

A G E N D A

A regular meeting of the Planning & Zoning Commission 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 ***Tuesday, February 27, 2024 at 7:00 p.m.***

Commission Members: Rick Keeler, Chairman
 Erik Test, Vice Chairman
 Bonney Ramsey
 David Hudgins
 Ron Ansell
 Adrian Cooper
 Marlene Norcross

1. Call to Order
2. Invocation
3. ***Public Comments:*** Persons may address the Planning & Zoning Commission on any issues. This is the appropriate time for citizens to address the Commission on any concern whether on this agenda or not. In accordance with the State of Texas Open Meetings Act, the Commission may not comment or deliberate such statements during this period, except as authorized by Section 551.042, Texas Government Code. ***Speakers are requested to observe five (5) minute time limit***
4. ***Consider*** approval of minutes of the regular Planning & Zoning Commission meeting of February 13, 2024
5. ***Present*** a request by Douglas Cooper, MMA Inc., for a Plat of Ridge Crossing Phase II, being 68.823 acres, located approximately 1,900 feet West of 528 Ovilla Road, situated in the William C. Tunnell Survey, Abstract 1080, an addition to the City of Waxahachie (Property ID: 191627) – Owner: JDS Ovilla Road LLC (SUB-20-2024) Staff: Zack King
6. ***Consider*** recommendation of SUB-20-2024
7. ***Present*** a request by Justin Todd for a Replat of Lot 8, of the Rolling Acres Addition, to create Lot 8R1 and 8R2 of the Rolling Acres Addition, 2 residential lots, being 2.450 acres, located at 206 Youngblood Road in the Extraterritorial Jurisdiction (Property ID 154276) – Owner: Oakbridge REI 13 Partnership, LLC (SUB-33-2023) Staff: Oanh Vu
8. ***Consider*** approval of SUB-33-2024
9. ***Public Hearing*** on a request by Stephen Mott, WISD, for a Specific Use Permit (SUP) for an Electronic Message Sign use within a General Retail (GR) zoning district located at 2999 W US Highway 287 Business, (Property ID: 180484) – Owner: Waxahachie ISD (ZDC-11-2024) Staff: Zack King
10. ***Consider*** recommendation of Zoning Change No. ZDC-11-2024

11. **Public Hearing** on a request by Stephen Mott, WISD, for a Specific Use Permit (SUP) for an Electronic Message Sign use within a Planned Development (PD) zoning district located at 250 Saratoga Drive, (Property ID: 189842) – Owner: Waxahachie ISD (ZDC-12-2024) Staff: Zack King
12. **Consider** recommendation of Zoning Change No. ZDC-12-2024
13. **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) Staff: Oanh Vu
14. **Consider** recommendation of Zoning Change No. ZDC-190-2023
15. Adjourn

The Planning and Zoning Commission 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

Notice of Potential Quorum

***One or more members of the Waxahachie City Council may be present at this meeting.
No action will be taken by the City Council at this meeting.***

The Waxahachie Planning & Zoning Commission held a regular meeting on Tuesday, February 13, 2024 at 7:00 p.m. at the Waxahachie Civic Center, 2000 Civic Center Lane, Meeting Rooms A and B, Waxahachie, Texas.

Members Present: Rick Keeler, Chairman
Erik Test, Vice Chairman
Bonney Ramsey
David Hudgins
Ron Ansell
Adrian Cooper
Marlene Norcross

Others Present: Shon Brooks, Executive Director of Development Services
Jennifer Pruitt, Senior Director of Planning
Zack King, Senior Planner
Macey Martinez, City Engineer
Amber Villarreal, City Secretary

1. **Call to Order**
2. **Invocation**

Chairman Rick Keeler called the meeting to order and gave the invocation.

3. **Public Comments**

None.

4. **Consider minutes of the regular Planning & Zoning Commission Meeting of January 23, 2024**

Action:

Bonney Ramsey moved to approve the minutes of the regular Planning & Zoning Commission Meeting of January 23, 2024 as presented. Motion was seconded by Ron Ansell and carried unanimously (7-0).

5. **Public Hearing on a request by Brenda Arellano, for a Specific Use Permit (SUP) for a Private Club (Event Venue) use within a Central Area (CA) zoning district, located at 200 S Rogers Street, Suite 303 (Property ID: 170521) – Owner: Rogers & Franklin LLC (ZDC-195-2023) Staff: Zack King**

The Item was presented by Senior Planner Zack King and noted one letter of concern was received from the Webb Gallery who stated they were concerned with noise and traffic.

Chairman Keeler opened the Public Hearing at approximately 7:10 p.m.

There being no others to speak for or against ZDC-195-2023, Chairman Keeler closed the Public Hearing at approximately 7:10 p.m.

6. **Consider recommendation of Zoning Change No. ZDC-195-2023**

Action:

Erik Test moved to recommend approval of ZDC-195-2023, a Specific Use Permit (SUP) request for a Private Club (Emma Grace Events & Studio) use at 200 S Rogers Street, Suite 303, subject to the conditions of the staff report. Motion was seconded by Bonney Ramsey and carried unanimously (7-0).

7. **Continue Public Hearing on a request by Brad Yates, for a Zoning Change from a Commercial zoning district to a Planned Development-Multi-Family-2 (PD-MF-2) zoning district, located at 600 S Rogers Street, (Property ID: 298309) – Owner: Billy K. Pruitt (ZDC-150-2023) Staff: Zack King**

The Item was presented by Mr. King and applicant Brad Yates requested approval.

Chairman Keeler opened the Public Hearing at approximately 7:24 p.m.

There being no others to speak for or against ZDC-150-2023, Chairman Keeler closed the Public Hearing at approximately 7:25 p.m.

8. **Consider recommendation of Zoning Change No. ZDC-150-2023**

Action:

David Hudgins moved to recommend approval of ZDC-150-2023, a Zoning Change from a Commercial zoning district to a Planned Development-Multi-Family-2 (PD-MF-2) zoning district at 600 S Rogers Street, subject to the conditions of the staff report. Motion was seconded by Erik Test and carried unanimously (7-0).

9. **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) Staff: Oanh Vu**

Action:

Ron Ansell moved to continue the public hearing for ZDC-190-2023 to the February 27, 2024 Planning & Zoning Commission meeting. Motion was seconded by Bonney Ramsey and carried unanimously (7-0).

10. **Consider recommendation of Zoning Change No. ZDC-190-2023**

No action taken.

11. **Adjourn**

There being no further business, the meeting adjourned at 7:26 p.m.

Respectfully submitted,
Amber Villarreal, City Secretary

(5+6)

Planning & Zoning Department Plat Staff Report

Case: SUB-20-2024



MEETING DATE(S)

Planning & Zoning Commission:
City Council:

February 27, 2024
March 4, 2024

CAPTION

Consider a request by Douglas Cooper, MMA Inc., for a **Plat** of Ridge Crossing Phase II, being 68.823 acres, located approximately 1,900 feet West of 528 Ovilla Road, situated in the William C. Tunnell Survey, Abstract 1080, an addition to the City of Waxahachie (Property ID: 191627) – Owner: JDS Ovilla Road LLC (SUB-20-2024) Staff: Zack King

RECOMMENDED MOTION

"I move to recommend approval of SUB-20-2024, a Plat of Ridge Crossing Phase II and the associated Petition for Relief Waiver, subject to the conditions the staff report, authorizing the Planning & Zoning Commissioner to sign the associated documents accordingly."

APPLICANT REQUEST

The applicant requests to plat the property for development of Phase II of the Ridge Crossing subdivision.

CASE INFORMATION

Applicant:	Douglas Cooper, MMA Inc.
Property Owner(s):	JDS Ovilla Road LLC
Site Acreage:	68.823 acres
Number of Lots:	123 lots (115 Residential Lots and 8 Open Space Lots)
Number of Dwelling Units:	115 units
Park Land Dedication:	The applicant proposes a total of 28.244 acres of open space lots to serve as neighborhood park land, in conformance with the Ridge Crossing PD. Per the PD, a minimum 1,400 linear feet of eight (8) foot public hike and bike trail shall be provided along the open space lot on the Western edge of the property.
Adequate Public Facilities:	Adequate public facilities are available to the site via the extension of City water and sewer infrastructure.

SUBJECT PROPERTY

General Location:	Approximately 1,900 feet West of 528 Ovilla Road
Parcel ID Number(s):	191627
Current Zoning:	Planned Development-Single Family-1 (PD-SF-3) – Ord. 3061
Existing Use:	The subject property is currently undeveloped.
Platting History:	The subject property is not currently platted.

