, 2024** 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, 408 South Rogers Street, Waxahachie, TX 75165.

☐ SUPPORT

☒ OPPOSE

Comments:

~~see attached~~ parking, noise + trash could be issues. why is it already being advertised on realtor?

Diane Beatey
Signature

3-19-2024
Date

Diane Beatey
Printed Name and Title

209 Nottingham Dr.
Address

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.



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-15-2024

(15)

MOHRMANN ESTER Y
113 STONEHAVEN PL
WAXAHACHIE, TX 75165

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, March 26, 2024 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, April 1, 2024 at 7:00 p.m. in Meeting Rooms A & B at the Waxahachie Civic Center, 2000 Civic Center Ln, Waxahachie, Texas to consider the following:

Request by Asher Oren, for a Specific Use Permit (SUP) for Short-Term Rental use within a Planned Development-43 Single-Family Dwelling-3 (PD-43-SF-3) zoning district located at 215 Nottingham Drive (Property ID 220875) - Owner: Nottingham Estates, LLC (ZDC-15-2024) Staff: Oanh Vu

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-15-2024

City Reference: 220894

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on March 20, 2024 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, 408 South Rogers Street, Waxahachie, TX 75165.

☐ SUPPORT

☒ OPPOSE

Comments:

This Will bring more traffic into my quiet neighborhood
and possibly crime.

Ester Mohrman
Signature

3-20-2024
Date

ESTER MOHRMAN
Printed Name and Title

113 STONEHAVEN, PL
Address

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.

ORDINANCE NO.

AN ORDINANCE AUTHORIZING A SPECIFIC USE PERMIT (SUP) TO ALLOW A SHORT-TERM RENTAL USE WITHIN A PLANNED DEVELOPMENT DISTRICT 43-SINGLE-FAMILY DWELLING 3 (PD-43-SF-3) LOCATED AT 215 NOTTINGHAM DRIVE IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING 0.154 ACRES KNOWN AS PROPERTY ID 220875, 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 adopted a zoning ordinance and map showing the classification of the property located within the city limits of said City; 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-15-2024. 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 City Council having heard all arguments for and against said SUP;

NOW, THEREFORE, this property is rezoned from PD-43-SF-3 to PD-43-SF-3, with an SUP in order to allow a Short-Term Rental use on the following property: Property ID 220875, which is shown on the location map (Exhibit A), zoning map (Exhibit B), floorplan (Exhibit C), aerial site plan (Exhibit D), and host rules (Exhibit E).

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 the Zoning Ordinance.

(16)

Specific Use Permit

FOR OPERATION OF A SPECIFIC USE PERMIT FOR A SHORT-TERM RENTAL USE IN THE PLANNED DEVELOPMENT 43 – SINGLE-FAMILY DWELLING-3 (PD-43-SF-3) DISTRICT; the following standards and conditions are hereby established as part of this ordinance:

1. The subject property shall conform to the site plan approved by the City Council under case number ZDC-15-2024.
2. Development on the subject property shall adhere to the following exhibits approved by the City Council: Exhibit A - Location Map, Exhibit B – Zoning Map, Exhibit C – Floorplan, Exhibit D – Aerial Site Plan, Exhibit E – Host Rules.
3. The Applicant and/or STR Operator for the subject property shall be responsible for obtaining registration per the City's applicable rules and regulations governing such permits.
4. The Applicant and/or STR Operator for the subject property shall be responsible to pay hotel occupancy taxes as required per Section 3.27.e.7 of the City of Waxahachie Zoning Ordinance.
5. The subject property shall comply with the City of Waxahachie Municipal Code and Zoning Ordinance when any zoning, land use requirement, or restriction is not addressed or disclosed in Exhibits C, D, and E.
6. 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.
7. City Council shall have the right to review the Specific Use Permit at any point, necessary.

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, a new Specific Use Permit shall be required to reestablish the use.
3. This Specific Use Permit shall run with the owner and therefore shall not be transferred from owner to owner.
4. The owner and/or short-term rental operator shall renew registration on an annual basis of the amount in the Fee Schedule set forth by Ordinance 3415, or as amended.
5. The owner/short-term rental operator is subject to a maximum occupancy of ten (10) guests per stay.
6. The short-term rental operator is subject to provide a maximum of four (4) off-street parking spaces.

(16)

7. The short-term rental operator must adhere to all regulations stated in Section 3.27 of the City's Zoning Ordinance.
8. 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 1st day of April, 2024.

MAYOR

ATTEST:

City Secretary

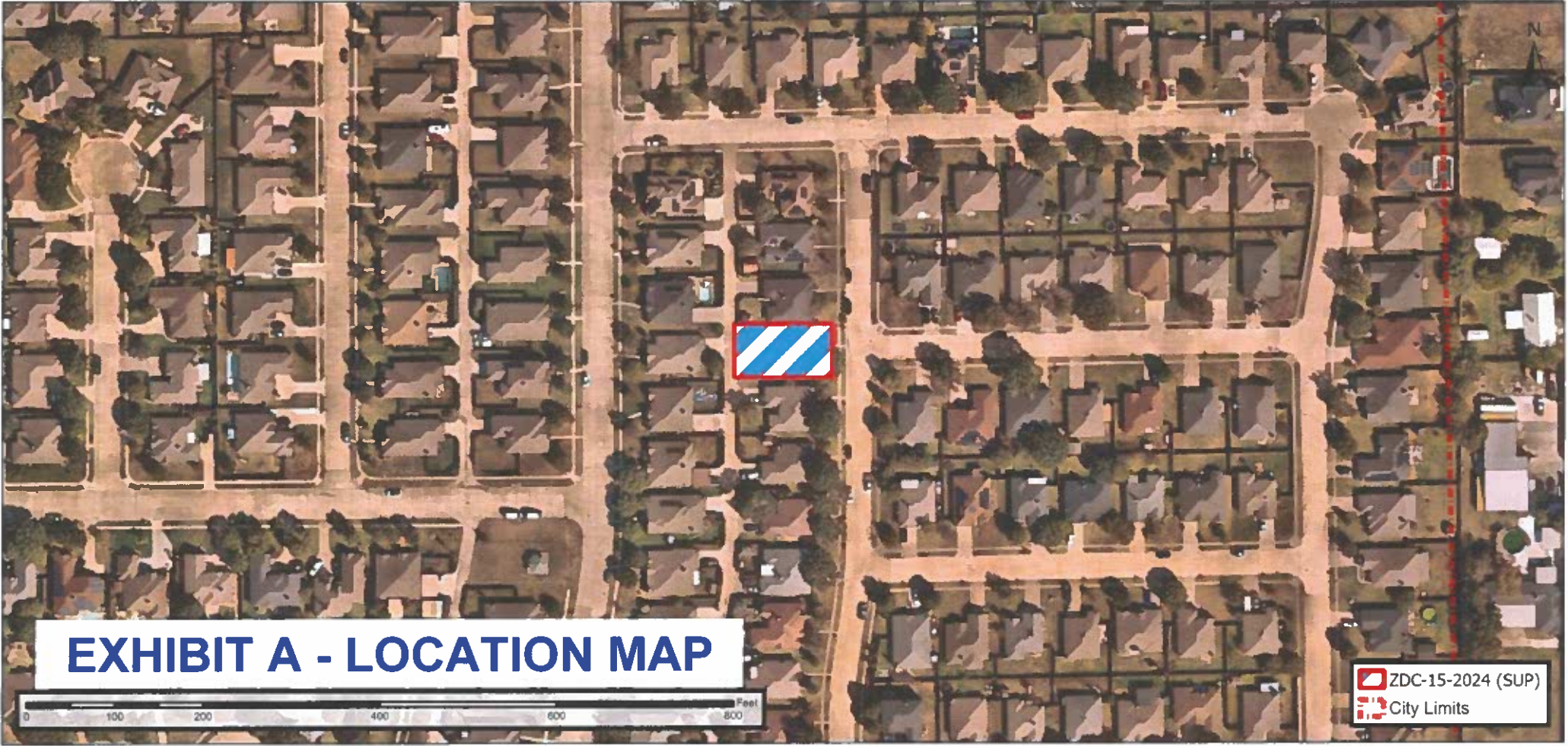


EXHIBIT A - LOCATION MAP

(11)