(5+6)

Site Aerial:



PLANNING ANALYSIS

The applicant proposes to plat the subject property for development of Phase II of the Ridge Crossing subdivision. Phase II of Ridge Crossing is proposed to include 115 single family residential lots and 8 open space lots. Each proposed residential lot is a minimum of 10,000 square feet in size. The proposed plat includes right-of-way (ROW) dedication for the extension of the 80' Boulder Lane Thoroughfare. The layout proposed plat adheres to the requirements Planned Development (Ord. 3061) and Site Plan (SP-76-2021) approved for the subject property.

As part of the review of the plat application, staff identified multiple errors that conflict with the requirements of the Waxahachie Subdivision Ordinance. These errors are required to be corrected prior to the filing of the plat. The correction of each error has been identified as a condition of approval in the staff recommendation section below.

Petition for Relief Waiver:

The 2023 Waxahachie Thoroughfare Plan calls for an 80' north-south thoroughfare to be dedicated with Ridge Crossing Phase 2. However, the at the time of the Planned Development and Site Plan approval for Ridge Crossing, the Waxahachie Thoroughfare Plan called for this north-south thoroughfare to be 60' in width. As such, the applicant has submitted a Petition for Relief Waiver request to dedicate 60' of ROW for the north-south thoroughfare as opposed to 80'. Staff is supportive of this request due to the fact that the approved Sheppard's Place and Dominion Park subdivisions located south of the subject property have only dedicated 60' of ROW for the north-south thoroughfare. An 80' Thoroughfare is not warranted in this area and was upsized in error with the 2023 Thoroughfare Plan.

RECOMMENDATION

Based on the details provided in this Staff Report and the present status of the documents subject to the request, staff recommends approval of the Plat request with the conditions noted below.

Conditions:

1. Per Appendix B - Flood Damage Prevention, Article 3, Section B. of the Waxahachie Code of Ordinances, the finish floor elevation of the lots adjacent to the floodplain should be 2ft above the base flood elevation. Please label the FFE on the plat for these lots and label the associated BFE.
2. Per section 2.3 please show all proposed and existing easements. Confirm how is the storm water going to get to the creek from the subdivision and whether any drainage easements are necessary?
3. Per Section 2.3.a.1 of the Waxahachie Subdivision Ordinance, perform a title search to locate all easements on the property.
4. Per Section 2.3.a.1 of the Waxahachie Subdivision Ordinance, the plat is required to incorporate all easements on the property recorded through a separate instrument. There is an existing drainage easement and sanitary sewer easement that was just filed for phase one. Something needs to be provided to show it is being abandoned.
5. Per Section 2.4.c.1 of the Waxahachie Subdivision Ordinance, adjust the vicinity map to only reflect Phase II.
6. Per Section 2.4.c.3 of the Waxahachie Subdivision Ordinance, please ghost the property lines and easements for Ridge Crossing Phase I and remove the setback lines.
7. Per Section 2.4.c.4 of the Waxahachie Subdivision Ordinance, prior to plat filing, instrument numbers are required to be noted on the plat for all easements created by separate instrument.
8. Per section 2.4.c.4 of the Waxahachie Subdivision Ordinance, all proposed easements for the subdivision should be shown on the plat. Where is the wall maintenance easement going to be located?
9. Per Section 2.4.c.4 of the Waxahachie Subdivision Ordinance, only easements need to be shown on the plat, not build lines (setbacks). Remove setback lines from the lots on the plat. (Setbacks are determined by zoning, not the plat. The Standard Residential Lot Detail should be the only place you show a setback.)
10. Per Section 2.4.c.4 of the Waxahachie Subdivision Ordinance, prior to plat filing, instrument numbers are required to be noted on the plat for all easements created by separate instrument.
11. Per Section 2.4.c.4 of the Waxahachie Subdivision Ordinance, street name approval is required. Jade is an existing street name in Ellis County. Please provide an alternative street name. Please provide 2 alternative street names for consideration.
12. Per Section 2.4.c.4 of the Waxahachie Subdivision Ordinance, street name approval is required. The name of this street is established as Burrow Drive with the Sheppard's Place Subdivision to the south. Please provide 2 alternative street names for consideration.
13. Per Section 2.4.c.4 of the Waxahachie Subdivision Ordinance, street name approval is required. Nightingale is an existing street name in Ellis County. Please provide an alternative street name. Please provide 2 alternative street names for consideration.
14. Per Section 2.4.c.4 of the Waxahachie Subdivision Ordinance, street name approval is required. There is an existing Pinnacle Drive in Waxahachie. Please provide an alternative street name. Please provide 2 alternative street names for consideration.

Conditions (continued):

15. Per Section 2.4.c.4 of the Waxahachie Subdivision Ordinance, street name approval is required. We have a pending subdivision request called "Silverthorne". Please provide 2 alternative street names for consideration.
16. Per Section 2.4.c.23 of the Waxahachie Subdivision Ordinance, a correct title block is required to be provided. The case number for this plat is missing and must be added to the title block. The case number for this plat is "SUB-20-2024".
17. Per Section 2.4.c.25 of the Waxahachie Subdivision Ordinance, the missing instrument number in the Owner's Certificate is required to be added to the plat prior to filing.
18. Per Section 2.4.c.25 of the Waxahachie Subdivision Ordinance, if Michael Cox is acting as the signatory, only one line is needed here. You can remove the "Owner" line and update the second line to "Michael Cox, President - JDS Ovilla Road LLC".
19. Per Section 2.4.c.25 of the Waxahachie Subdivision Ordinance, print the name of the signatory - Michael Cox or updated signatory.
20. Note: Per Section 2.4.c.25 of the Waxahachie Subdivision Ordinance, a Notary Block is not required for the Surveyor. You may remove this block if desired.
21. Per Section 3.1.a of the Waxahachie Subdivision Ordinance, revise this street to adhere to the Waxahachie Thoroughfare Plan or provide a request for a Petition for Relief Waiver to staff in order to proceed with the 60' ROW. This thoroughfare is identified as an 80' ROW on the 2023 Waxahachie Thoroughfare Plan.
22. Per section 3.1.L of the Waxahachie Subdivision Ordinance, ensure no streets intersect at an angle less than 80 degrees.
23. Per Section 3.3.a of the Waxahachie Subdivision Ordinance, a 15' UE still needs to be provided with this X-lot along ROW frontage.
24. Per Section 3.6.c of the Waxahachie Subdivision Ordinance, label the width at the front build line for lots that do not meet the minimum 70' frontage requirement at the front property line. (This comment applies to lots on corners and knuckles.)
25. Per Section 4.3.c of the Waxahachie Subdivision Ordinance, Open Space Lots, Screening, and the Hike & Bike Trail must also be maintained by the HOA.
26. Per Section 4.3.d.1 of the Waxahachie Subdivision Ordinance, add a note stating the HOA will be responsible for the maintenance and operation of all common property (X-lots/Open Space Lots).
27. Per Section 4.4.b.2 of the Waxahachie Subdivision Ordinance, the provision for access to the 8' Hike & Bike Trail, required by Ordinance 3061, must be shown on the plat. Where will the 8' Hike & Bike Trail be located? As this will extend south into future communities, it should be located in an easement.
28. Per Section 5.7.a.1 of the Waxahachie Subdivision Ordinance, you need to leave space for an X-lot along the rear of Blocks 10 & 16 (Lot 1, Block 17 as well) in order to place the required enhanced landscaping along Boulder Lane.

ATTACHED EXHIBITS

1. Plat

APPLICANT REQUIREMENTS

1. If approved by City Council, the applicant shall provide the Planning Department one revised electronic plan set that addresses all conditions of approval.
2. Once the revised plans are provided, staff shall process this resubmittal within 15 days and either Approve, Approve with Conditions, or Disapprove the application.
 - a. If all conditions are satisfied and the application approved, the applicant shall provide five signed, paper hard-copies of the replat for filing.

CITY REQUIREMENTS FOR PLAT RECORDING AND FILING

A plat shall not be filed with the Ellis County Clerk until:

1. All utilities, infrastructure, and other required improvements have been installed and a letter of acceptance associated with the utilities and infrastructure installation has been received from the Public Works Department;
2. A drainage study has been conducted and/or a traffic impact analysis has been conducted as required by the City's Subdivision ordinance.