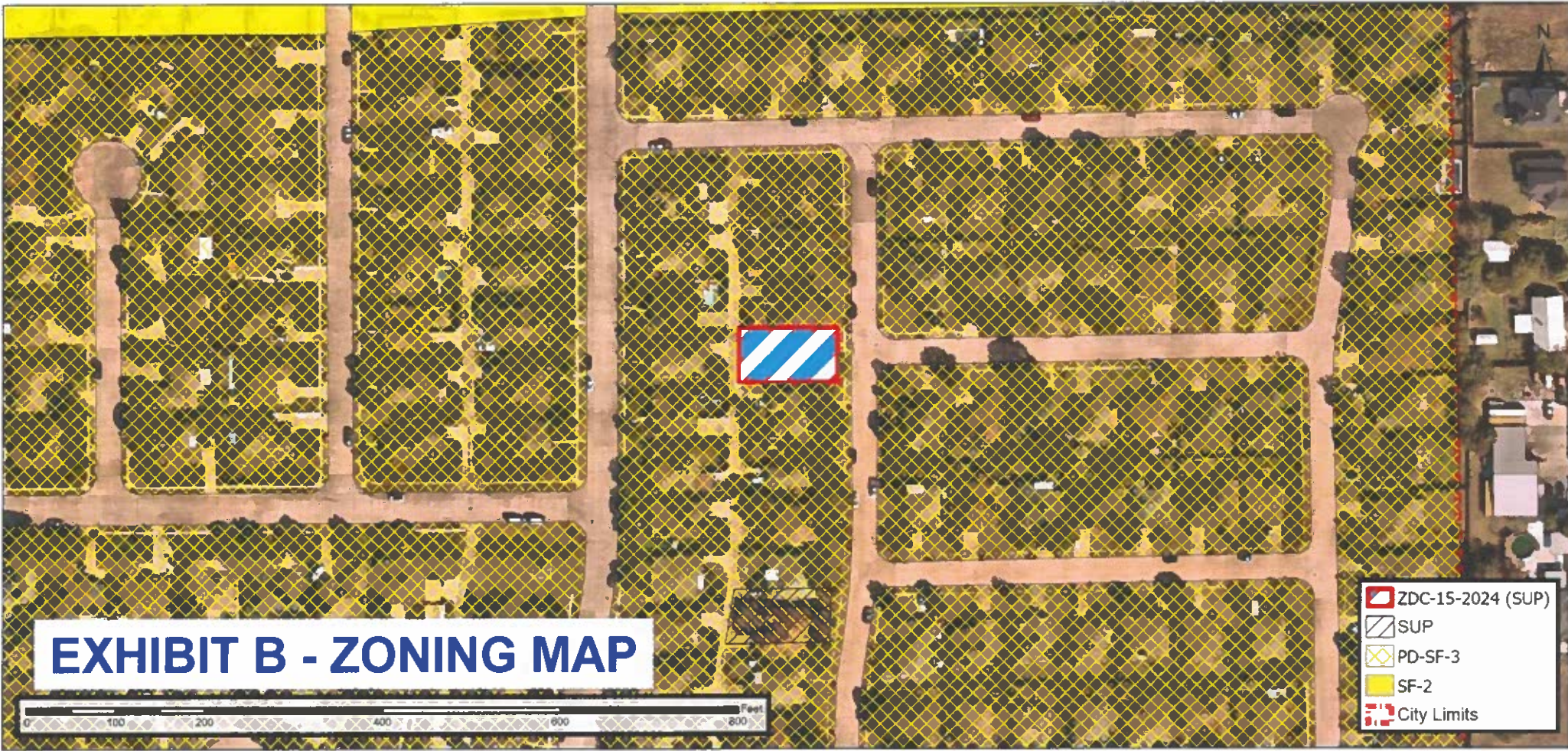





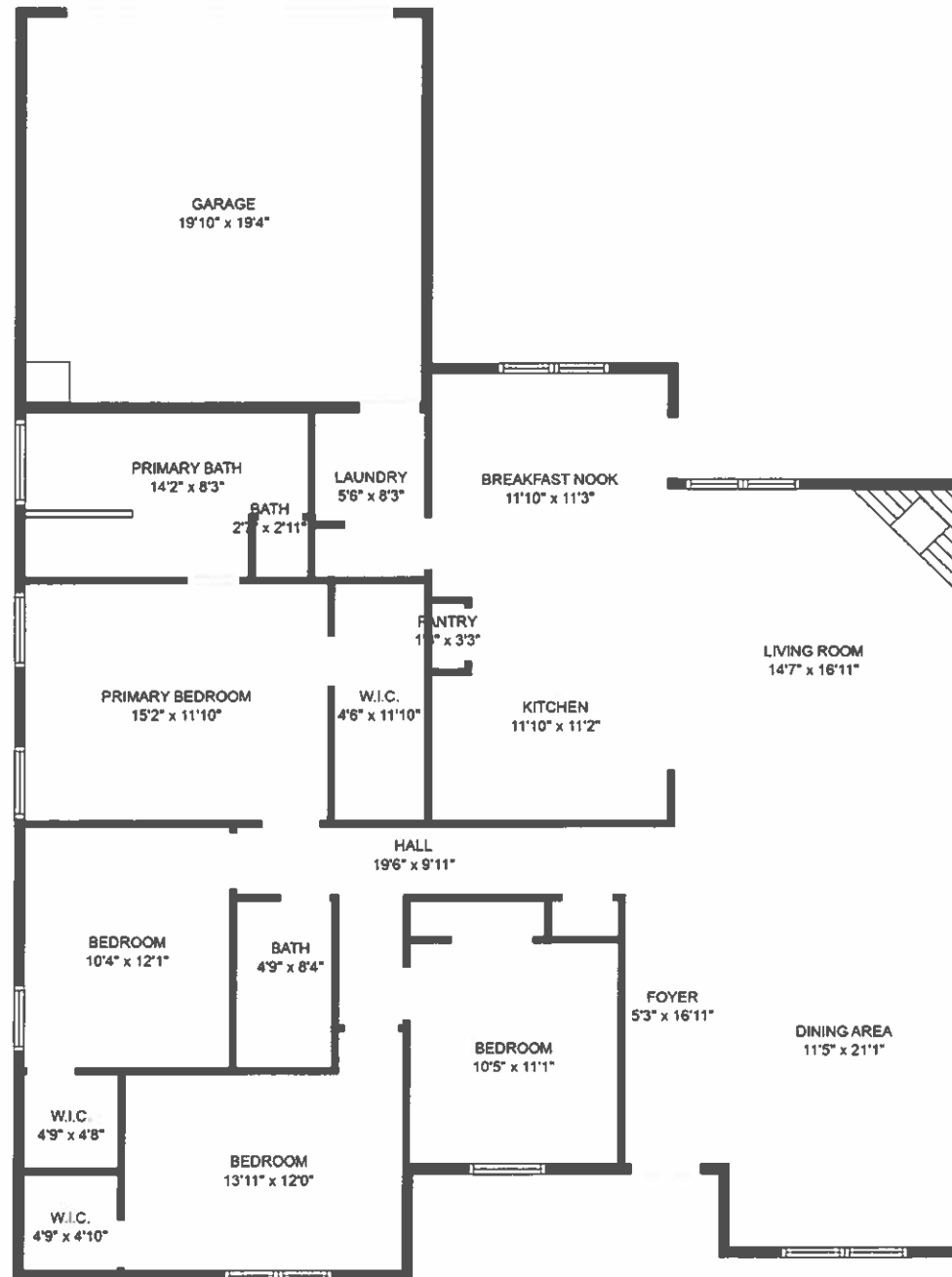


EXHIBIT B - ZONING MAP

-  ZDC-15-2024 (SUP)
-  SUP
-  PD-SF-3
-  SF-2
-  City Limits

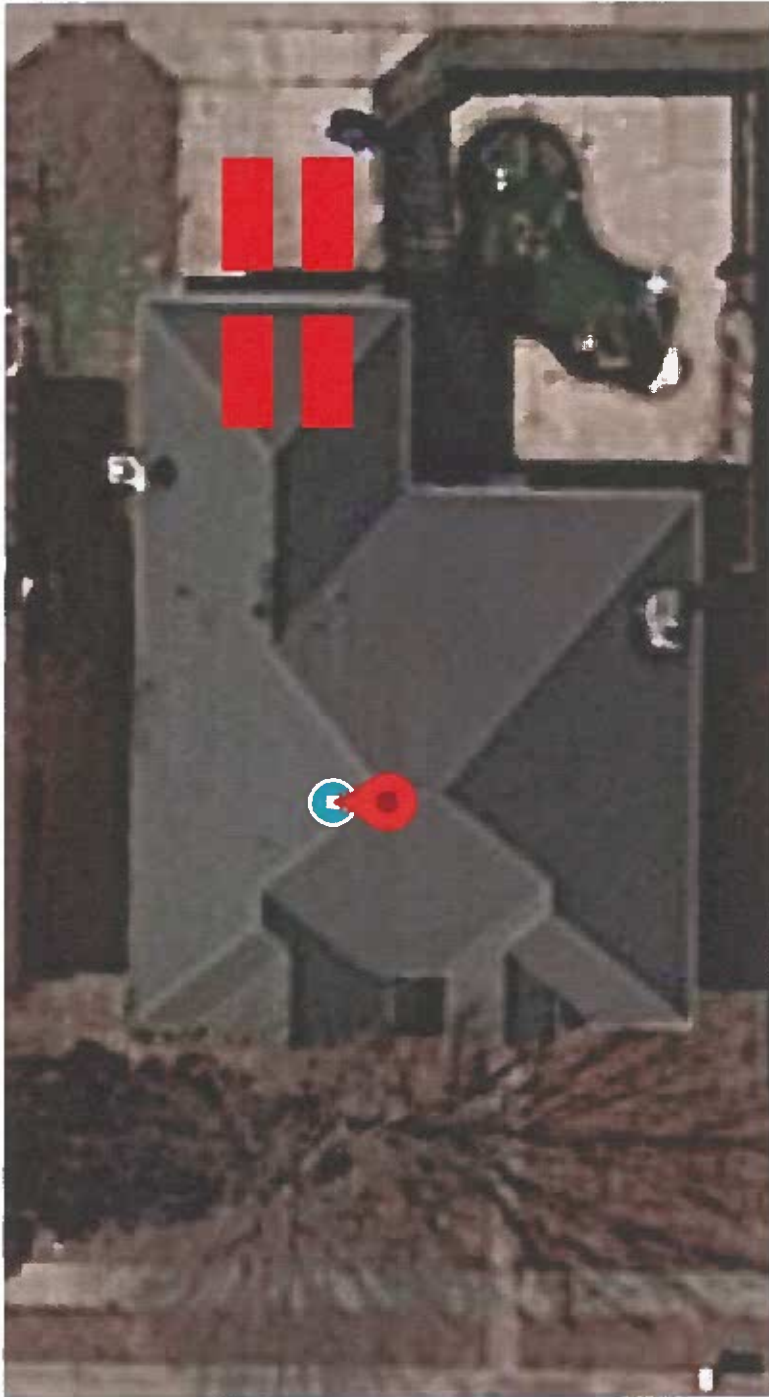
0 100 200 400 600 Feet

EXHIBIT C - FLOORPLAN



(1u)

EXHIBIT D - AERIAL SITE PLAN



Parking Spaces

215 Nottingham Dr
Waxahachie

2 cars parked on the garage
and
2 cars parked at the driveway (u)

Host Rules

- The short-term rental permit shall always be visible.
- There shall be no more occupants allowed on premises stated on short-term rental permit, which is 10 occupants maximum.
- Vehicles shall be parked on the driveway only. There shall be no vehicles parked on the street.
- Amplified sound equipment that produces audible sound beyond the property line of the premises between the hours of 10:00 p.m. and 9:00 a.m. is prohibited.
- In case of an emergency or if you have any questions or concerns, please contact Goldnest at 469-541-1002.
- Smoking of any type is not allowed! Violations are subject to a \$450 fine plus the cost to clean, deodorize, and repair damages.
- Check-in/checkout time: 4pm/10am.
- No parties or events allowed.
- Pets should be discussed in advance; we only allow house-trained pets and ask to make sure they keep off beds and furniture. Pet cleaning fees to be applied.

EXHIBIT F - HOT PAYMENT



City of Waxahachie
Department of Finance

N: Goldnest - Nottingham 1800 - Oct 2023
P: Goldnest LP (114)

HOTEL OCCUPANCY TAX HOTEL / MOTEL SUBMISSION REPORT

ESTABLISHMENT NAME 215 Nottingham Dr, Waxahachie, TX 75165			
MAILING ADDRESS Goldnest, 14140 Midway Rd, Suite 106		REPORTING PERIOD (e.g., 1/1/2020 TO 1/30/2020) 10/01/23 TO 10/31/23	
CITY Dallas	STATE TX	ZIP CODE 75244	Check below if this is a final submission report and Business sold _____ Business closed _____ Date _____ Date _____
See instructions for remitting payment on back of form.			Blacken this box if hotel information has changed. <input type="checkbox"/>

1.	TOTAL ROOM RECEIPTS		\$ 7159.46
2.	PERMANENT RESIDENTS ¹	\$ 0.00	
3.	GOVERNMENT EMPLOYEES ²	\$ 0.00	
4.	TOTAL DEDUCTIONS (= #2 + #3)		\$ 0.00
5.	TAXABLE RENTS (= #1 - #4)		\$ 7159.46
	HOTEL OCCUPANCY TAX - 7%		\$ 501.16
7.	PENALTY ON LATE PAYMENT ³		\$
8.	INTEREST ON LATE PAYMENT ³		\$
9.	TOTAL TAX, PENALTIES & INTEREST		\$ 501.16

¹Permanent Resident: Any occupant who has or shall have the right to occupancy of any room or rooms in a hotel for at least (30) consecutive days during the calendar year or preceding year.

²Government Employees: 1) Federal or State employees traveling on official business; 2) diplomatic personnel who present a Tax Exemption card issued by the United States Department of State; 3) Federal or State military personnel.

³5% penalty to be owed after 30 days of payment due date. 10% penalty to be owed after 60 days. Penalty shall never be less than \$100. Delinquent taxes shall draw interest at the rate of 10% per annum beginning 60 days after due date. See Ordinance No. 2270, Section 30-11.4.

I declare under the penalties prescribed in City Ordinance No. 2270, as may be amended, that the information contained in this document is true and correct to the best of my knowledge and belief.

	Manager	11/17/23
SIGNATURE	TITLE	DATE

Payment must be received by the City of Waxahachie no later than thirty (30) days after the end of the reporting period.

Please also include a copy of the confirmation of your state report.

EXHIBIT F - HOT PAYMENT

N: Goldnest - Nottingham - Nov 2023
P: Goldnest LP (lu)



City of Waxahachie
Department of Finance

HOTEL OCCUPANCY TAX HOTEL / MOTEL SUBMISSION REPORT

ESTABLISHMENT NAME 215 Nottingham Dr, Waxahachie, TX 75165		
MAILING ADDRESS Goldnest, 14140 Midway Rd, Suite 106		REPORTING PERIOD (e.g., 1/1/2020 TO 1/30/2020) 11/01/23 TO 11/30/23
CITY Dallas	STATE TX	ZIP CODE 75244
See instructions for remitting payment on back of form.		Check below if this is a final submission report and Business sold _____ Business closed _____ Date _____ Date _____ Blacken this box if hotel information has changed. <input type="checkbox"/>

1.	TOTAL ROOM RECEIPTS		\$ 5785.00
2.	PERMANENT RESIDENTS ¹	\$ 0.00	
3.	GOVERNMENT EMPLOYEES ²	\$ 0.00	
4.	TOTAL DEDUCTIONS (= #2 + #3)		\$ 0.00
5.	TAXABLE RENTS (= #1 - #4)		\$ 5785.00
6.	HOTEL OCCUPANCY TAX - 7%		\$ 404.95
7.	PENALTY ON LATE PAYMENT ³		\$
8.	INTEREST ON LATE PAYMENT ³		\$
9.	TOTAL TAX, PENALTIES & INTEREST		\$ 404.95

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³5% penalty to be owed after 30 days of payment due date. 10% penalty to be owed after 60 days. Penalty shall never be less than \$100. Delinquent taxes shall draw interest at the rate of 10% per annum beginning 60 days after due date. See Ordinance No. 2270, Section 30-11.4.

I declare under the penalties prescribed in City Ordinance No. 2270, as may be amended, that the information contained in this document is true and correct to the best of my knowledge and belief.

	Office Manager	12/13/2023
SIGNATURE	TITLE	DATE

Payment must be received by the City of Waxahachie no later than thirty (30) days after the end of the reporting period.

Please also include a copy of the confirmation of your state report.

EXHIBIT F - HOT PAYMENT



City of Waxahachie
Department of Finance

1800
N: Goldnest - Nottingham - Dec 2023
P: Goldnest (lu)

HOTEL OCCUPANCY TAX HOTEL / MOTEL SUBMISSION REPORT

ESTABLISHMENT NAME

215 Nottingham Dr, Waxahachie, TX 75165

MAILING ADDRESS

Goldnest, 14140 Midway Rd, Suite 106

REPORTING PERIOD (e.g., 1/1/2020 TO 1/30/2020)

12/01/23 TO 12/31/23

CITY

Dallas

STATE

TX

ZIP CODE

75244

Check below if this is a final submission report and

Business sold _____

Business closed _____

Date _____

Date _____

See instructions for remitting payment on back of form.

Blacken this box if hotel information has changed. ☐

1.	TOTAL ROOM RECEIPTS		\$ 6839.62
2.	PERMANENT RESIDENTS ¹	\$ 0.00	
3.	GOVERNMENT EMPLOYEES ²	\$ 0.00	
4.	TOTAL DEDUCTIONS (= #2 + #3)		\$ 0.00
5.	TAXABLE RENTS (= #1 - #4)		\$ 6839.62
6.	HOTEL OCCUPANCY TAX - 7%		\$ 478.77
7.	PENALTY ON LATE PAYMENT ³		\$
8.	INTEREST ON LATE PAYMENT ³		\$
9.	TOTAL TAX, PENALTIES & INTEREST		\$ 478.77

¹Permanent Resident: Any occupant who has or shall have the right to occupancy of any room or rooms in a hotel for a least (30) consecutive days during the calendar year or preceding year.

²Government Employees: 1) Federal or State employees traveling on official business; 2) diplomatic personnel who present a Tax Exemption card issued by the United States Department of State; 3) Federal or State military personnel.

³5% penalty to be owed after 30 days of payment due date. 10% penalty to be owed after 60 days. Penalty shall never be less than \$100. Delinquent taxes shall draw interest at the rate of 10% per annum beginning 60 days after due date. See Ordinance No. 2270, Section 30-11.4.

I declare under the penalties prescribed in City Ordinance No. 2270, as may be amended, that the information contained in this document is true and correct to the best of my knowledge and belief.

SIGNATURE

OFFICE MANAGER

TITLE

DATE

1/11/2024

Payment must be received by the City of Waxahachie no later than thirty (30) days after the end of the reporting period.

Please also include a copy of the confirmation of your state report.

GOLDNEST, LP
14140 MIDWAY RD STE 100
DALLAS, TX 75244

1929

53-13/110 MA
26779

DATE 12/13/2023

PAY
TO THE
ORDER OF

City of Waxahachie \$ 404.95

Four hundred four and 95/100

DOLLARS



Photo
Safe
Deposit®

BANK OF AMERICA 

ACH R/T 011000138

FOR M.O.T Nov. 23 Nottingham



(14)

Planning & Zoning Department

Zoning Staff Report

Case: ZDC-18-2024



MEETING DATE(S)

Planning & Zoning Commission:

March 26, 2024

City Council:

April 1, 2024

CAPTION

Public Hearing on a request by Asher Oren, for a **Specific Use Permit (SUP)** for Short-Term Rental use within a Single-Family Dwelling-1 (SF-1) zoning district located at 213 Nocona Drive (Property ID 221855) - Owner: CTO Estates, LLC (ZDC-18-2024)

ACTION SINCE INITIAL STAFF REPORT

At the Planning and Zoning Commission meeting held on March 26, 2024, the Commission's motion to recommend approval of case number ZDC-18-2024, subject to the conditions of the staff report, failed with a vote of 3-4.

RECOMMENDED MOTIONS

- "I move to deny ZDC-18-2024, a Specific Use Permit (SUP) for a Short-Term Rental use."
- "I move to approve ZDC-18-2024, a Specific Use Permit (SUP) for a Short-Term Rental use, subject to the conditions the staff report, authorizing the City Manager and/or Mayor to execute all documents accordingly."

APPLICANT REQUEST

The Applicant is requesting a specific use permit for a Short-Term Rental use at 213 Nocona Drive.

CASE INFORMATION

Applicant:

Asher Oren

Property Owner(s):

CTO Estates, LLC

Site Acreage:

0.261 acres

Current Zoning:

Single-Family Dwelling-1 (SF-1)

Requested Zoning:

SF-1 with a specific use permit (SUP) for a Short-Term Rental

SUBJECT PROPERTY

General Location: Generally located 213 Nocona Drive

Parcel ID Number(s): 221855

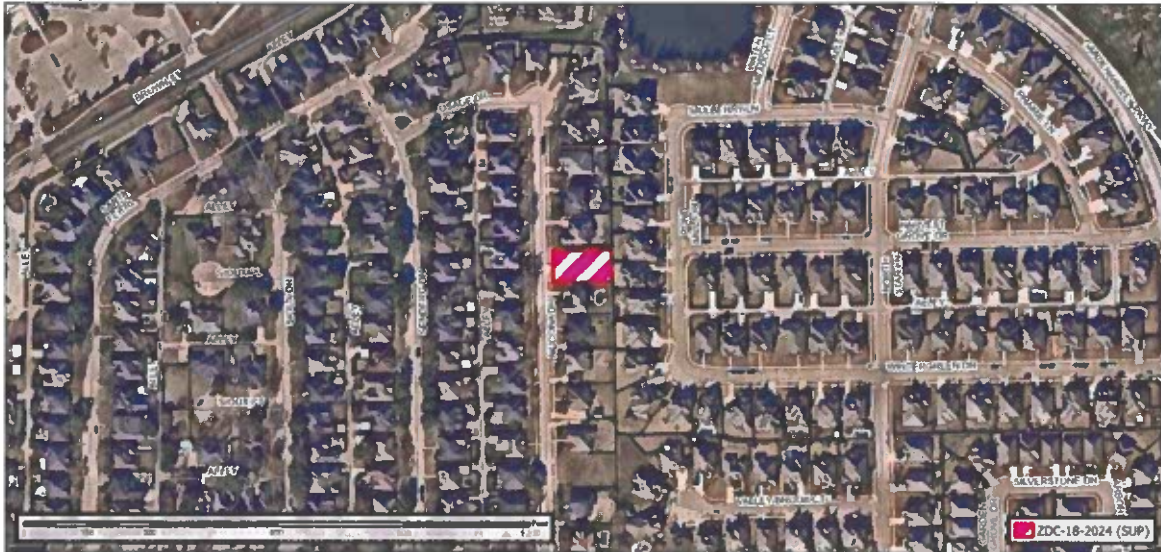
Existing Use: Residential use

Development History: A plat for the subject property was recorded in 2002.

Adjoining Zoning & Uses:

Direction	Zoning	Current Use
North	SF-1	Residential use
East	PD-SF-2	Residential use
South	SF-1	Residential use
West	SF-1	Residential use

Site Image:

**PLANNING ANALYSIS**

During the City Council meeting held on October 16, 2023, Councilmembers approved an ordinance to allow the use of a short-term rental in all zoning districts with an approved SUP with the exception of Central Area (CA) zoning district. All residential-use properties located within the Central Area (CA) zoning district are allowed to operate a short-term rental by right without seeking the approval of a SUP.

The Applicant is requesting a SUP for a short-term rental use located at 213 Nocona Drive because it is located within the SF-1 zoning district. The subject property consists of a primary structure of approximately 2,516 square feet with five (5) bedrooms, a pool, and enough improved surface to accommodate for the maximum parking spaces of five (5) vehicles, situated on an approximately 0.261 acres (11,369 square feet) lot. The applicant has been operating a short-term rental since approximately December 2022, and has been paying hotel occupancy taxes since November 2023. The applicant has satisfied all of the requirements of Section 3.27 of the Zoning Ordinance. At the time of the publishing of this staff report, the City has received no complaints regarding any issues that is considered a nuisance.

During the planning analysis, staff inquired with the Waxahachie Police Department and discovered no nuisance-related calls had been made regarding the subject property or the STR use in the past 12 months.

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 97 notices were mailed to property owners within 500 feet of the as required in Section 3.27 of the City's Zoning Ordinance. In addition, a notice was published in the Waxahachie Sun, and a sign was visibly posted at the property. At the time of the publishing of this staff report, a total of twenty-six (26) letters in opposition have been received by staff, with four (4) letters being inside the 200' buffer and the remainder outside of the 200' buffer.

RECOMMENDATION

Based on the details provided in this Staff Report and the present status of the documents associated with the request, if considering approval:

Conditions:

1. The short-term rental operator shall complete the STR registration process with the City's vendor, and pay the annual and a renewal fee set by Ordinance No. 3415, or as amended.
2. The short-term rental operator shall register for a Hotel Occupancy Tax account with the City's vendor.
3. The short-term rental operator is subject to a maximum occupancy of ten (10) guests per stay.
4. The short-term rental operator is subject to provide a maximum of five (5) off-street parking spaces.
5. The short-term rental operator must adhere to all regulations stated in Section 3.27 of the City's Zoning Ordinance.

ATTACHED EXHIBITS

1. Property Owner Notification Responses
2. SUP Ordinance
3. Location Map (Exhibit A)
4. Zoning Map (Exhibit B)
5. Floorplan (Exhibit C)
6. Aerial Site Plan (Exhibit D)
7. Host Rules (Exhibit E)
8. Hotel Occupancy Taxes Payment (Exhibit F)

STAFF CONTACT INFORMATION*Prepared by:*

Oanh Vu

Senior Planner

oanh.vu@waxahachie.com*Reviewed by:*

Jennifer Pruitt, AICP, LEED-AP, CNU-A

Senior Director of Planning

jennifer.pruitt@waxahachie.com

Case Number: ZDC-18-2024

City Reference: 206102

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on **March 20, 2024** 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, 408 South Rogers Street, Waxahachie, TX 75165.

☐ SUPPORT

☒ OPPOSE

Comments:

(family)
This is a Residential Neighborhood and want it to remain as such. Other
Cities have allowed this and it has caused major issues + crime to increase.
We want to know who our neighbors are and not
Larry Morrow + Larnonda Morrow 3-10-2024

Signature

Date

Larry and Larnonda Morrow

220 Sendero Drive

Printed Name and Title

Address

↘ have random strangers around our homes and families.

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.

(17)

(17)



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-18-2024



MC CUTCHEN JUDD M & HEATHER A
222 NOCONA DR
WAXAHACHIE, TX 75165-1565

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, March 26, 2024 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, April 1, 2024 at 7:00 p.m. in Meeting Rooms A & B at the Waxahachie Civic Center, 2000 Civic Center Ln, Waxahachie, Texas to consider the following:

Request by Asher Oren, for a **Specific Use Permit (SUP)** for Short-Term Rental use within a Single-Family Dwelling-1 (SF-1) zoning district located at 213 Nocona Drive (Property ID 221855) - Owner: CTO Estates, LLC (ZDC-18-2024) Staff: Oanh Vu

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-18-2024

City Reference: 221862

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *March 20, 2024* 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, 408 South Rogers Street, Waxahachie, TX 75165.

☐ SUPPORT

☒ OPPOSE

Comments:

WE HAVE PLENTY OF AVAILABLE HOTEL ROOMS IN WAXAHACHIE. THERE
IS NO NEED TO HAVE THIS IN A NEIGHBORHOOD.


Signature

3-11-24
Date

JUDD MCCUTCHEN
Printed Name and Title

222 NOCONA DR
Address

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.



(17)

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-18-2024



VON ERIK MIKE & KRISTA M
213 Sendero Dr
Waxahachie, TX 75165-1562

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, March 26, 2024 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, April 1, 2024 at 7:00 p.m. in Meeting Rooms A & B at the Waxahachie Civic Center, 2000 Civic Center Ln, Waxahachie, Texas to consider the following:

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Case Number: ZDC-18-2024

City Reference: 206186

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☐ SUPPORT

☒ OPPOSE

Comments:

I DO NOT WANT A SHORT TERM RENTAL USE WITHIN
MY NEIGHBORHOOD.

Michael Von Erik
Signature

MICHAEL VON ERIK
Printed Name and Title

3/11/2024
Date

213 SENDERO DR
Address

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.

Case Number: ZDC-18-2024

City Reference: 206114

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on **March 20, 2024** 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, 408 South Rogers Street, Waxahachie, TX 75165.

☐ SUPPORT

☒ OPPOSE

RECEIVED MAR 11 2024

Comments:

Absolutely not. It will ruin our quiet
and peaceful neighborhood. Please no!

Denny Burris
Signature

3-9-2024
Date

DENNY BURRIS
Printed Name and Title

204 Senders Drive
Address Waxahachie, TX 75165

(17)

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.



(17)

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: **ZDC-18-2024**

<><>

RECEIVED MAR 1 2 2024

OTTERSON LARRY D & SUSAN F
211 SIOUX DR
WAXAHACHIE, TX 75165-1500

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, March 26, 2024 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, April 1, 2024 at 7:00 p.m. in Meeting Rooms A & B at the Waxahachie Civic Center, 2000 Civic Center Ln, Waxahachie, Texas to consider the following:

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Case Number: **ZDC-18-2024**

City Reference: 203666

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on **March 20, 2024** 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, 408 South Rogers Street, Waxahachie, TX 75165.

☐ SUPPORT

☒ OPPOSE

Comments:

Susan Otterson
Signature

3-12-24
Date

Susan Otterson
Printed Name and Title

211 Sioux DR
Address

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.

(17)



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-18-2024
◇◇◇◇

TODD RICHARD S & LAURIE L
208 NOCONA DR
WAXAHACHIE, TX 75165-1565

RECEIVED MAR 12 2024

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, March 26, 2024 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, April 1, 2024 at 7:00 p.m. in Meeting Rooms A & B at the Waxahachie Civic Center, 2000 Civic Center Ln, Waxahachie, Texas to consider the following:

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Case Number: ZDC-18-2024

City Reference: 221866

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☐ SUPPORT

☒ OPPOSE

Comments:

Absolutely not. We are a neighborhood of family homes,
and not a hotel strip. ^{single}

Laurie Todd / Richard Todd
Signature

3-8-2024
Date

Laurie Todd / Richard Todd
Printed Name and Title

208 Nocona Dr.
Address
Waxahachie, TX
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.



City of Waxahachie, Texas (17)
Notice of Public Hearing
Case Number: ZDC-18-2024

HARRIS JASON & JESSICA
204 NOCONA DR
WAXAHACHIE, TX 75165

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Case Number: ZDC-18-2024

City Reference: 221876

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on March 20, 2024 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, 408 South Rogers Street, Waxahachie, TX 75165.

☐ SUPPORT

☒ OPPOSE

Comments:

No, we don't like the idea at all. I do not feel comfortable with that.

Signature

Printed Name and Title

Jason Harris

Date

Address

3/12/24

204 Nocona Dr.

Case Number: ZDC-18-2024

City Reference: 221846

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on **March 20, 2024** 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, 408 South Rogers Street, Waxahachie, TX 75165.

☐ SUPPORT

☒ OPPOSE

Comments:

Being two houses away from a short-term rental will make it hard to sell my house and potentially cause a danger, noise and disturb the peace of the neighborhood
March 11, 2024

Signature

Date

ROBERT FRANKS
Printed Name and Title

217 NACOMA DRIVE
Address

RECEIVED MAR 14 2024

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.

(17)

Case Number: **ZDC-18-2024**

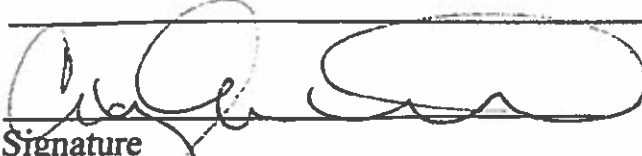
City Reference: **206181**

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on **March 20, 2024** 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, 408 South Rogers Street, Waxahachie, TX 75165.

☐ SUPPORT

☒ OPPOSE

Comments:


Signature

3/14/2024
Date

Angela Helot
Printed Name and Title

203 Sendero Dr
Address

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

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(17)



(17)

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: **ZDC-18-2024**



MOORE CHERYL D
221 NACONA DR
WAXAHACHIE, TX 75165

RECEIVED MAR 15 2024

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, March 26, 2024 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, April 1, 2024 at 7:00 p.m. in Meeting Rooms A & B at the Waxahachie Civic Center, 2000 Civic Center Ln, Waxahachie, Texas to consider the following:

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Case Number: **ZDC-18-2024**

City Reference: 221848

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on **March 20, 2024** 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, 408 South Rogers Street, Waxahachie, TX 75165.

☐ SUPPORT

☒ OPPOSE

Comments:

I Bought here because it was a single Family neighbor and quiet neighborhood.

Cheryl Moore
Signature

3-10-2024
Date

Cheryl Moore
Printed Name and Title

221 Nocona Dr.
Address

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.



(17)

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-18-2024

RECEIVED MAR 15 2024

TURNER MICHAEL K & BRENDA J
226 NOCONA
WAXAHACHIE, TX 75165

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, March 26, 2024 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, April 1, 2024 at 7:00 p.m. in Meeting Rooms A & B at the Waxahachie Civic Center, 2000 Civic Center Ln, Waxahachie, Texas to consider the following:

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Case Number: ZDC-18-2024

City Reference: 221864

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on **March 20, 2024** 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, 408 South Rogers Street, Waxahachie, TX 75165.

☐ SUPPORT

☒ OPPOSE

Comments:

Do not support a Short Term Rental
business in the neighborhood.

Mike Turner
Signature

3/11/24
Date

Mike Turner
Printed Name and Title

226 Nocona Drive
Address
Waxahachie, TX 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.

Case Number: **ZDC-18-2024**

City Reference: 221860

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on **March 20, 2024** 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, 408 South Rogers Street, Waxahachie, TX 75165.

☐ SUPPORT

☒ OPPOSE

Comments:

we don't want any type rental that close to us. It will ruin our property values plus all the traffic on hwy 117 is already bad enough.

Gerald & Ruth Whitfield
Signature

3/21/24
Date

Gerald/Ruth Whitfield
Printed Name and Title

323 Orange Dr. 75165
Address

RECEIVED MAR 15 2024

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

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(17)



(17)

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-18-2024

◇◇◇◇◇

KAJDI GREG A & DELILAH
415 Wintergreen Dr
Waxahachie, TX 75165-5323

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, March 26, 2024 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, April 1, 2024 at 7:00 p.m. in Meeting Rooms A & B at the Waxahachie Civic Center, 2000 Civic Center Ln, Waxahachie, Texas to consider the following:

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Case Number: ZDC-18-2024

City Reference: 273218

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☐ SUPPORT

☒ OPPOSE

Comments:

Signature

Date

Printed Name and Title

Address

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(17)

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: **ZDC-18-2024**
◇◇◇◇

NOONKESTER CHRISTIE C
212 SENDERO DR
WAXAHACHIE, TX 75165

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, March 26, 2024 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, April 1, 2024 at 7:00 p.m. in Meeting Rooms A & B at the Waxahachie Civic Center, 2000 Civic Center Ln, Waxahachie, Texas to consider the following:

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Case Number: **ZDC-18-2024**

City Reference: 206108

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☐ SUPPORT

☒ OPPOSE

Comments:

Absolutely not! We don't need anymore traffic or building in this neighborhood.

Christie Noonkester

Signature

Christie Noonkester

Printed Name and Title

March 18, 2024

Date

212 Sendero Drive

Address

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.



(17)

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-18-2024

LUCKE TERESA L
221 SENDERO DR
WAXAHACHIE, TX 75165-1562

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, March 26, 2024 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, April 1, 2024 at 7:00 p.m. in Meeting Rooms A & B at the Waxahachie Civic Center, 2000 Civic Center Ln, Waxahachie, Texas to consider the following:

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Case Number: ZDC-18-2024

City Reference: 206192

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *March 20, 2024* 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, 408 South Rogers Street, Waxahachie, TX 75165.