STAFF CONTACT INFORMATION

Prepared by:

Zack King, AICP

Senior Planner

zking@waxahachie.com

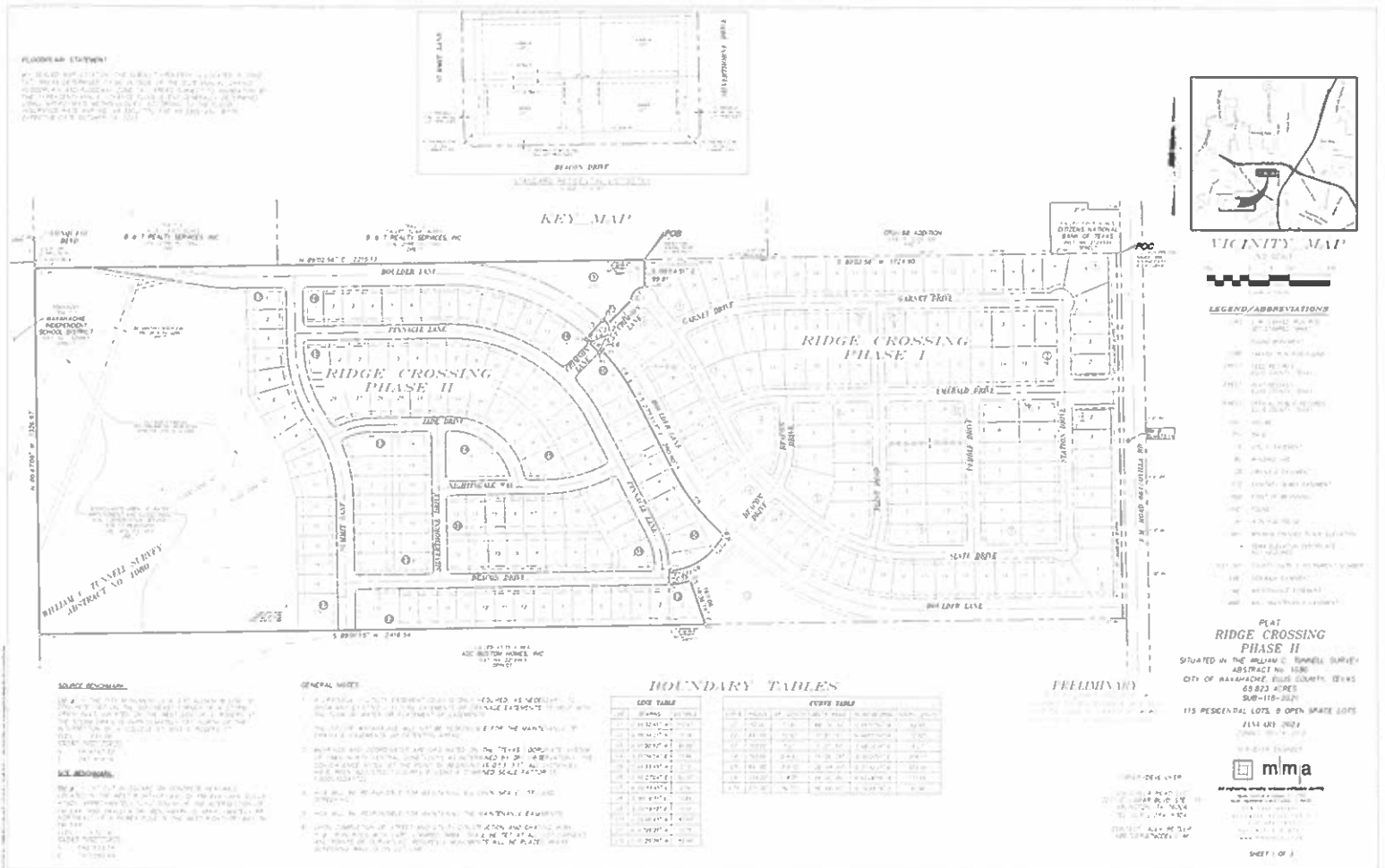
Reviewed by:

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

Senior Director of Planning

jennifer.pruitt@waxahachie.com

(5+6)



PLAT 1, RIDGE CROSSING PHASE II

VICINITY MAP

LEGEND

LOT AREAS

LOT	AREA (SQ. FT.)	AREA (AC.)
1	1,234,567	0.28
2	1,234,567	0.28
3	1,234,567	0.28
4	1,234,567	0.28
5	1,234,567	0.28
6	1,234,567	0.28
7	1,234,567	0.28
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10	1,234,567	0.28
11	1,234,567	0.28
12	1,234,567	0.28
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14	1,234,567	0.28
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18	1,234,567	0.28
19	1,234,567	0.28
20	1,234,567	0.28
21	1,234,567	0.28
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25	1,234,567	0.28
26	1,234,567	0.28
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91	1,234,567	0.28
92	1,234,567	0.28
93	1,234,567	0.28
94	1,234,567	0.28
95	1,234,567	0.28
96	1,234,567	0.28
97	1,234,567	0.28
98	1,234,567	0.28
99	1,234,567	0.28
100	1,234,567	0.28

(7+8)

Planning & Zoning Department

Plat Staff Report

Case: SUB-33-2023



MEETING DATE(S)

Planning & Zoning Commission: February 27, 2024

CAPTION

Consider a request by Justin Todd for a **Replat** of Lot 8, of the Rolling Acres Addition, to create Lot 8R1 and 8R2 of the Rolling Acres Addition, 2 residential lots, being 2.450 acres, located at 206 Youngblood Road in the Extraterritorial Jurisdiction (Property ID 154276) – Owner: Oakbridge REI 13 Partnership, LLC (SUB-33-2023) Staff: Oanh Vu

RECOMMENDED MOTION

*"I move to approve SUB-33-2023 a **Replat** of Lot 8 of the Rolling Acres Addition, authorizing the Planning & Zoning Commissioner to sign the associated documents accordingly."*

APPLICANT REQUEST

The Applicant requests to replat an existing lot (2.45 acres) into two lots for residential use. The subject property is at 206 Youngblood Road in the City's extraterritorial jurisdiction.

CASE INFORMATION

<i>Applicant:</i>	Justin Todd, Oakbridge REI 13 Partnership, LLC
<i>Property Owner(s):</i>	Oakbridge REI 13 Partnership, LLC
<i>Site Acreage:</i>	2.45 acres
<i>Number of Lots:</i>	2 lots
<i>Number of Dwelling Units:</i>	2 units
<i>Park Land Dedication:</i>	Not Applicable
<i>Adequate Public Facilities:</i>	The subject property is served with adequate water facilities from Rockett Water SUD.

SUBJECT PROPERTY

<i>General Location:</i>	206 Youngblood Road
<i>Parcel ID Number(s):</i>	154276
<i>Current Zoning:</i>	ETJ
<i>Existing Use:</i>	Two Single Family Residences
<i>Platting History:</i>	The subject property was previously platted as Lot 8 of the Rolling Acres Addition in 1983.

Site Aerial:**PLANNING ANALYSIS**

The Applicant requests to replat an existing lot (2.45 acres) into two lots for residential use. The subject property is at 206 Youngblood Road in the City's extraterritorial jurisdiction. Both lots are served with adequate water facilities from Rockett Water Special Utility District (SUD) but have inadequate water flow for fire fighting and fire suppression services. The Applicant has provided a note on the plat to document this deficiency as required by the City's subdivision ordinance. A septic system serves the subject property with sewer services.

RECOMMENDATION

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

ATTACHED EXHIBITS

1. Replat

APPLICANT REQUIREMENTS

1. The applicant shall provide five (5) signed, hard-copy plats.

STAFF CONTACT INFORMATION

Prepared by:

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Reviewed by:

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Senior Director of Planning

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(9+10)

Planning & Zoning Department

Zoning Staff Report

Case: ZDC-11-2024



MEETING DATE(S)

Planning & Zoning Commission:

February 27, 2024

City Council:

March 4, 2024

CAPTION

Public Hearing on a request by Stephen Mott, WISD, for a Specific Use Permit (SUP) for an Electronic Message Sign use within a General Retail (GR) zoning district located at 2999 W US Highway 287 Business, (Property ID: 180484) – Owner: Waxahachie ISD (ZDC-11-2024) Staff: Zack King

RECOMMENDED MOTION

"I move to recommend approval of ZDC-11-2024, a Specific Use Permit (SUP) request for an Electronic Message Sign, subject to the conditions the staff report."

APPLICANT REQUEST

The applicant requests a Specific Use Permit (SUP) to allow for the installation of an Electronic Message Sign for the new Steam Elementary School.