☐ SUPPORT

☒ OPPOSE

Comments:

Teresa Lucke Westbrook
Signature

3-18-24
Date

Teresa Lucke Westbrook Owner
Printed Name and Title

221 Sendero Dr
Address
Waxahachie

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.



(17)

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-18-2024

WOLVERTON BARRY L & LUCRETIA D
209 NOCONA DR
WAXAHACHIE, TX 75165-1566

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Case Number: ZDC-18-2024

City Reference: 221853

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☐

SUPPORT

☒

OPPOSE

Comments:

Barry Wolverton

Signature

Barry Wolverton

Printed Name and Title

03/18/2024

Date

209 Nocona Dr. Wax

Address

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.



(17)

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-18-2024

◇◇◇◇

RECEIVED MAR 19 2024

JUST SETTLE INVESTMENT LLC
101 Brookside Dr
Waxahachie, TX 75165-4736

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, March 26, 2024 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, April 1, 2024 at 7:00 p.m. in Meeting Rooms A & B at the Waxahachie Civic Center, 2000 Civic Center Ln, Waxahachie, Texas to consider the following:

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Case Number: ZDC-18-2024

City Reference: 206106

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on **March 20, 2024** 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, 408 South Rogers Street, Waxahachie, TX 75165.

☐ SUPPORT

☒ OPPOSE

Comments:

We dont need Air'BNB in Indian Hills. Too
much chance for loud music, large parties- etc.

Signature

Dear Settlemeyer owner
Printed Name and Title

Date

3/11/24
208 Sendero. Waxah.
Address

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.

Case Number: ZDC-18-2024

City Reference: 206172

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on March 20, 2024 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, 408 South Rogers Street, Waxahachie, TX 75165.

☐ SUPPORT

☒ OPPOSE

RECEIVED MAR 19 2024

Comments:

Kim Ballard

Signature

Kim Ballard

Printed Name and Title

3/13/2024

Date

315 Osage Dr. Waxahachie, TX

Address

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.

(17)

Case Number: ZDC-18-2024

City Reference: 206100

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on **March 20, 2024** 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, 408 South Rogers Street, Waxahachie, TX 75165.

RECEIVED MAR 1 9 2024

☐ SUPPORT

☒ OPPOSE

Comments:

We've GOT BAD Reports from others on these
RENTAL'S IN THE NEIGHBORHOOD - DEFINITELY WE DON'T
Dennis & Barbara A. Jacobs 3-14-24 WANT THEM
IN our
NEIGHBORHOODS!

Signature

Date

JACOBS D & B A 4E Grebony
JACOBS

Printed Name and Title

Address

216 SENDERO DR.
WAXAHACHIE TX 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.

(17)

☐ SUPPORT

☒ OPPOSE

Comments:

WE DO NOT WANT ANY SHORT-TERM RENTAL IN
OUR NEIGHBORHOOD.

Cecil E Taylor Jr
Signature

3/12/2024
Date

CECIL E TAYLOR, JR
Printed Name and Title

321 OSAGE DR
Address

RECEIVED MAR 19 2024

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.

CASE # ZOC-18-2024

(17)



(17)

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-18-2024

JENNINGS CLARENCE E JR & CYNTHIA G L/E STEPHANIE J SINGLETON
215 SENDERO DR
WAXAHACHIE, TX 75165

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, March 26, 2024 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, April 1, 2024 at 7:00 p.m. in Meeting Rooms A & B at the Waxahachie Civic Center, 2000 Civic Center Ln, Waxahachie, Texas to consider the following:

Request by Asher Oren, for a **Specific Use Permit (SUP)** for Short-Term Rental use within a Single-Family Dwelling-1 (SF-1) zoning district located at 213 Nocona Drive (Property ID 221855) - Owner: CTO Estates, LLC (ZDC-18-2024) Staff: Oanh Vu

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-18-2024

City Reference: 206184

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on **March 20, 2024** 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, 408 South Rogers Street, Waxahachie, TX 75165.

☐ SUPPORT

☒ OPPOSE

Comments:

Clarence E. Jennings, Jr.
Signature

Clarence E. Jennings, Jr.
Printed Name and Title

3-19-2024
Date

215 Sendero Drive
Address
Waxahachie, Tx

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.

Case Number: ZDC-18-2024

City Reference: 221861

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on **March 20, 2024** 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, 408 South Rogers Street, Waxahachie, TX 75165.

☐ SUPPORT

☒ OPPOSE

RECEIVED MAR 21 2024

Comments:

Dede B Pitts

Signature

3-13-24

Date

Dede B Pitts (Home Owner)

Printed Name and Title

220 Nocona Dr

Address

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.

(17)

(17)

Venissat, Michelle

From: Jeanne Jarzembak <jeanne.jarzembak@hotmail.com>
Sent: Monday, March 25, 2024 4:51 PM
To: Planning
Subject: Opposition - Case Number: ZDC-18-2024

I am opposed to the request for short-term rental use.

Indian Hills is a peaceful and established single family residential neighborhood. Short-term rentals are known to have resulted in noise, parties, assaults, and other violent crimes. There is no benefit to this neighborhood or the city by opening the door to short-term rentals. Instead, we risk negative changes to the character of Indian Hills and potentially property values. It makes no sense to approve the request!

Jeanne Jarzembak
218 Santa Fe Trail
Waxahachie, TX 75165



(17)

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-18-2024

MOOR JONATHAN C & JIRI L
PO Box 2851
Waxahachie, TX 75168-8851

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, March 26, 2024 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, April 1, 2024 at 7:00 p.m. in Meeting Rooms A & B at the Waxahachie Civic Center, 2000 Civic Center Ln, Waxahachie, Texas to consider the following:

Request by Asher Oren, for a Specific Use Permit (SUP) for Short-Term Rental use within a Single-Family Dwelling-1 (SF-1) zoning district located at 213 Nocona Drive (Property ID 221855) - Owner: CTO Estates, LLC (ZDC-18-2024) Staff: Oanh Vu

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-18-2024

City Reference: 221851

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on March 20, 2024 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, 408 South Rogers Street, Waxahachie, TX 75165.

☐ SUPPORT

☒ OPPOSE

Comments:

- Consider the neighborhood is not zoned for hotels, motels and commercial B+B's
- Consider the Crime potential impacts of short term rentals.
- Consider decrease in Property values and tax Revenue.

Signature

Date

Jonathan Moor

205 Nocona Dr

Printed Name and Title

Address

- consider the City's liability if a crime occurs as a result of approving S.U.P.
- Consider the Liability of any individuals approving S.U.P.

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.

- Consider the impacts of Sex offenders using Short Term Rentals and preying on children.



(17)

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-18-2024



TINGDALE MARTA L & ROBERT C
202 SENDERO DR
WAXAHACHIE, TX 75165

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, March 26, 2024 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, April 1, 2024 at 7:00 p.m. in Meeting Rooms A & B at the Waxahachie Civic Center, 2000 Civic Center Ln, Waxahachie, Texas to consider the following:

Request by Asher Oren, for a **Specific Use Permit (SUP)** for Short-Term Rental use within a Single-Family Dwelling-1 (SF-1) zoning district located at 213 Nocona Drive (Property ID 221855) - Owner: CTO Estates, LLC (ZDC-18-2024) Staff: Oanh Vu

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-18-2024

City Reference: 206112

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on **March 20, 2024** 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, 408 South Rogers Street, Waxahachie, TX 75165.

☐ SUPPORT

☒ OPPOSE

Comments:

Traffic blockage with additional vehicles on narrow street. Already an issue.

Marta Lee Tingdale
Signature

Marta Lee Tingdale
Printed Name and Title

March 13 2024
Date

202 Sendero Dr
Address
Wax, 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.

ORDINANCE NO.

AN ORDINANCE AUTHORIZING A SPECIFIC USE PERMIT (SUP) TO ALLOW A SHORT-TERM RENTAL USE WITHIN A SINGLE-FAMILY DWELLING 1 (SF-1) LOCATED AT 213 NOCONA DRIVE IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING 0.261 ACRES KNOWN AS PROPERTY ID 221855, 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 adopted a zoning ordinance and map showing the classification of the property located within the city limits of said City; 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-18-2024. 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 City Council having heard all arguments for and against said SUP;

NOW, THEREFORE, this property is rezoned from SF-1 to SF-1, with an SUP in order to allow a Short-Term Rental use on the following property: Property ID 221855, which is shown on the location map (Exhibit A), zoning map (Exhibit B), floorplan (Exhibit C), aerial site plan (Exhibit D), and host rules (Exhibit E).

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 the Zoning Ordinance.

Specific Use Permit

FOR OPERATION OF A SPECIFIC USE PERMIT FOR A SHORT-TERM RENTAL USE IN THE SINGLE-FAMILY DWELLING-1 (SF-1) DISTRICT; the following standards and conditions are hereby established as part of this ordinance:

1. The subject property shall conform to the site plan approved by the City Council under case number ZDC-18-2024.
2. Development on the subject property shall adhere to the following exhibits approved by the City Council: Exhibit A - Location Map, Exhibit B – Zoning Map, Exhibit C – Floorplan, Exhibit D – Aerial Site Plan, Exhibit E – Host Rules.
3. The Applicant and/or STR Operator for the subject property shall be responsible for obtaining registration per the City's applicable rules and regulations governing such permits.
4. The Applicant and/or STR Operator for the subject property shall be responsible to pay hotel occupancy taxes as required per Section 3.27.e.7 of the City of Waxahachie Zoning Ordinance.
5. The subject property shall comply with the City of Waxahachie Municipal Code and Zoning Ordinance when any zoning, land use requirement, or restriction is not addressed or disclosed in Exhibits C, D, and E.
6. 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.
7. City Council shall have the right to review the Specific Use Permit at any point, necessary.

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, a new Specific Use Permit shall be required to reestablish the use.
3. This Specific Use Permit shall run with the owner and therefore shall not be transferred from owner to owner.
4. The owner and/or short-term rental operator shall renew registration on an annual basis of the amount in the Fee Schedule set forth by Ordinance 3415, or as amended.
5. The owner/short-term rental operator is subject to a maximum occupancy of ten (10) guests per stay.
6. The short-term rental operator is subject to provide a maximum of five (5) off-street parking spaces.
7. The short-term rental operator must adhere to all regulations stated in Section 3.27 of the City's Zoning Ordinance.

8. 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.

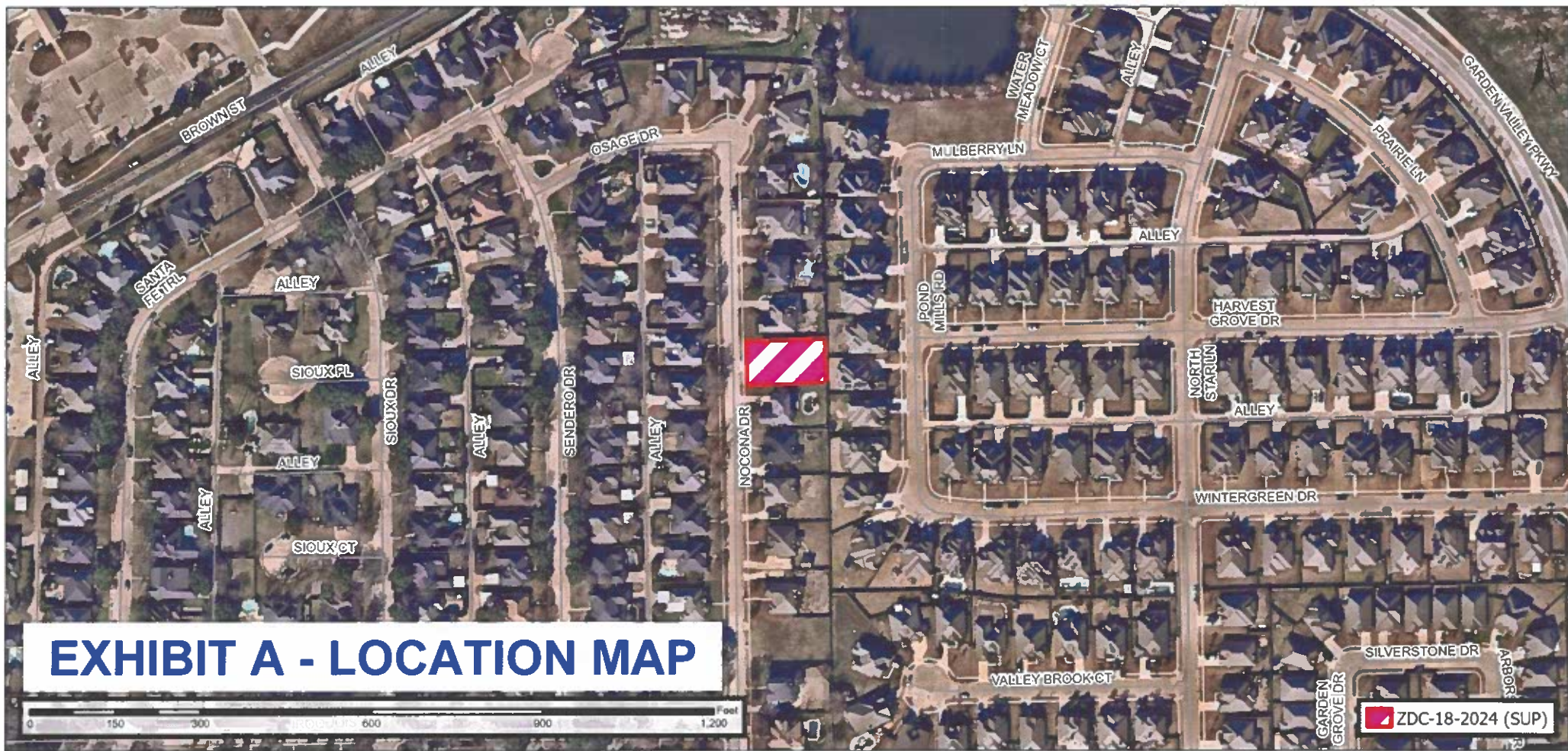
The zoning map of the City of Waxahachie is hereby authorized and directed to be demarked in accordance therewith.

PASSED, APPROVED AND ADOPTED on this 1st day of April, 2024.

MAYOR

ATTEST:

City Secretary



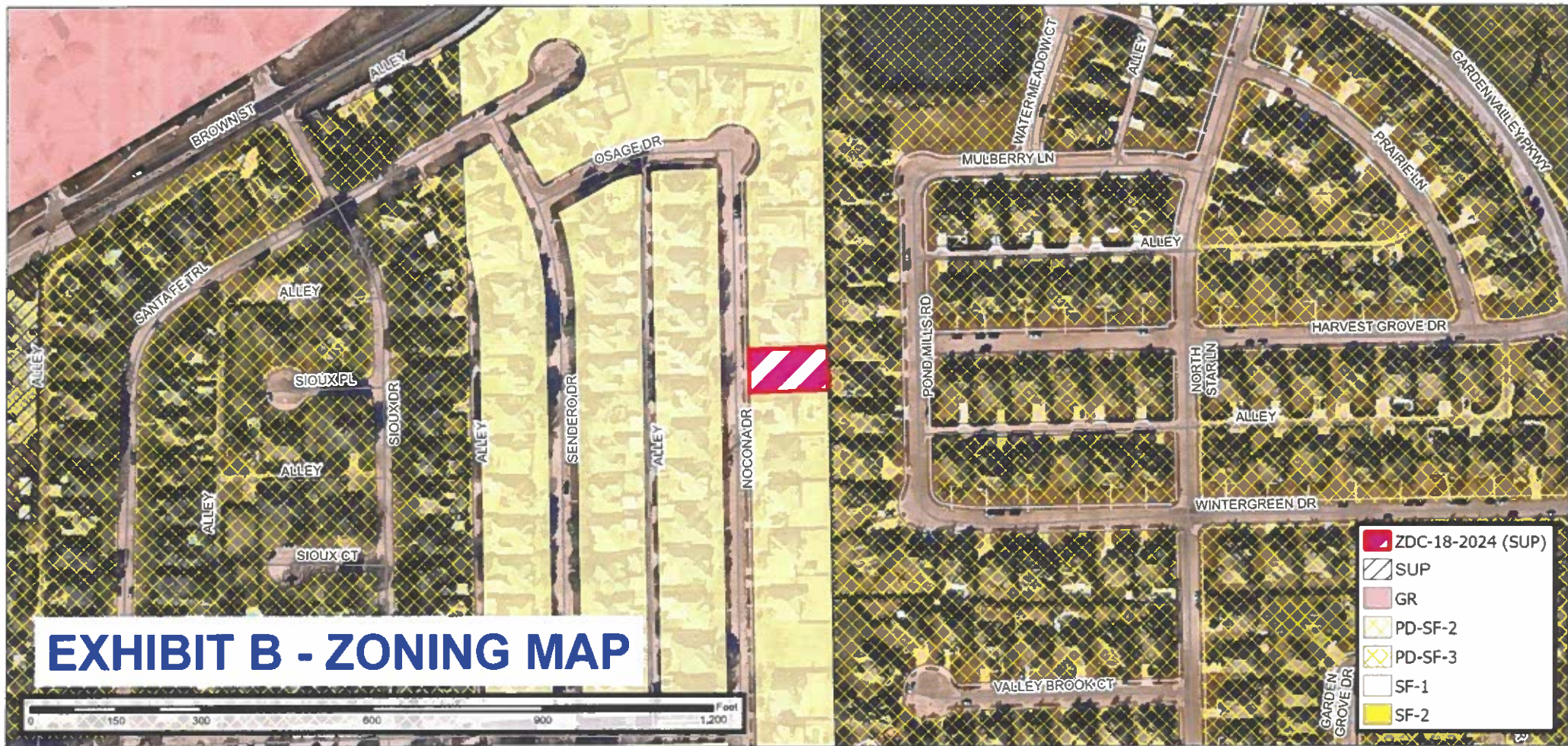
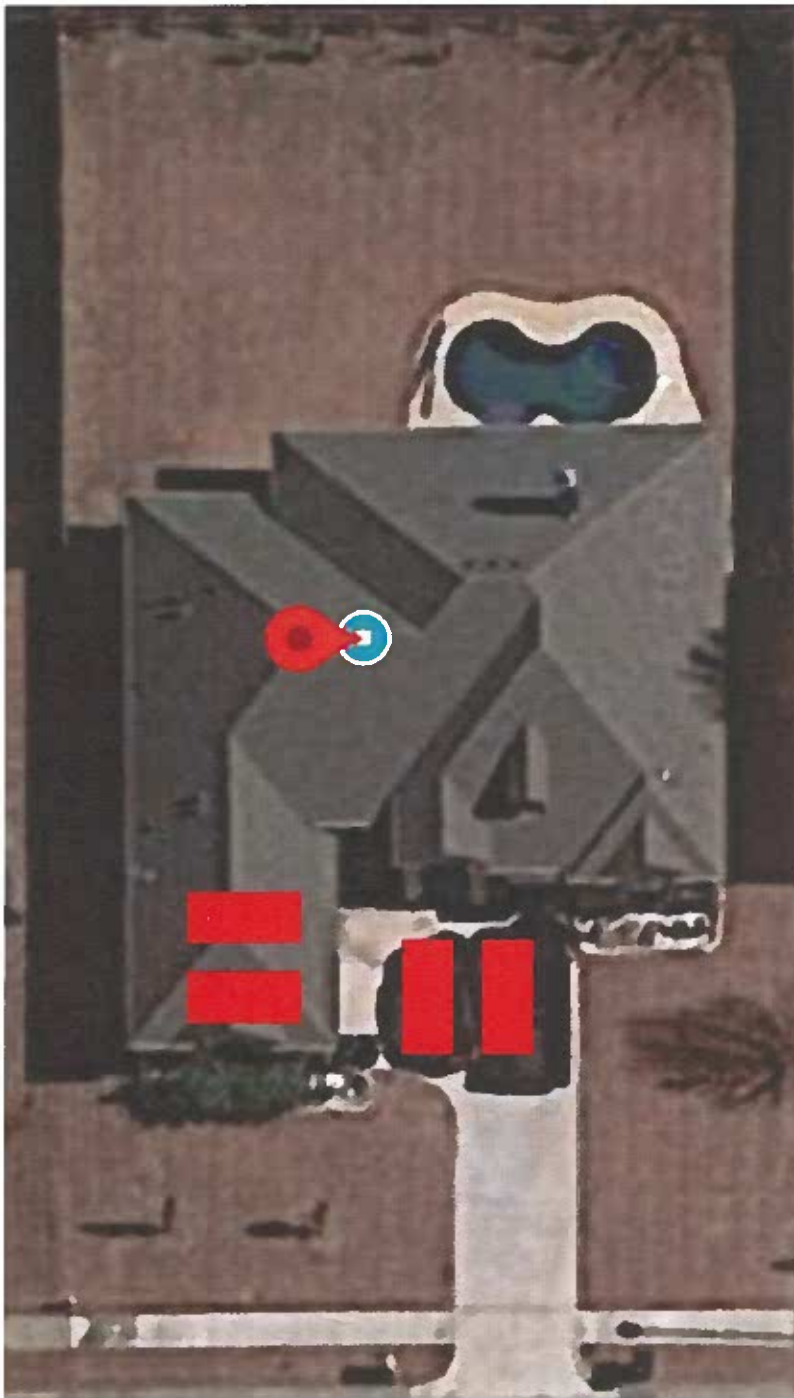


EXHIBIT C - FLOORPLAN



MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

(18)



Parking Spaces

213 Nocona Drive
Waxahachie

2 cars parked on the garage
and
2 cars parked at the driveway

(18)

Host Rules

- The short-term rental permit shall always be visible.
- There shall be no more occupants allowed on premises stated on short-term rental permit, which is 10 occupants maximum.
- Vehicles shall be parked on the driveway only. There shall be no vehicles parked on the street.
- Amplified sound equipment that produces audible sound beyond the property line of the mises between the hours of 10:00 p.m. and 9:00 a.m. is prohibited.
- In case of an emergency or if you have any questions or concerns, please contact Goldnest at 469-541-1002.
- Smoking of any type is not allowed! Violations are subject to a \$450 fine plus the cost to clean, deodorize, and repair damages.
- Check-in/checkout time: 4pm/10am.
- No parties or events allowed.
- Pet should be discussed in advance; we only allow house-trained pets and ask to make sure they keep off beds and furniture. Pet cleaning fees to be applied.

EXHIBIT F - HOT PAYMENT (18)

1800

N: Goldnest - Nocona - Nov 2023
P: Goldnest LP



City of Waxahachie

Department of Finance

HOTEL OCCUPANCY TAX HOTEL / MOTEL SUBMISSION REPORT

ESTABLISHMENT NAME 213 Nocona Dr, Waxahachie, TX 75165		
MAILING ADDRESS Goldnest, 14140 Midway Rd, Suite 106		REPORTING PERIOD (e.g., 1/1/2020 TO 1/30/2020) 11/01/2023 TO 11/30/2023
CITY Dallas	STATE TX	ZIP CODE 75244
See instructions for remitting payment on back of form.		Check below if this is a final submission report and Business sold _____ Business closed _____ Date _____ Date _____ Blacken this box if hotel information has changed. <input type="checkbox"/>

1.	TOTAL ROOM RECEIPTS		\$ 7319.31
2.	PERMANENT RESIDENTS ¹	\$ 0.00	
3.	GOVERNMENT EMPLOYEES ²	\$ 0.00	
4.	TOTAL DEDUCTIONS (= #2 + #3)		\$ 0.00
5.	TAXABLE RENTS (= #1 - #4)		\$ 7319.31
6.	HOTEL OCCUPANCY TAX - 7%		\$ 512.35
7.	PENALTY ON LATE PAYMENT ³		\$
8.	INTEREST ON LATE PAYMENT ³		\$
9.	TOTAL TAX, PENALTIES & INTEREST		\$ 512.35

¹Permanent Resident: Any occupant who has or shall have the right to occupancy of any room or rooms in a hotel for at least (30) consecutive days during the calendar year or preceding year.

²Government Employees: 1) Federal or State employees traveling on official business; 2) diplomatic personnel who present a Tax Exemption card issued by the United States Department of State; 3) Federal or State military personnel.

³5% penalty to be owed after 30 days of payment due date. 10% penalty to be owed after 60 days. Penalty shall never be less than \$100. Delinquent taxes shall draw interest at the rate of 10% per annum beginning 60 days after due date. See Ordinance No. 2270, Section 30-11.4.

I declare under the penalties prescribed in City Ordinance No. 2270, as may be amended, that the information contained in this document is true and correct to the best of my knowledge and belief.

SIGNATURE

Office Manager

TITLE

12/13/2023
DATE

Payment must be received by the City of Waxahachie no later than thirty (30) days after the end of the reporting period.

Please also include a copy of the confirmation of your state report.

EXHIBIT F - HOT PAYMENT (18)

1000
N: Goldnest-Nocona - DEC 2023
P: Goldnest



City of Waxahachie
Department of Finance

HOTEL OCCUPANCY TAX HOTEL / MOTEL SUBMISSION REPORT

ESTABLISHMENT NAME

213 Nocona Dr, Waxahachie, TX 75165

MAILING ADDRESS

Goldnest, 14140 Midway Rd, Suite 106

REPORTING PERIOD (e.g., 1/1/2020 TO 1/30/2020)

12/01/2023 TO 12/31/2023

CITY **STATE** **ZIP CODE**
Dallas TX 75244

Check below if this is a final submission report and

Business sold _____ Business closed _____
Date _____ Date _____

See instructions for remitting payment on back of form.

Blacken this box if hotel information has changed. ☐

1.	TOTAL ROOM RECEIPTS		\$ 6532.00
2.	PERMANENT RESIDENTS ¹	\$ 0.00	
3.	GOVERNMENT EMPLOYEES ²	\$ 0.00	
4.	TOTAL DEDUCTIONS (= #2 + #3)		\$ 0.00
5.	TAXABLE RENTS (= #1 - #4)		\$ 6532.00
6.	HOTEL OCCUPANCY TAX - 7%		\$ 457.24
7.	PENALTY ON LATE PAYMENT ³		\$
8.	INTEREST ON LATE PAYMENT ³		\$
9.	TOTAL TAX, PENALTIES & INTEREST		\$ 457.24

¹Permanent Resident: Any occupant who has or shall have the right to occupancy of any room or rooms in a hotel for a least (30) consecutive days during the calendar year or preceding year.

²Government Employees: 1) Federal or State employees traveling on official business; 2) diplomatic personnel who present a Tax Exemption card issued by the United States Department of State; 3) Federal or State military personnel.

³5% penalty to be owed after 30 days of payment due date. 10% penalty to be owed after 60 days. Penalty shall never be less than \$100. Delinquent taxes shall draw interest at the rate of 10% per annum beginning 60 days after due date. See Ordinance No. 2270, Section 30-11.4.

I declare under the penalties prescribed in City Ordinance No. 2270, as may be amended, that the information contained in this document is true and correct to the best of my knowledge and belief.

SIGNATURE

OFFICE MANAGER

TITLE

1/11/2024

DATE

Payment must be received by the City of Waxahachie no later than thirty (30) days after the end of the reporting period.

Please also include a copy of the confirmation of your state report.

EXHIBIT F - HOT PAYMENT (18)

1803
N: Nocona - Feb 2024
P: Goldnest L.P



City of Waxahachie
Department of Finance

HOTEL OCCUPANCY TAX HOTEL / MOTEL SUBMISSION REPORT

ESTABLISHMENT NAME 213 Nocona Dr, Waxahachie, TX 75165			
MAILING ADDRESS Goldnest, 14140 Midway Rd, Suite 106			REPORTING PERIOD (e.g., 1/1/2020 TO 1/30/2020) 02/01/2024 TO 02/29/2024
CITY Dallas	STATE TX	ZIP CODE 75244	Check below if this is a final submission report and Business sold _____ Business closed _____ Date _____ Date _____
See instructions for remitting payment on back of form.			Blacken this box if hotel information has changed. <input type="checkbox"/>


1.	TOTAL ROOM RECEIPTS		\$ 6161.72
2.	PERMANENT RESIDENTS ¹	\$ 1665.41	
3.	GOVERNMENT EMPLOYEES ²	\$ 0.00	
4.	TOTAL DEDUCTIONS (= #2 + #3)		\$ 1661.41
5.	TAXABLE RENTS (= #1 - #4)		\$ 4496.31
6.	HOTEL OCCUPANCY TAX - 7%		\$ 314.74
7.	PENALTY ON LATE PAYMENT ³		\$
8.	INTEREST ON LATE PAYMENT ³		\$
9.	TOTAL TAX, PENALTIES & INTEREST		\$ 314.74

¹Permanent Resident: Any occupant who has or shall have the right to occupancy of any room or rooms in a hotel for at least (30) consecutive days during the calendar year or preceding year.

²Government Employees: 1) Federal or State employees traveling on official business; 2) diplomatic personnel who present a Tax Exemption card Issued by the United States Department of State; 3) Federal or State military personnel.

³5% penalty to be owed after 30 days of payment due date. 10% penalty to be owed after 60 days. Penalty shall never be less than \$100. Delinquent taxes shall draw interest at the rate of 10% per annum beginning 60 days after due date. See Ordinance No. 2270, Section 30-11.4.

I declare under the penalties prescribed in City Ordinance No. 2270, as may be amended, that the information contained in this document is true and correct to the best of my knowledge and belief.