CASE INFORMATION

Applicant:

Stephen Mott, WISD

Property Owner(s):

Waxahachie ISD

Site Acreage:

66.948 acres

Current Zoning:

General Retail (GR)

Requested Zoning:

General Retail (GR) with SUP for an Electronic Message Sign

SUBJECT PROPERTY

General Location:

2999 W US Highway 287 Business

Parcel ID Number(s):

180484

Existing Use:

The Steam Elementary School is currently under construction on the subject property.

Development History:

A Plat (SUB-99-2023) for the subject property was approved in August of 2023. The Site Plan (SP-115-2023) for Steam Elementary was approved in October of 2023.

(9+10)

Adjoining Zoning & Uses:

Direction	Zoning	Current Use
North	Planned Development-Commercial (PD-C)	Waxahachie High School
East	Planned Development-Commercial (PD-C)	Waxahachie High School
South	N/A (ETJ)	Agricultural Land
West	N/A (ETJ)	Single Family Residences

Future Land Use Plan: Local Commercial

Comprehensive Plan: The local commercial placetype includes areas for restaurants, shops, grocery stores, offices, and personal service establishments. This placetype was incorporated to preserve the City's commercial corridors. Where appropriate, local commercial uses should be located at the intersection or frontage of major thoroughfares (60 feet or greater). The intensity of this placetype falls between neighborhood scale commercial and regional commercial. Local commercial will consist of a single or cluster of standalone office, retail or commercial buildings with an anchor. Local commercial uses should be interconnected with sidewalks to increase walkability. In addition, a shared open space comprised of a plaza or park is encouraged for multi-pad site developments.

Thoroughfare Plan: The subject property is accessible via W US Highway 287 Business.

Site Image:



PLANNING ANALYSIS

The applicant proposes a Specific Use Permit (SUP) to allow for the installation of an Electronic Message Sign for the new Steam Elementary School. The Steam Elementary School is currently under construction and is anticipated to open in August of 2024. The school has been funded as a result of the WISD Bond approved in 2023. At build-out, the school will support up to 800 students.

PLANNING ANALYSIS (continued)

The electronic message sign is proposed to be a total of 32 square feet in size with an 11 square-foot electronic message component. Due to the topography of the site, the applicant is proposing a height of 9.5' for the sign; which exceeds the typical 8' maximum height requirement. The additional 1.5' of height is proposed because the elevation of the subject property is lower than the Highway 287 Business elevation. Even with the additional height, the proposed sign will not extend more than 8' above Highway 287 Business elevation.

Beyond the additional height, the design of the sign is identical to that of existing electronic message signs that have been previously approved by SUP for Waxahachie ISD at other school campuses.

Table 1: Sign Regulation Chart

Items highlighted in **bold are not consistent with the City of Waxahachie Zoning Ordinance*

Electronic Message Sign (City of Waxahachie)	STEAM Elementary School
Signage shall not be located within the public right-of-way.	The sign is <u>not</u> located in the public ROW
Changeable message copy signs may not be used to display commercial messages relating to products or services that are not offered on the premises.	The electronic message sign will only provide information regarding the school.
Signs shall have no flashing copy or lights; revolving beacon lights; chasing, blinking, or stroboscopic lights; or, fluttering, undulating, swinging, or otherwise moving parts	The proposed sign will only feature static content. The sign will not have flashing copy or lights; revolving beacon lights; chasing, blinking, or stroboscopic lights; or, fluttering, undulating, swinging, or otherwise moving parts.
Such signs shall not exceed a brightness level of 0.3-foot candles above ambient light. In all zoning districts such signs shall come equipped with automatic dimming technology, which automatically adjusts the sign's brightness based on ambient light.	The applicant has stated that the signs come with an automatic sensor that reduces the brightness of the sign at night.
Electronic Message Signs shall be restricted to the form of monument signs.	The proposed electronic message sign will be incorporated into a monument sign.
Max. Size= 80 sq. ft.	Proposed Size= 32 sq. ft.
Max. Height= 8 ft.	Proposed Height= 9.5 ft. tall
A maximum of seventy (70) percent of the sign face may be devoted to changeable sign copy.	Approximately 34.4% of the sign (11 sq. ft.) will be used as an electronic message board.
Setback= 15 ft. from public ROW	Proposed sign will be setback a minimum of 15 ft. from the public right-of-way and will be located outside of all easements on the subject property.

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 13 notices were mailed to property owners within 200 feet of the request. In addition, a notice was published in the Waxahachie Sun and a sign was visibly posted at the property.

PUBLIC NOTIFICATIONS

Staff has received no letters of support or opposition to the SUP request.

RECOMMENDATION

Based on the details provided in this Staff Report and the present status of the documents subject to the request, staff recommends approval of the SUP request subject to the conditions noted below.

Conditions:

1. The site plan shall conform as approved by the City Council under case number ZDC-11-2024.
2. The development shall adhere to the City Council approved in Exhibit A- Location Exhibit, Exhibit B – Site Layout Plan, and Exhibit C – Sign Rendering.
3. The maximum height for the sign shall not exceed 9'5".
4. The maximum square footage for the sign face shall not exceed 32 sq. ft.
5. The sign shall be setback a minimum of 15 ft. from the public right-of-way and remain outside all easements.
6. A maximum of seventy (70) percent of the sign face may be devoted to changeable sign copy.
7. The sign shall not exceed a brightness level of 0.3-foot candles above ambient light. The sign shall come equipped with automatic dimming technology, which automatically adjusts the sign's brightness based on ambient light. At all times, the sign shall comply with the Waxahachie Lighting and Glare Standards found in Section 6.03 of the Waxahachie Zoning Ordinance.
8. The sign shall not be lit between the hours of 10 pm and 6 am.
9. The electronic message sign shall only provide information regarding the school, no commercial advertising shall be permitted.
10. 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.
11. If approved, the City Council shall have the right to review the Specific Use Permit after 12-months if needed.

ATTACHED EXHIBITS

1. Electronic Message Sign
2. Site Plan

APPLICANT REQUIREMENTS

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

STAFF CONTACT INFORMATION

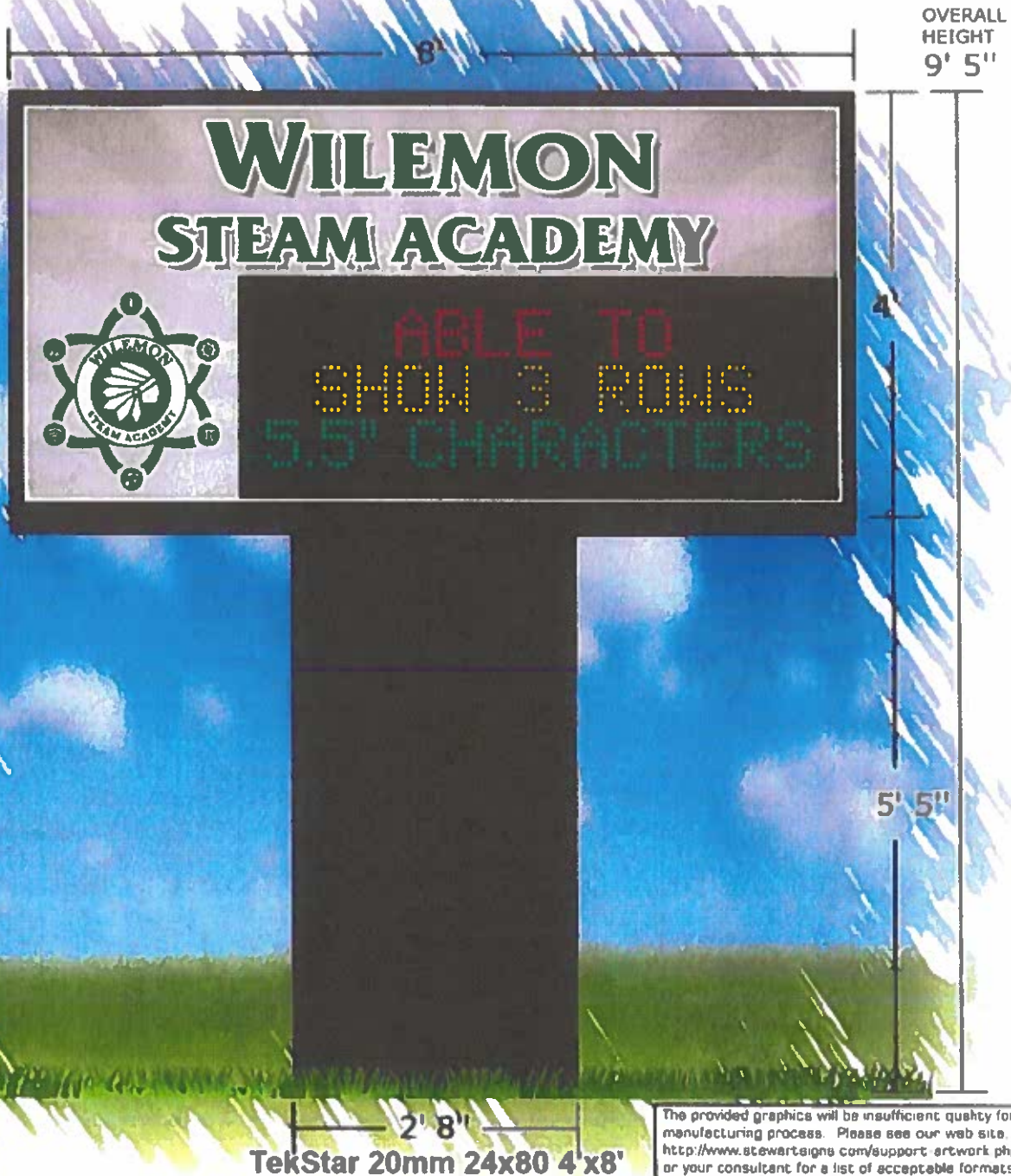
Prepared by:

Zack King, AICP
Senior Planner
zking@waxahachie.com

Reviewed by:

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

(9+10)



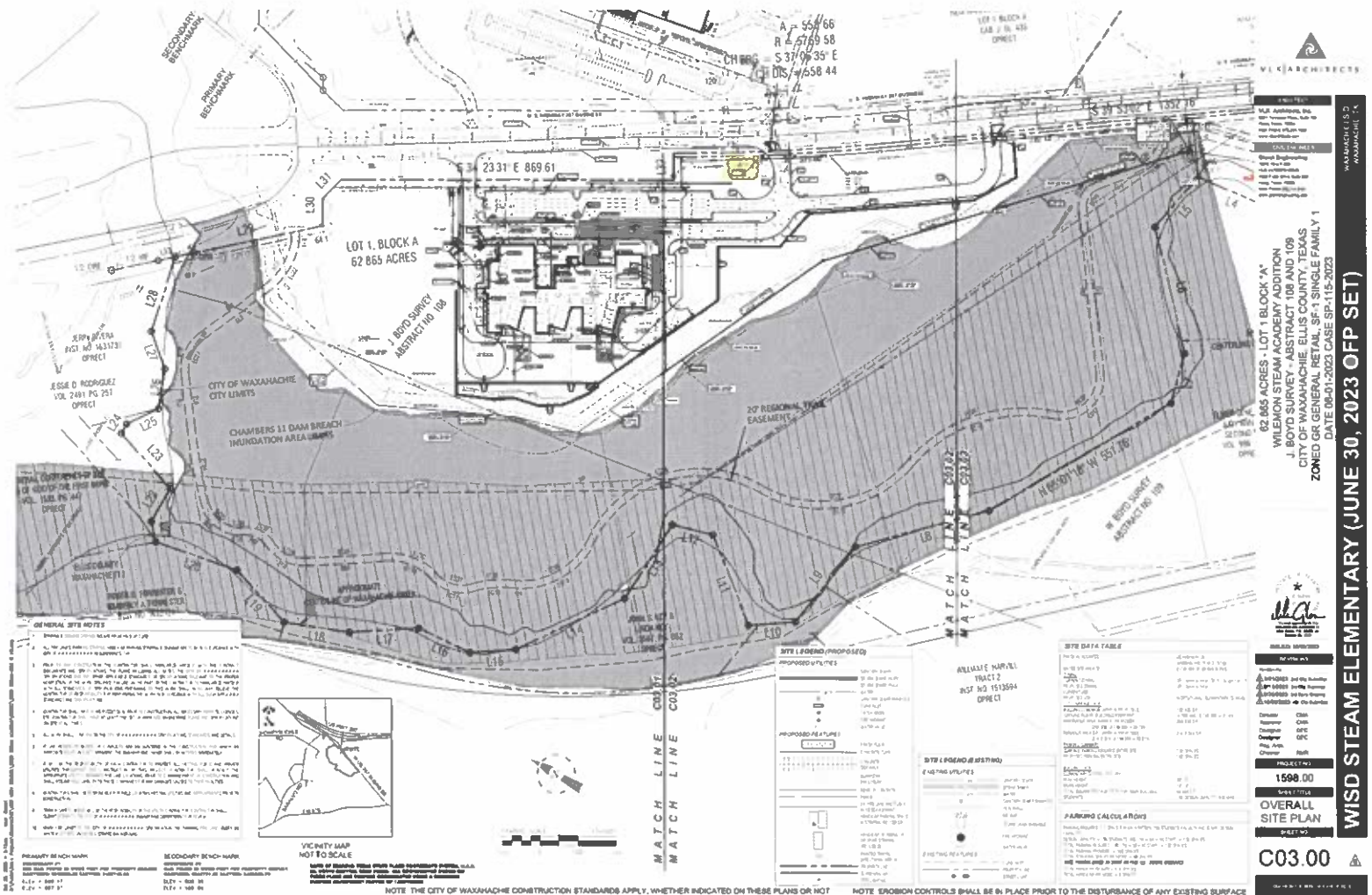
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Mount: Pedestal Custom (5' 5" x 2' 8")

Cabinet Color: Black
Face Color: White
Line Color: Custom (2 68 20)

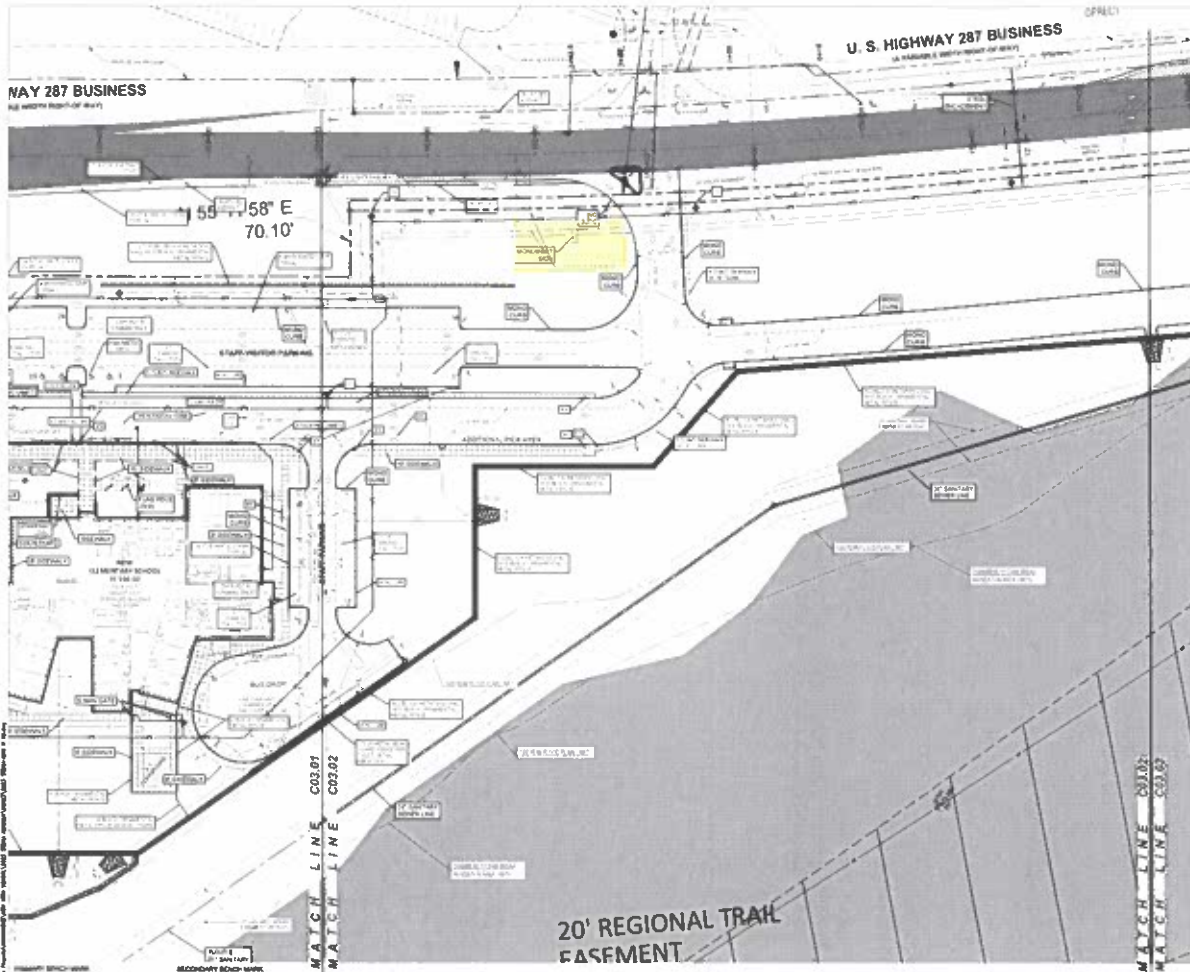
Outline Color: White
Font: Friz Quadrata(b)
Logos: greysunburst, wilemonsteamlogo, stewar