	OFFICE MANAGER	3/15/24
SIGNATURE	TITLE	DATE

Payment must be received by the City of Waxahachie no later than thirty (30) days after the end of the reporting period.

Please also include a copy of the confirmation of your state report.

GOLDNEST, LP
14140 MIDWAY RD STE 100
DALLAS, TX 75244

1928

53-13/110 MA
26779

DATE 12/13/2023

PAY
TO THE
ORDER OF

City of Waxahachie

\$ 512.35

Five hundred twelve and 35/100

DOLLARS



Photo
Safe
Deposit
Chest on back

BANK OF AMERICA



ACH R/T 011000138

FOR

H.O.T Nov 23 Nocona

(18)

Planning & Zoning Department

Zoning Staff Report

Case: ZDC-19-2024



MEETING DATE(S)

Planning & Zoning Commission:

March 26, 2024

City Council:

April 1, 2024

CAPTION

Public Hearing on a request by Asher Oren, for a **Specific Use Permit (SUP)** for Short-Term Rental use within a Single-Family Dwelling-2 (SF-2) zoning district located at 105 Brandy Lane (Property ID 175032) - Owner: Gavriel Taub (ZDC-19-2024)

ACTION SINCE INITIAL STAFF REPORT

At the Planning and Zoning Commission meeting held on March 26, 2024, the Commission voted 4-3 to recommend denial of case number ZDC-19-2024, subject to the conditions of the staff report.

Due to the proposed SUP receiving a recommendation of denial by the Planning & Zoning Commission, a favorable vote of three-fourths ($\frac{3}{4}$) of all members, which equates to four (4) of the five (5) members, of the City Council is now required in order to approve the SUP request. (Sec. 2.04, City of Waxahachie Zoning Ordinance)

RECOMMENDED MOTIONS

- "I move to deny ZDC-19-2024, a Specific Use Permit (SUP) for a Short-Term Rental use."
- "I move to approve ZDC-19-2024, a Specific Use Permit (SUP) for a Short-Term Rental use, subject to the conditions the staff report, authorizing the City Manager and/or Mayor to execute all documents accordingly."

APPLICANT REQUEST

The Applicant is requesting a specific use permit for a Short-Term Rental use at 105 Brandy Lane.

CASE INFORMATION

<i>Applicant:</i>	Asher Oren
<i>Property Owner(s):</i>	Gavriel Taub
<i>Site Acreage:</i>	0.253 acres
<i>Current Zoning:</i>	Single-Family Dwelling-2 (SF-2)
<i>Requested Zoning:</i>	SF-2 with a specific use permit (SUP) for a Short-Term Rental

SUBJECT PROPERTY

General Location: Generally located 105 Brandy Lane

Parcel ID Number(s): 175032

Existing Use: Residential use

Development History: A plat for the subject property was recorded in 1970s.

Adjoining Zoning & Uses:

Direction	Zoning	Current Use
North	SF-2	Residential use
East	SF-2	Residential use
South	SF-2	Residential use
West	SF-2	Residential use

Site Image:

**PLANNING ANALYSIS**

During the City Council meeting held on October 16, 2023, Councilmembers approved an ordinance to allow the use of a short-term rental in all zoning districts with an approved SUP with the exception of Central Area (CA) zoning district. All residential-use properties located within the Central Area (CA) zoning district are allowed to operate a short-term rental by right without seeking the approval of a SUP.

The Applicant is requesting a SUP for a short-term rental use located at 213 Nocona Drive because it is located within the SF-1 zoning district. The subject property consists of a primary structure of approximately 2,216 square feet with five (5) bedrooms, a pool, and enough improved surface to accommodate for the maximum parking spaces of five (5) vehicles, situated on an approximately 0.261 acres (11,369 square feet) lot. The applicant has been operating a short-term rental since approximately April 2022, and has been paying hotel occupancy taxes since November 2023. The applicant has satisfied all of the requirements of Section 3.27 of the Zoning Ordinance. At the time of the publishing of this staff report, the City has received no complaints regarding any issues that is considered a nuisance.

During the planning analysis, staff inquired with the Waxahachie Police Department and discovered no nuisance-related calls had been made regarding the subject property or the STR use in the past 12 months.

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 88 notices were mailed to property owners within 500 feet of the as required in Section 3.27 of the City's Zoning Ordinance. In addition, a notice was published in the Waxahachie Sun, and a sign was visibly posted at the property. At the time of the publishing of this staff report, a total of twenty (20) letters in opposition have been received by staff, with five (5) letters being inside the 200' buffer and the remainder outside of the 200' buffer.

RECOMMENDATION

Based on the details provided in this Staff Report and the present status of the documents associated with the request, if considering approval:

Conditions:

1. The short-term rental operator shall complete the STR registration process with the City's vendor, and pay the annual and a renewal fee set by Ordinance No. 3415, or as amended.
2. The short-term rental operator shall register for a Hotel Occupancy Tax account with the City's vendor.
3. The short-term rental operator is subject to a maximum occupancy of ten (10) guests per stay.
4. The short-term rental operator is subject to provide a maximum of five (5) off-street parking spaces.
5. The short-term rental operator must adhere to all regulations stated in Section 3.27 of the City's Zoning Ordinance.

ATTACHED EXHIBITS

1. Property Owner Notification Responses
2. SUP Ordinance
3. Location Map (Exhibit A)
4. Zoning Map (Exhibit B)
5. Floorplan (Exhibit C)
6. Aerial Site Plan (Exhibit D)
7. Host Rules (Exhibit E)
8. Hotel Occupancy Taxes Payments (Exhibit F)

STAFF CONTACT INFORMATION*Prepared by:*

Oanh Vu

Senior Planner

oanh.vu@waxahachie.com*Reviewed by:*

Jennifer Pruitt, AICP, LEED-AP, CNU-A

Senior Director of Planning

jennifer.pruitt@waxahachie.com

(19)



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-19-2024



RECEIVED MAR 1 2 2024

VENABLE JUDY
119 JOHNSTON BLVD
WAXAHACHIE, TX 75165

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, March 26, 2024 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, April 1, 2024 at 7:00 p.m. in Meeting Rooms A & B at the Waxahachie Civic Center, 2000 Civic Center Ln, Waxahachie, Texas to consider the following:

Request by Asher Oren, for a **Specific Use Permit (SUP)** for a Short-Term Rental use within a Single-Family Dwelling-2 (SF-2) zoning district located at 105 Brandy Lane (Property ID 175032) - Owner: Gavriel Taub (ZDC-19-2024) Staff: Oanh Vu

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-19-2024

City Reference: 174976

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on **March 20, 2024** 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, 408 South Rogers Street, Waxahachie, TX 75165.

☐ SUPPORT

☒ OPPOSE

Comments:

Judy Venable Sawyer
Signature

Judy Venable Sawyer
Printed Name and Title

3-11-24
Date

119 Johnston Blvd
Address
WAXAHACHIE, TX
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.



(19)

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-19-2024



O DANIEL CASEY & IMGRAM EVERLY
115 JOHNSTON BLVD
WAXAHACHIE, TX 75165-1334

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, March 26, 2024 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, April 1, 2024 at 7:00 p.m. in Meeting Rooms A & B at the Waxahachie Civic Center, 2000 Civic Center Ln, Waxahachie, Texas to consider the following:

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Case Number: ZDC-19-2024

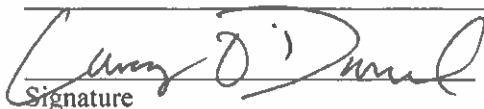
City Reference: 174974

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on March 20, 2024 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, 408 South Rogers Street, Waxahachie, TX 75165.

☐ SUPPORT

☒ OPPOSE

Comments:


Signature

3/14/24
Date

CASEY O. DANIEL - OWNER
Printed Name and Title

115 JOHNSTON BLVD, WAXAH, TX
Address
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.

(19)



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: **ZDC-19-2024**



CLOVER PROPERTIES LLC SERIES C
401 S FLAT ST STE 2
WAXAHACHIE, TX 75165

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, March 26, 2024 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, April 1, 2024 at 7:00 p.m. in Meeting Rooms A & B at the Waxahachie Civic Center, 2000 Civic Center Ln, Waxahachie, Texas to consider the following:

Request by Asher Oren, for a **Specific Use Permit (SUP)** for a Short-Term Rental use within a Single-Family Dwelling-2 (SF-2) zoning district located at 105 Brandy Lane (Property ID 175032) - Owner: Gavriel Taub (ZDC-19-2024) Staff: Oanh Vu

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Case Number: **ZDC-19-2024**

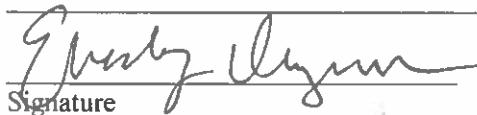
City Reference: 174981

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on **March 20, 2024** 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, 408 South Rogers Street, Waxahachie, TX 75165.

☐ SUPPORT

☒ OPPOSE

Comments:


Signature

3/14/24
Date

EVERETT W. TAUB - CLOVER PROPERTIES, LLC
OWNER
Printed Name and Title

109 JOHNSTON BLVD, WAXA, TX
Address
75165

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

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City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-19-2024

(19)
Vote No

CRAIG TOSINI, R & CLAIR J
214 DAK CREEK DR
WAXAHACHIE, TX 75165

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, March 26, 2024 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, April 1, 2024 at 7:00 p.m. in Meeting Rooms A & B at the Waxahachie Civic Center 2000 Civic Center Dr, Waxahachie, Texas to consider the following:

Request by Ashlee Oren, for a Specific Use Permit (SUP) for a Short-Term Rental use within a Single-Family Dwelling-2 (SF-2) zoning district, located at 105 Brandy Lane (Property ID: 175032) - Owner: Daniel Thub (ZDC-19-2024) Staff: Oanh Vu

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-19-2024

City Reference: 175028

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on March 24, 2024 to ensure inclusion in the Agenda packet. Forms can be e-mailed to Planning@Waxahachie.com or you can drop off mail your form to City of Waxahachie, Attention: Planning, 408 South Rogers Street, Waxahachie, TX 75165.

☐ SUPPORT

☒ OPPOSE

Comments:

Ashlee Oren Owner
Signature

3-11-24
Date

Ashlee Oren Owner
Printed Name and Title

214 Dak Creek Dr
Address
75165

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

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



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: **ZDC-19-2024**

(119)

WEBB JOE JAMES
202 HOUSTON ST
WAXAHACHIE, TX 75165-1322

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, March 26, 2024 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, April 1, 2024 at 7:00 p.m. in Meeting Rooms A & B at the Waxahachie Civic Center, 2000 Civic Center Ln, Waxahachie, Texas to consider the following:

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Case Number: **ZDC-19-2024**

City Reference: 175003

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on **March 20, 2024** 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, 408 South Rogers Street, Waxahachie, TX 75165.

☐ SUPPORT

☒ OPPOSE

Comments:

Signature

Joe James Webb
Printed Name and Title

Date

202 Houston Street
Address

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.



(19)

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: **ZDC-19-2024**

◇◇◇◇

RECEIVED MAR 15 2024

NAIL DANNY
222 INDIGO WAY
WAXAHACHIE, TX 75165-5202

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, March 26, 2024 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, April 1, 2024 at 7:00 p.m. in Meeting Rooms A & B at the Waxahachie Civic Center, 2000 Civic Center Ln, Waxahachie, Texas to consider the following:

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Case Number: **ZDC-19-2024**

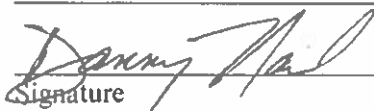
City Reference: 223702

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on **March 20, 2024** 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, 408 South Rogers Street, Waxahachie, TX 75165.

☐ SUPPORT

☒ OPPOSE

Comments:


Signature

3/9/24
Date

DANNY NAIL
Printed Name and Title

222 Indigo Way
Address

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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.

Case Number: ZDC-19-2024

City Reference: 174967

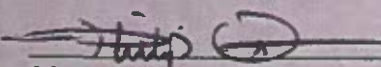
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☐ SUPPORT

☒ OPPOSE

Comments:

I want to live in a neighborhood of true neighbors, not transient visitors!


Signature

MARCH 12, 2024
Date

PHILIP OTTERSON
Printed Name and Title

405 JOHNSTON BLVD
Address

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.



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: **ZDC-19-2024**

(19)

BANN STEPHEN & ELLEN
305 JOHNSTON BLVD
WAXAHACHIE, TX 75165-1345

RECEIVED MAR 18 2024

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, March 26, 2024 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, April 1, 2024 at 7:00 p.m. in Meeting Rooms A & B at the Waxahachie Civic Center, 2000 Civic Center Ln, Waxahachie, Texas to consider the following:

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Case Number: **ZDC-19-2024**

City Reference: 174963

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on **March 20, 2024** 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, 408 South Rogers Street, Waxahachie, TX 75165.

☐ SUPPORT

☒ OPPOSE

Comments:

Too Much traffic at this house

Steph Bann
Signature

3/17/24
Date

Stephen Bann Home Owner
Printed Name and Title

305 Johnston Blvd
Address
Waxahachie, Texas
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.

Case Number: ZDC-19-2024

City Reference: 174963

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☐ SUPPORT

☒ OPPOSE

Comments:

De Clemens
Signature

NORMA D. CLEMENS
Printed Name and Title

3/18/24
Date

400 Johnston Blvd
Address

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.

(b)(7)

(19)



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-19-2024



MC KAY GILBERT V & DELOROS A
212 INDIGO WAY
WAXAHACHIE, TX 75165

RECEIVED MAR 1 9 2024

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, March 26, 2024 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, April 1, 2024 at 7:00 p.m. in Meeting Rooms A & B at the Waxahachie Civic Center, 2000 Civic Center Ln, Waxahachie, Texas to consider the following:

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Case Number: ZDC-19-2024

City Reference: 223802

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☐ SUPPORT

☒ OPPOSE

Comments:

We, Gilbert V. & Deloros McKay are opposed to short term rental of single family dwellings in our area with neighbors approval.

Gilbert V. McKay
Signature

3-13-24
Date

Gilbert V. McKay
Printed Name and Title

212 Indigo Way
Address

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.

Case Number: **ZDC-19-2024**

City Reference: 223799

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on **March 20, 2024** 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, 408 South Rogers Street, Waxahachie, TX 75165.

RECEIVED MAR 19 2024

☐ SUPPORT

☒ OPPOSE

Comments:

People that rents these short term rentals do not have any
respect for being in a neighborhood of families. Too much
drinking, loud music and being rude!!!