The provided graphics will be insufficient quality for the manufacturing process. Please see our web site, http://www.stewartsigns.com/support_artwork.php or your consultant for a list of acceptable formats

(9+10)



(9+10)



WISD STEAM ELEMENTARY

62.865 ACRES - LOT 1 BLOCK "A"
WILEMON STEAM ACADEMY ADDITION
J. BOYD SURVEY - ABSTRACT 108 AND 109
CITY OF WAXAHACHE, ELLIS COUNTY, TEXAS
ZONED GR GENERAL RETAIL, SF-1 SINGLE FAMILY 1
DATE 06-01-2023 CASE SP-115-2023

ARCHITECT
V&A ARCHITECTS
1000 E. 10TH ST.
SUITE 100
WAXAHACHE, TX 76798
PHONE: 817.555.1234
FAX: 817.555.1235
WWW.VANDARCHITECTS.COM

CIVIL ENGINEER
Steve Engineering
1000 E. 10TH ST.
SUITE 100
WAXAHACHE, TX 76798
PHONE: 817.555.1234
FAX: 817.555.1235
WWW.STEVEENGINEERING.COM

PROPOSED CHANGES

EXISTING UTILITIES

EXISTING PROPOSED

WISD STEAM ELEMENTARY (JUNE 30, 2023 OFF SET)

C03.02A

(11+12)

Planning & Zoning Department

Zoning Staff Report

Case: ZDC-12-2024



MEETING DATE(S)

Planning & Zoning Commission:

February 27, 2024

City Council:

March 4, 2024

CAPTION

Public Hearing on a request by Stephen Mott, WISD, for a Specific Use Permit (SUP) for an Electronic Message Sign use within a Planned Development (PD) zoning district located at 250 Saratoga Drive, (Property ID: 189842) – Owner: Waxahachie ISD (ZDC-12-2024) Staff: Zack King

RECOMMENDED MOTION

"I move to recommend approval of ZDC-12-2024, a Specific Use Permit (SUP) request for an Electronic Message Sign, subject to the conditions the staff report."

APPLICANT REQUEST

The applicant requests a Specific Use Permit (SUP) to allow for the installation of an Electronic Message Sign for the new Jimmie Ray Elementary School.

CASE INFORMATION

Applicant:

Stephen Mott, WISD

Property Owner(s):

Waxahachie ISD

Site Acreage:

14.0 acres

Current Zoning:

Planned Development (PD)

Requested Zoning:

Planned Development (PD) with SUP for an Electronic Message Sign

SUBJECT PROPERTY

General Location:

250 Saratoga Drive

Parcel ID Number(s):

189842

Existing Use:

The Jimmie Ray Elementary School is currently under construction on the subject property.

Development History:

A Plat (SUB-55-2021) for the subject property was filed in June of 2023. The Site Plan (SP-71-2023) for Jimmie Ray Elementary was approved in July of 2023.

(11 + 12)

Adjoining Zoning & Uses:

Direction	Zoning	Current Use
North	Planned Development (PD)	Undeveloped (Future Residences)
East	Planned Development-Single Family-1 (PD-SF-1)	Single Family Residences
South	Planned Development-Single Family-1 (PD-SF-1)	Single Family Residences
West	Planned Development (PD)	Undeveloped (Future Neighborhood Park)

Future Land Use Plan: Rural Estate

Comprehensive Plan: This placetype is characterized by large lots with single-family homes in rural settings away from the city center as well as public services. This type of development leaves ample amount of surrounding open space, and should involve minimal infrastructure investment. Though this placetype will almost exclusively be single family homes, it is to be expected that home-based businesses may thrive in this environment.

Thoroughfare Plan: The subject property is accessible via Saratoga Drive.

Site Image:



PLANNING ANALYSIS

The applicant proposes a Specific Use Permit (SUP) to allow for the installation of an Electronic Message Sign for the new Jimmie Ray Elementary School. The Jimmie Ray Elementary School is currently under construction and is anticipated to open in August of 2024. The school has been funded as a result of the WISD Bond approved in 2023. At build-out, the school will support up to 800 students.

The sign is proposed to be a total of 32 square feet in size with an 11 square foot electronic message component. The proposed sign will take the form of a monument sign standing at a maximum height of 7'6". The design of the sign is identical to that of existing electronic message signs that Waxahachie ISD has used at other school campuses. No variances from the requirements of the Waxahachie Sign Regulations are proposed.

PLANNING ANALYSIS (continued)

The electronic message sign is proposed to be located within 400' of existing residences and a neighborhood park. Due to this, the Waxahachie Zoning Ordinance requires the sign to not be illuminated between 10:00pm & 6:00pm. The sign will adhere to this requirement and will also be equipped with an automatic sensor to reduce the brightness of the sign in dark conditions.

Table 1: Sign Regulation Chart

**The proposed sign adheres to all requirements of the City of Waxahachie Zoning Ordinance.*

Electronic Message Sign (City of Waxahachie)	Jimmie Ray Elementary School
Signage shall not be located within the public right-of-way.	The sign is <u>not</u> located in the public ROW
Changeable message copy signs may not be used to display commercial messages relating to products or services that are not offered on the premises.	The electronic message sign will only provide information regarding the school.
Signs shall have no flashing copy or lights; revolving beacon lights; chasing, blinking, or stroboscopic lights; or, fluttering, undulating, swinging, or otherwise moving parts	The proposed sign will only feature static content. The sign will not have flashing copy or lights; revolving beacon lights; chasing, blinking, or stroboscopic lights; or, fluttering, undulating, swinging, or otherwise moving parts.
Such signs shall not exceed a brightness level of 0.3-foot candles above ambient light. In all zoning districts such signs shall come equipped with automatic dimming technology, which automatically adjusts the sign's brightness based on ambient light.	The applicant has stated that the signs come with an automatic sensor that reduces the brightness of the sign at night.
Any electronic message signs that are illuminated by artificial light or projects an electronic message through a changeable copy sign that is within 400 feet of a residence, park, playground, or scenic area as designated by a governmental agency having such authority shall not be lighted between the hours of 10:00 p.m. and 6:00 a.m.	The sign shall not be illuminated between the hours of 10 pm – 6am.
Electronic Message Signs shall be restricted to the form of monument signs.	The proposed electronic message sign will be incorporated into a monument sign.
Max. Size= 80 sq. ft.	Proposed Size= 32 sq. ft.
Max. Height= 8 ft.	Proposed Height= 7'6" ft. tall
A maximum of seventy (70) percent of the sign face may be devoted to changeable sign copy.	Approximately 34.4% of the sign (11 sq. ft.) will be used as an electronic message board.
Setback= 15 ft. from public ROW	Proposed sign will be setback a minimum of 15 ft. from the public right-of-way and will be located outside of all easements on the subject property.

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 26 notices were mailed to property owners within 200 feet of the request. In addition, a notice was published in the Waxahachie Sun and a sign was visibly posted at the property.

PUBLIC NOTIFICATIONS

Staff has received one (1) letter of opposition and no letters of support for the SUP request.

RECOMMENDATION

Based on the details provided in this Staff Report and the present status of the documents subject to the request, staff recommends approval of the SUP request subject to the conditions noted below.

Conditions:

1. The site plan shall conform as approved by the City Council under case number ZDC-12-2024.
2. The development shall adhere to the City Council approved in Exhibit A- Location Exhibit, Exhibit B – Site Layout Plan, and Exhibit C – Sign Rendering.
3. The maximum height for the sign shall not exceed 8 ft.
4. The maximum square footage for the sign face shall not exceed 32 sq. ft.
5. The sign shall be setback a minimum of 15 ft. from the public right-of-way and remain outside all easements.
6. A maximum of seventy (70) percent of the sign face may be devoted to changeable sign copy.
7. The sign shall not exceed a brightness level of 0.3-foot candles above ambient light. The sign shall come equipped with automatic dimming technology, which automatically adjusts the sign's brightness based on ambient light. At all times, the sign shall comply with the Waxahachie Lighting and Glare Standards found in Section 6.03 of the Waxahachie Zoning Ordinance.
8. The sign shall not be lit between the hours of 10 pm and 6 am.
9. The electronic message sign shall only provide information regarding the school, no commercial advertising shall be permitted.
10. 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.
11. If approved, the City Council shall have the right to review the Specific Use Permit after 12-months if needed.