Janie L. Barnard
Signature

3-14-24
Date

Janie L. Barnard
Printed Name and Title

220 Indigo Way
Address

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

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(19)

Case Number: **ZDC-19-2024**

City Reference: 223800

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RECEIVED MAR 19 2024

☐ SUPPORT

☒ OPPOSE

Comments:

I am very much against rental or recreation short or long term property in a residential neighborhood

Perry & Glenna Lebranz

Signature

Date

3/9/24

Perry & Glenna Lebranz

Printed Name and Title

Address

218 Indigo Way
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.

(19)

Case Number: ZDC-19-2024

City Reference: 174979

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on **March 20, 2024** 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, 408 South Rogers Street, Waxahachie, TX 75165.

☐ SUPPORT

☒ OPPOSE

Comments:

THE PROPERTY NEXT DOOR TO ME HAS THIS USAGE AND I DO NOT
WANT OUR NEIGHBORHOOD TO JUST BECOME A LOT OF RENTALS.

Robert W. Hulen

Signature

3/12/24
Date

ROBERT W. HULEN

Printed Name and Title

105 JOHNSTON BLVD.
Address

RECEIVED MAR 19 2024

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.

(19)

(19)



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: **ZDC-19-2024**



POPE DWAYNE D ETAL
124 BIG BEND BLVD
WAXAHACHIE, TX 75165-1321

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, March 26, 2024 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, April 1, 2024 at 7:00 p.m. in Meeting Rooms A & B at the Waxahachie Civic Center, 2000 Civic Center Ln, Waxahachie, Texas to consider the following:

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Case Number: **ZDC-19-2024**

City Reference: 174992

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☐ SUPPORT

☒ OPPOSE

Comments:

Lisa Pope
Signature

Dwayne & Lisa Pope
Printed Name and Title

03/20/2024
Date
124 BIG BEND BLVD
WAXAHACHIE TX 75165
Address

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

...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-19-2024

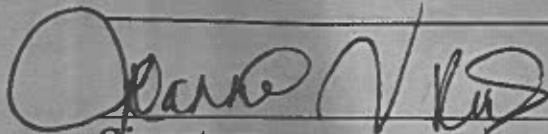
City Reference: 175010

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *March 20, 2024* 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, 408 South Rogers Street, Waxahachie, TX 75165.

☐ SUPPORT

☒ OPPOSE

Comments:



Signature

3/19/24

Date

Joanne Vega Rios

Printed Name and Title

111 Big Bend Blvd Waxahachie, TX 75165

Address

(15)

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.



(119)

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: **ZDC-19-2024**

<><><>

MC NUTT BRENT A & BROOKSIE F
106 NOEL ST
WAXAHACHIE, TX 75165-1324

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, March 26, 2024 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, April 1, 2024 at 7:00 p.m. in Meeting Rooms A & B at the Waxahachie Civic Center, 2000 Civic Center Ln, Waxahachie, Texas to consider the following:

Request by Asher Oren, for a **Specific Use Permit (SUP)** for a Short-Term Rental use within a Single-Family Dwelling-2 (SF-2) zoning district located at 105 Brandy Lane (Property ID 175032) - Owner: Gavriel Taub (ZDC-19-2024) Staff: Oanh Vu

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-19-2024**

City Reference: 174947

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on **March 20, 2024** 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, 408 South Rogers Street, Waxahachie, TX 75165.

☐ SUPPORT

☒ **OPPOSE**

Comments:

*absolutely not. too many people in/out
unknown acc's photo*

Brookson McNutt
Signature

3-10-24
Date

Brooksie Brent McNutt
Printed Name and Title

106 Noel Waxahachie
Address
Sx, 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.

Case Number: ZDC-19-2024

City Reference: 174969

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *March 20, 2024* 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, 408 South Rogers Street, Waxahachie, TX 75165.

Comments: ☐ SUPPORT

☒ OPPOSE

Richard Turner
Signature

3/11/24
Date

Richard Turner (Homeowner)
Printed Name and Title

203 Johnston Blvd
Address

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.

(b1)

Case Number: **ZDC-19-2024**

City Reference: 174972

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on **March 20, 2024** 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, 408 South Rogers Street, Waxahachie, TX 75165.

☐ SUPPORT

☒ OPPOSE

RECEIVED MAR 14 2024

Comments:

Signature

Date

Printed Name and Title

Address

Nancy Kathleen Morrill

3-12-24

209 Johnston Blvd

Waxahachie, TX 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.

(19)

Case Number: **ZDC-19-2024**

City Reference: 174956

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on **March 20, 2024** 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, 408 South Rogers Street, Waxahachie, TX 75165.

☐ SUPPORT

☒ OPPOSE

Comments:

Alice Langford
Signature

3-12-24
Date

Alice Langford
Printed Name and Title

302 Big Bend Blvd
Address
Waxahachie, TX 75165

RECEIVED MAR 15 2024

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.

(19)



(19)

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-19-2024

COBB CARLA N
168 GLANT CEDAR TRAIL
WHITNEY, TX 76692

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, March 26, 2024 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, April 1, 2024 at 7:00 p.m. in Meeting Rooms A & B at the Waxahachie Civic Center, 2000 Civic Center Ln, Waxahachie, Texas to consider the following:

Request by Asher Oren, for a **Specific Use Permit (SUP)** for a Short-Term Rental use within a Single-Family Dwelling-2 (SF-2) zoning district located at 105 Brandy Lane (Property ID 175032) - Owner: Gavriel Taub (ZDC-19-2024) Staff: Oanh Vu

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-19-2024

City Reference: 174951

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on March 20, 2024 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, 408 South Rogers Street, Waxahachie, TX 75165.

☐ SUPPORT

☒ OPPOSE

Comments:

I very much oppose this item being passed. Our family has owned this property since 1982. I have small grandchildren that play outside and ride bikes and I feel like this would very much jeopardize their safety.

Signature

Carla Cobb

Printed Name and Title

Owner of 104 Brandy Lane.

Date

3-17-24

Address

*104 Brandy Lane
Waxahachie, TX
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.

(20)

ORDINANCE NO.

AN ORDINANCE AUTHORIZING A SPECIFIC USE PERMIT (SUP) TO ALLOW A SHORT-TERM RENTAL USE WITHIN A SINGLE-FAMILY DWELLING 2 (SF-2) LOCATED AT 105 BRANDY LANE IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING 0.253 ACRES KNOWN AS PROPERTY ID 175032, 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 adopted a zoning ordinance and map showing the classification of the property located within the city limits of said City; 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-19-2024. 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 City Council having heard all arguments for and against said SUP;

NOW, THEREFORE, this property is rezoned from SF-2 to SF-2, with an SUP in order to allow a Short-Term Rental use on the following property: Property ID 175032, which is shown on the location map (Exhibit A), zoning map (Exhibit B), floorplan (Exhibit C), aerial site plan (Exhibit D), and host rules (Exhibit E).

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 the Zoning Ordinance.

Specific Use Permit

FOR OPERATION OF A SPECIFIC USE PERMIT FOR A SHORT-TERM RENTAL USE IN THE SINGLE-FAMILY DWELLING-2 (SF-2) DISTRICT; the following standards and conditions are hereby established as part of this ordinance:

1. The subject property shall conform to the site plan approved by the City Council under case number ZDC-19-2024.
2. Development on the subject property shall adhere to the following exhibits approved by the City Council: Exhibit A - Location Map, Exhibit B – Zoning Map, Exhibit C – Floorplan, Exhibit D – Aerial Site Plan, Exhibit E – Host Rules.
3. The Applicant and/or STR Operator for the subject property shall be responsible for obtaining registration per the City's applicable rules and regulations governing such permits.
4. The Applicant and/or STR Operator for the subject property shall be responsible to pay hotel occupancy taxes as required per Section 3.27.e.7 of the City of Waxahachie Zoning Ordinance.
5. The subject property shall comply with the City of Waxahachie Municipal Code and Zoning Ordinance when any zoning, land use requirement, or restriction is not addressed or disclosed in Exhibits C, D, and E.
6. 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.
7. City Council shall have the right to review the Specific Use Permit at any point, necessary.

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, a new Specific Use Permit shall be required to reestablish the use.
3. This Specific Use Permit shall run with the owner and therefore shall not be transferred from owner to owner.
4. The owner and/or short-term rental operator shall renew registration on an annual basis of the amount in the Fee Schedule set forth by Ordinance 3415, or as amended.
5. The owner/short-term rental operator is subject to a maximum occupancy of ten (10) guests per stay.
6. The short-term rental operator is subject to provide a maximum of five (5) off-street parking spaces.
7. The short-term rental operator must adhere to all regulations stated in Section 3.27 of the City's Zoning Ordinance.

(20)

8. 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.

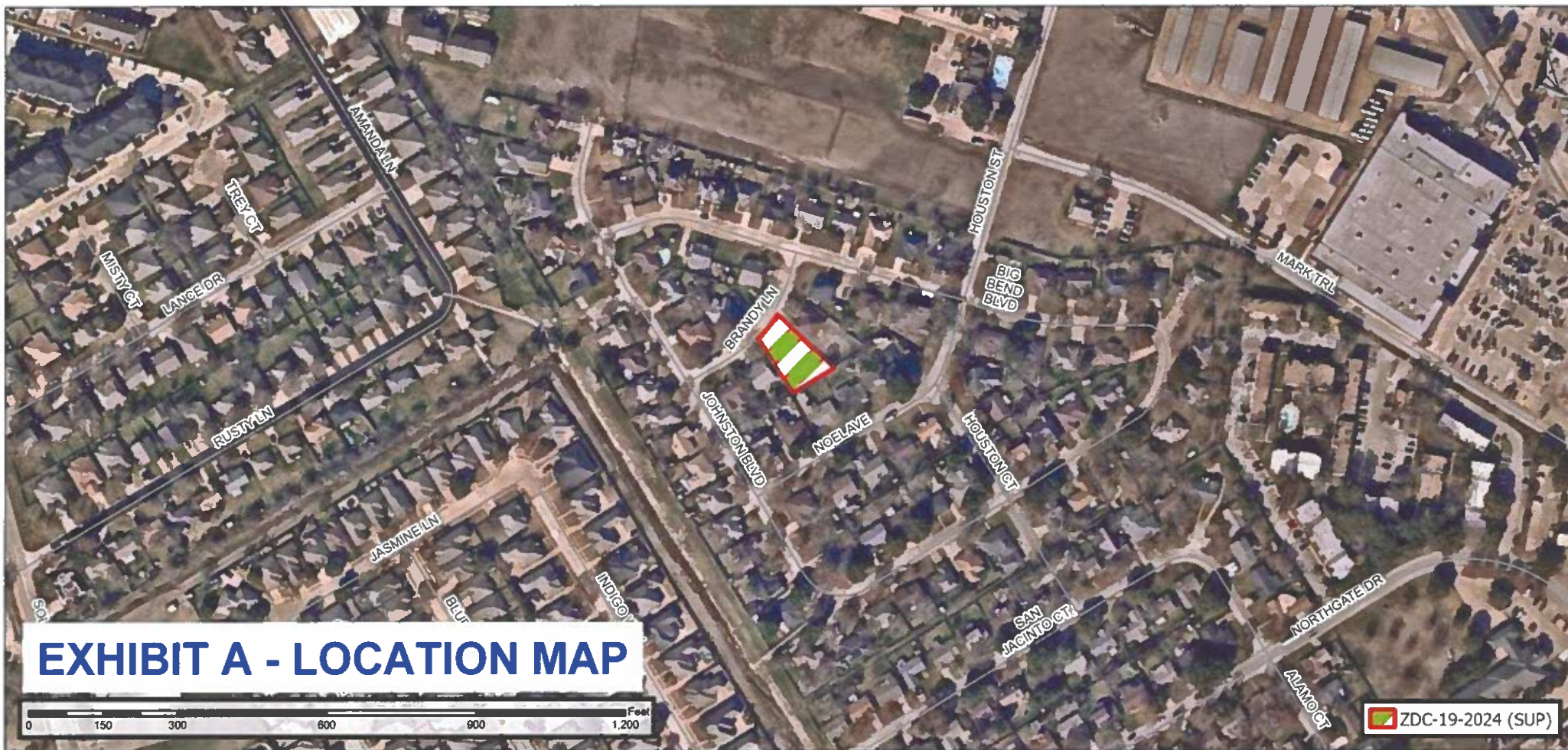
The zoning map of the City of Waxahachie is hereby authorized and directed to be demarked in accordance therewith.

PASSED, APPROVED AND ADOPTED on this 1st day of April, 2024.

MAYOR

ATTEST:

City Secretary

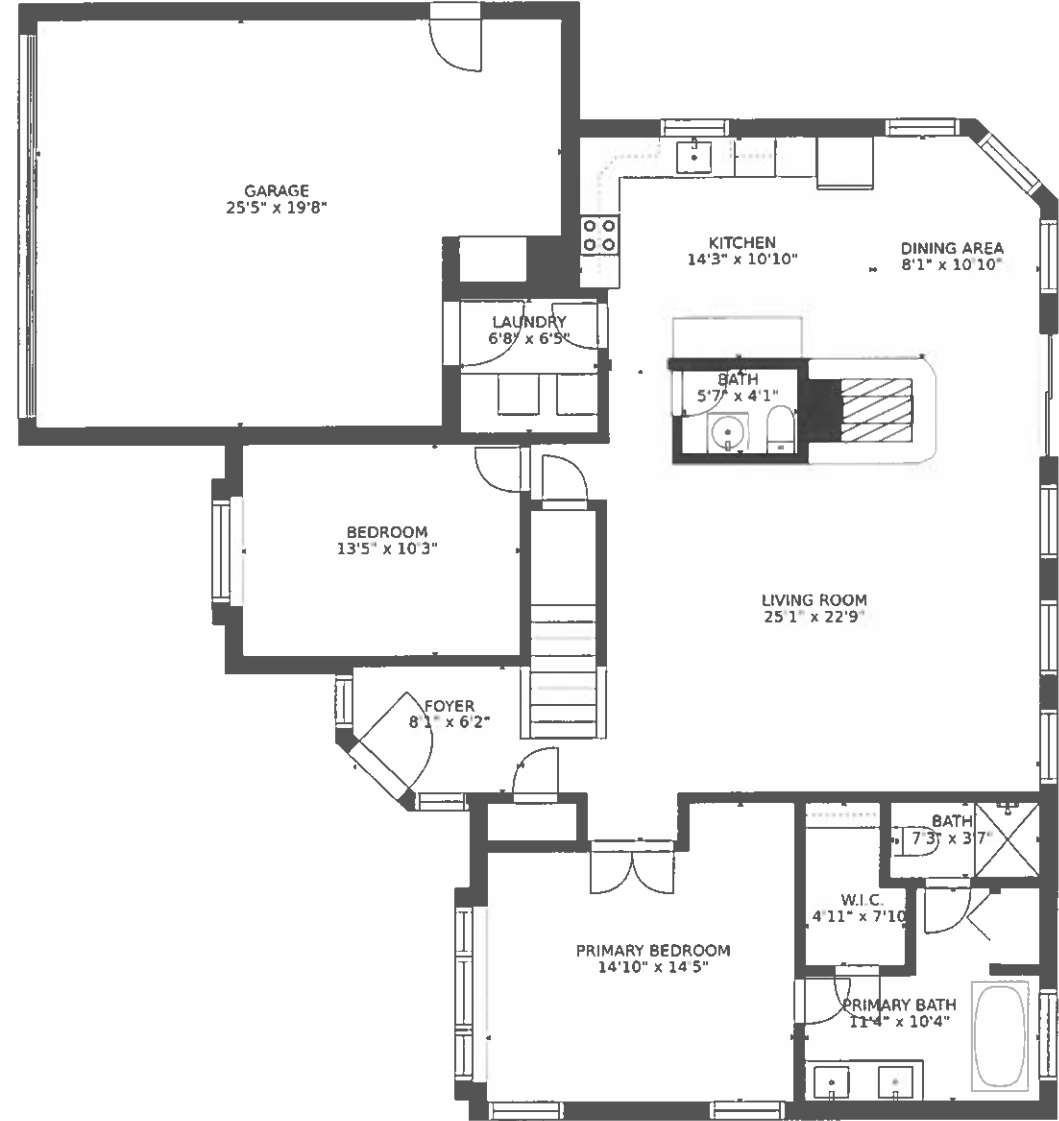


(20)