ATTACHED EXHIBITS

1. Public Notification Response Letter
2. Electronic Message Sign
3. Site Plan

APPLICANT REQUIREMENTS

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

STAFF CONTACT INFORMATION

Prepared by:

Zack King, AICP

Senior Planner

zking@waxahachie.com

Reviewed by:

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

Senior Director of Planning

jennifer.pruitt@waxahachie.com

(11+12)



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: **ZDC-12-2024**



SPANIEL JAMES & BECKY
211 ARABIAN RD
WAXAHACHIE, TX 75165

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, February 27, 2024 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, March 4, 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 Stephen Mott, WISD, for a **Specific Use Permit (SUP)** for an Electronic Message Sign use within a Planned Development (PD) zoning district located at 250 Saratoga Drive, (Property ID: 189842) – Owner: Waxahachie ISD (ZDC-12-2024) Staff: Zack King

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-12-2024**

City Reference: 240870

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on **February 21, 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:

Rebecca Spaniel

Signature

Rebecca Spaniel

Printed Name and Title

02/16/2024

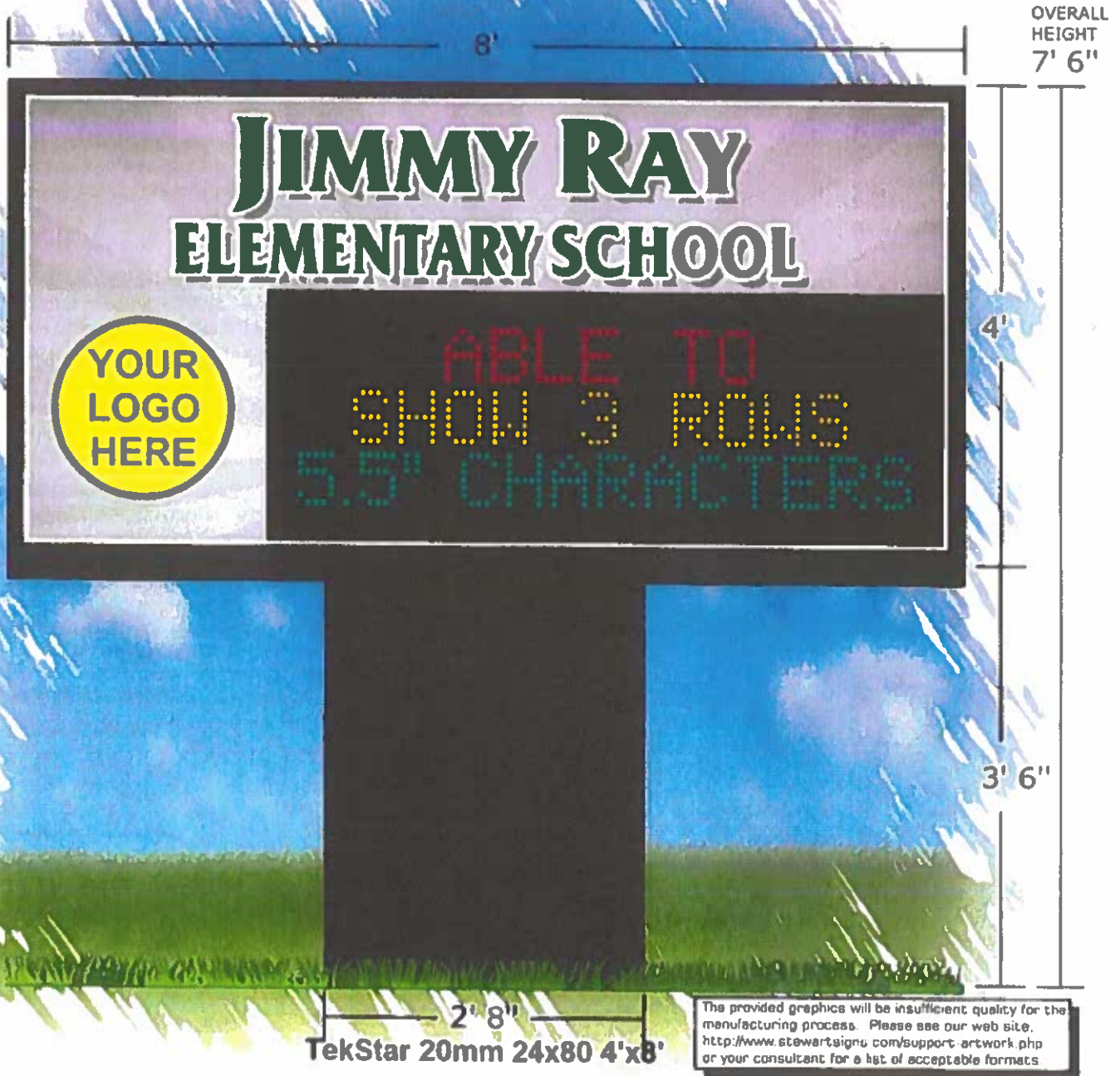
Date

211 Arabian Rd
Address waxahachie 75165

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

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

(11+12)



Cabinet: 4' x 8'
Mount: Pedestal

Cabinet Color: Black
Face Color: White
Line Color: Custom (2 68 20)

Outline Color: White
Font: Friz Quadrata(b)
Logos: greysunburst, stewlogonew2020, 50years

ORIGINAL DESIGN DO NOT DUPLICATE

DUE TO THE PHYSICAL LIMITATIONS OF THE PAPER AND INK BASED PRINTING PROCESS, THIS CUSTOM ARTWORK IS NOT INTENDED TO PROVIDE AN EXACT MATCH BETWEEN THE UNIT, PRINT OR LED COLOR. A HYPER-REPRODUCTION OF BRICKWORK, MASONRY AND LANDSCAPING IS NOT INCLUDED IN THE PROPOSAL. ANY MEASUREMENTS SHOWN ARE APPROXIMATE. DIMENSIONS OF FINAL PRODUCT MAY VARY. LED IMAGES SHOWN ARE GUIDED TO REPLICATE RESOLUTION FROM COMPUTER VIEWING DISTANCE. A STEWAR SIGN IS REQUIRED TO BE ILLUMINATED AT ALL TIMES. ALL MEASUREMENTS ARE BASED ON THE SIGN'S LIGHTING COMPONENTS. SKETCHES ARE BASED OFF OF THIS PROPOSAL.

APPROVED AS SHOWN.

X _____ DATE _____ 1. _____

APPROVED WITH LISTED CHANGES

X _____ DATE _____ 2. _____

X _____ DATE _____ 3. _____

(13+14)

Planning & Zoning Department

Zoning Staff Report

Case: ZDC-190-2023



MEETING DATE(S)

Planning & Zoning Commission:

February 27, 2024

City Council:

March 18, 2024

CAPTION

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

RECOMMENDED MOTION

"I move to recommend approval of ZDC-190-2023, 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 at 462 Wintergreen Drive.

CASE INFORMATION

Applicant: Ido Pistiner

Property Owner(s): Ido Pistiner

Site Acreage: 0.2 acres

Current Zoning: Planned Development – Single-Family Dwelling 2 (PD-SF-2)

Requested Zoning: PD-SF-2 with a specific use permit (SUP) for a Short-Term Rental

SUBJECT PROPERTY

General Location: 462 Wintergreen Drive

Parcel ID Number(s): 265831

Existing Use: Residential use, existing STR

Development History: A plat for the subject property was recorded in 2016

Adjoining Zoning & Uses:

Direction	Zoning	Current Use
North	PD-SF-2	Residential use
East	PD-SF-2	Residential use
South	PD-SF-2	Residential use
West	PD-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 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 462 Wintergreen Drive because it is located within the PD-SF-2 zoning district. The subject property consists of a primary structure of approximately 3,209 square feet with five (5) bedrooms, a pool, an accessory structure of approximately 110 square feet, and enough improved surface to accommodate for the maximum parking spaces of five (5) vehicles, situated on an approximately 0.2 acres (8,700 square feet) lot. The applicant has been operating a short-term rental since approximately 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 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 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, 99 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 ten (10) letters in opposition have been received by staff.

RECOMMENDATION

Based on the details provided in this Staff Report and the present status of the documents associated with the request, the Planning Department recommends approval of the SUP request with the conditions listed below.