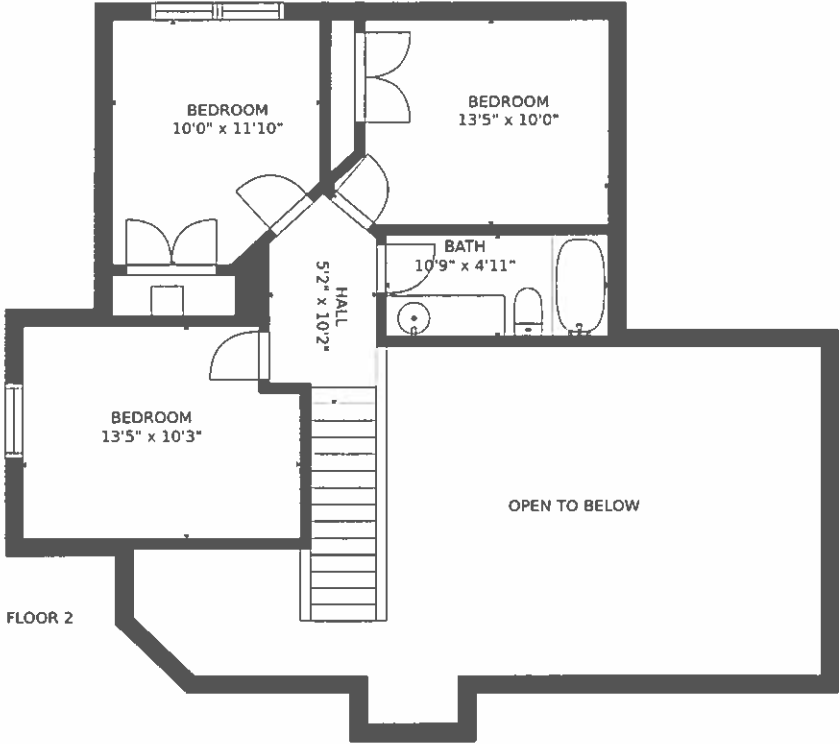


(26)

EXHIBIT C - FLOORPLAN



FLOOR 1



FLOOR 2

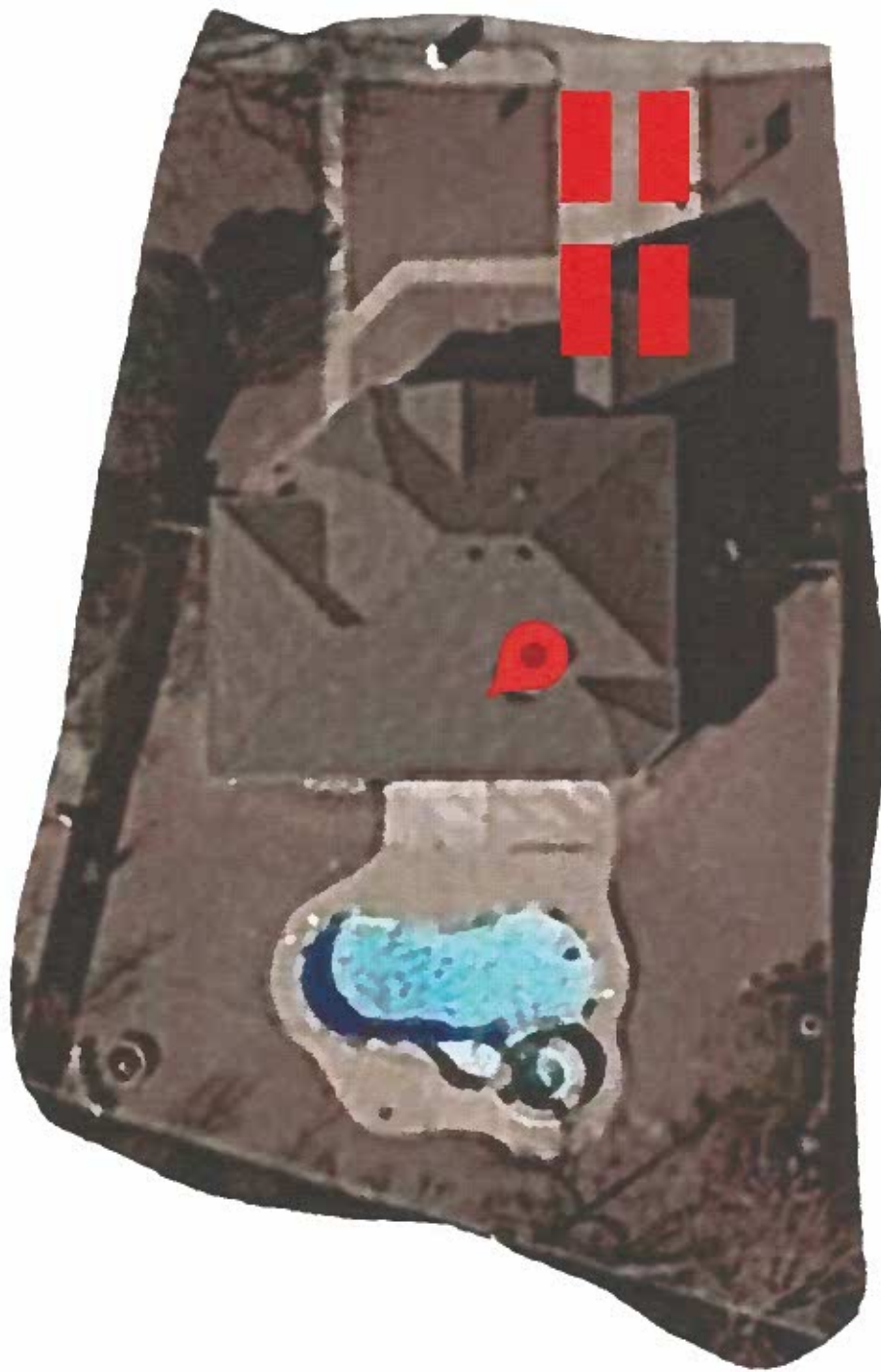
Estimated areas

GLA FLOOR 1: 1528 sq. ft, excluded 512 sq. ft
GLA FLOOR 2: 631 sq. ft, excluded 460 sq. ft
Total GLA 2159 sq. ft, total scanned area 2131 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

(26)

EXHIBIT D - AERIAL SITE PLAN



Parking Spaces

**105 Brandy Ln
Waxahachie**

2 cars parked on the garage (S)
and
2 cars parked at the driveway

Host Rules

- The short-term rental permit shall always be visible.
- There shall be no more occupants allowed on premises stated on short-term rental permit, which is 10 occupants maximum.
- Vehicles shall be parked on the driveway only. There shall be no vehicles parked on the street.
- Amplified sound equipment that produces audible sound beyond the property line of the premises between the hours of 10:00 p.m. and 9:00 a.m. is prohibited.
- In case of an emergency or if you have any questions or concerns, please contact Goldnest at 469-541-1002.
- Smoking of any type is not allowed! Violations are subject to a \$450 fine plus the cost to clean, deodorize, and repair damages.
- Check-in/checkout time: 4pm/10am.
- No parties or events allowed.
- Pet should be discussed in advance; we only allow house-trained pets and ask to make sure they keep off beds and furniture. Pet cleaning fees to be applied.

(20)

EXHIBIT F - HOT PAYMENTS



City of Waxahachie
Department of Finance

HOTEL OCCUPANCY TAX HOTEL / MOTEL SUBMISSION REPORT

ESTABLISHMENT NAME	
SouthernLivingAtItsBest	105 Brandy Lane
MAILING ADDRESS	REPORTING PERIOD (e.g., 1/1/2020 TO 1/30/2020)
PO Box 3089	7/1/2023 TO 9/30/2023
CITY STATE ZIP CODE	Check below if this is a final submission report and
Greenwood Village, CO 80155	Business sold _____ Business closed _____ Date _____ Date _____
See instructions for remitting payment on back of form.	Blacken this box if hotel information has changed. <input type="checkbox"/>

1.	TOTAL ROOM RECEIPTS		\$ 31,083.38
2.	PERMANENT RESIDENTS ¹	\$ 0.00	
3.	GOVERNMENT EMPLOYEES ²	\$	
4.	TOTAL DEDUCTIONS (= #2 + #3)		\$ 0.00
5.	TAXABLE RENTS (= #1 - #4)		\$ 31,083.38
6.	HOTEL OCCUPANCY TAX - 7%		\$ 2,175.84
7.	PENALTY ON LATE PAYMENT ³		\$
8.	INTEREST ON LATE PAYMENT ³		\$
9.	TOTAL TAX, PENALTIES & INTEREST		\$ 2,154.08

¹Permanent Resident: Any occupant who has or shall have the right to occupancy of any room or rooms in a hotel for at least (30) consecutive days during the calendar year or preceding year.

²Government Employees: 1) Federal or State employees traveling on official business; 2) diplomatic personnel who present a Tax Exemption card issued by the United States Department of State; 3) Federal or State military personnel.

³5% penalty to be owed after 30 days of payment due date. 10% penalty to be owed after 60 days. Penalty shall never be less than \$100. Delinquent taxes shall draw interest at the rate of 10% per annum beginning 60 days after due date. See Ordinance No. 2270, Section 30-11.4.

I declare under the penalties prescribed in City Ordinance No. 2270, as may be amended, that the information contained in this document is true and correct to the best of my knowledge and belief.

Kelly Gadenberger

Accountant

10/11/2023

SIGNATURE

TITLE

DATE

EXHIBIT F - HOT PAYMENTS



City of Waxahachie
Department of Finance

(20) N: Southern Living At Its Best - Oct-Dec 202
P: Avalara Client Trust

HOTEL OCCUPANCY TAX HOTEL / MOTEL SUBMISSION REPORT

ESTABLISHMENT NAME	
Southern Living At Its Best 105 Brandy Lane	
MAILING ADDRESS	REPORTING PERIOD (e.g., 1/1/2020 TO 1/30/2020)
PO Box 3089	10/1/2023 TO 12/31/2023
CITY STATE ZIP CODE	Check below if this is a final submission report and
Greenwood Village, CO 80155	Business sold _____ Business closed _____ Date _____ Date _____
See instructions for remitting payment on back of form.	Blacken this box if hotel information has changed. <input type="checkbox"/>

1.	TOTAL ROOM RECEIPTS		\$ 20,089.54
2.	PERMANENT RESIDENTS ¹	\$ 0.00	
3.	GOVERNMENT EMPLOYEES ²	\$	
4.	TOTAL DEDUCTIONS (= #2 + #3)		\$ 0.00
5.	TAXABLE RENTS (= #1 - #4)		\$ 20,089.54
6.	HOTEL OCCUPANCY TAX - 7%		\$ 1,406.27
7.	PENALTY ON LATE PAYMENT ³		\$
8.	INTEREST ON LATE PAYMENT ³		\$
9.	TOTAL TAX, PENALTIES & INTEREST		\$ 1,392.21

¹Permanent Resident: Any occupant who has or shall have the right to occupancy of any room or rooms in a hotel for at least (30) consecutive days during the calendar year or preceding year.

²Government Employees: 1) Federal or State employees traveling on official business; 2) diplomatic personnel who present a Tax Exemption card issued by the United States Department of State; 3) Federal or State military personnel.

³5% penalty to be owed after 30 days of payment due date. 10% penalty to be owed after 60 days. Penalty shall never be less than \$100. Delinquent taxes shall draw interest at the rate of 10% per annum beginning 60 days after due date. See Ordinance No. 2270, Section 30-11.4.

I declare under the penalties prescribed in City Ordinance No. 2270, as may be amended, that the information contained in this document is true and correct to the best of my knowledge and belief.

Kelley Gordenberger

Accountant

1/11/2024

SIGNATURE

TITLE

DATE

Payment must be received by the City of Waxahachie no later than thirty (30) days after the end of the reporting period.

Please also include a copy of the confirmation of your state report.

(21)



Memorandum

To: Honorable Mayor and City Council

From: Justin Stoker, P.E., CFM, Director of Public Works & Engineering

Thru: Michael Scott, City Manager

Date: April 1, 2024

Re: Resolution of Support to Construct State Highway Spur 394 from FM 877 to IH 35E

Recommended Motion: "I move to approve the resolution of support for the construction of State Highway Spur 394 from FM 877 to IH 35E."

Item Description: Consider proposed resolution of support for Texas Department of Transportation (TxDOT) to construct State Highway Spur 394 from Farm to Market 877 (FM 877) to Interstate Highway 35 East (IH 35E).

Item Summary: In partnership, the City of Waxahachie, the North Central Texas Council of Governments (NCTCOG), and TxDOT are working toward the construction of approximately 8,400 linear feet of a four-lane divided highway between FM 877 and IH 35E. The project will provide necessary roadway access to the new proposed high school and will be completed in 2027 before the school is scheduled to open. It will be designed and constructed by TXDOT.

TXDOT requires a resolution of support in order to proceed with the project.

Fiscal Impact: The project is funded with regional money allocated by the NCTCOG and will not require City funding.

(21)

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY OF WAXAHACHIE SUPPORTING THE
CONSTRUCTION OF STATE HIGHWAY SPUR 394 FROM FM 877 TO IH 35E**

WHEREAS, The City of Waxahachie recognizes the important public benefit of proper transportation facilities and;

WHEREAS, The City of Waxahachie recognizes the construction of State Highway Spur 394 from FM 877 to IH 35E will provide a significant benefit to the public.

NOW THEREFORE, BE IT RESOLVED that the City of Waxahachie authenticates its support of the construction of State Highway Spur 394 from FM 877 to IH 35E.

APPROVED this 1st day of April, 2024.

APPROVED:

David Hill, Mayor

ATTEST:

Amber Villarreal, City Secretary