Conditions:

1. The short-term rental operator shall complete the STR registration process 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.
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. Location Map (Exhibit A)
3. Zoning Map (Exhibit B)
4. Floorplan (Exhibit C)
5. Survey (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

(13+14)

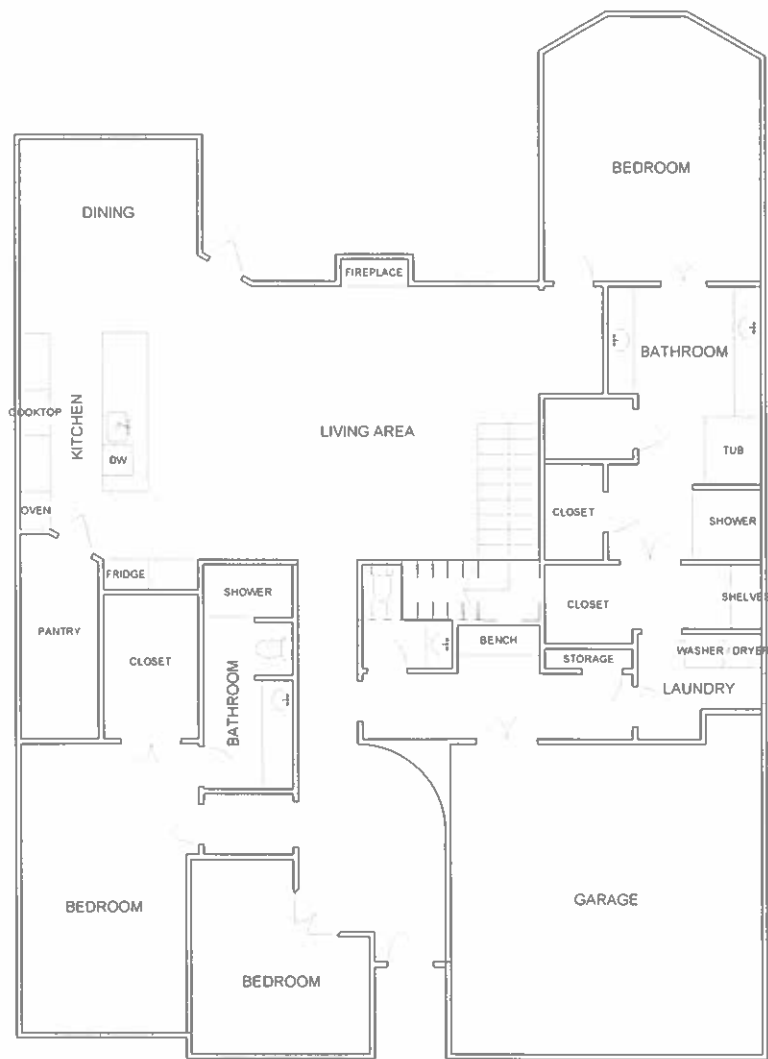


(13+14)

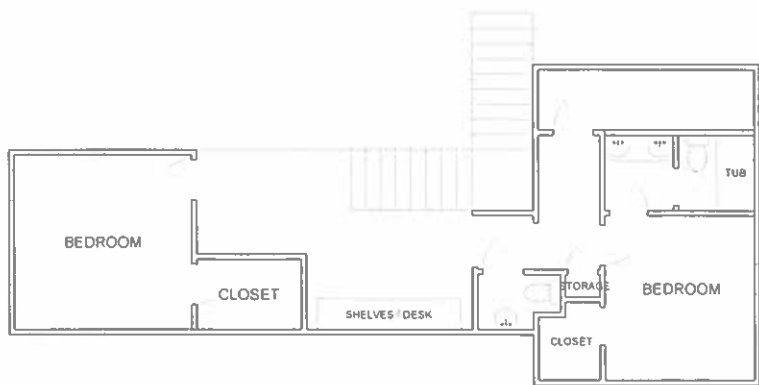


EXHIBIT C - FLOOR PLAN (13 + 14)

462 Wintergreen Dr, Waxahachie, TX 75165



1ST FLOOR PLAN
SCALE 1/8"=1'-0"



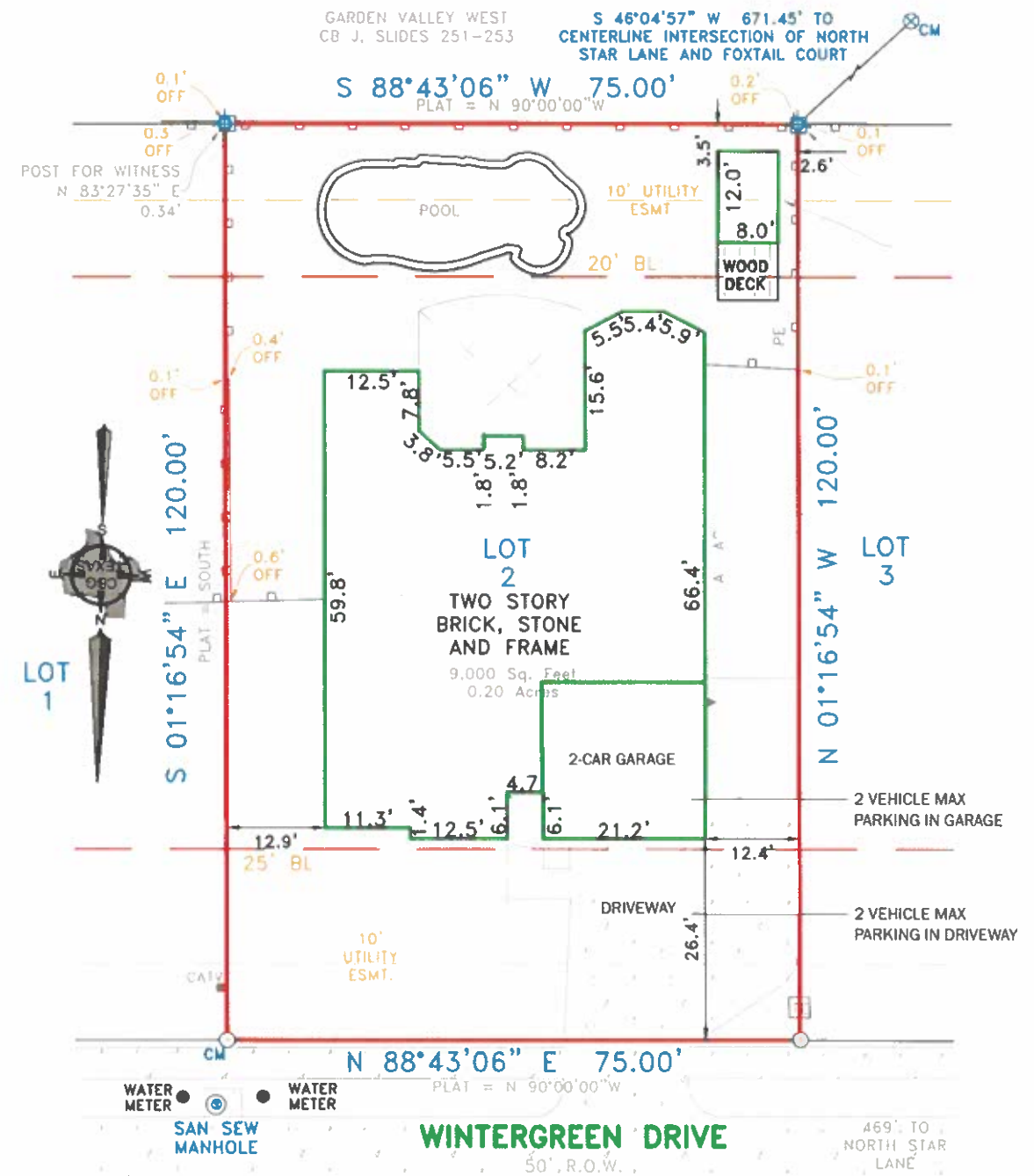
2ND FLOOR PLAN
SCALE 1/8"=1'-0"

EXHIBIT D - SURVEY

Short-Term Rental Site Plan with Parking Location

462 Wintergreen Dr, Waxahachie, TX 75165

Total Square Footage of Home: 3,209 square feet



WELCOME

*A GUIDE FOR
YOUR STAY!*

MODERN OLYMPUS VIEW OASIS
+ POOL

462 WINTERGREEN DRIVE,
WAXAHACHIE, TX,
75165, US

(13+14)



MEET YOUR HOST

Greetings,

Over the past years, I have had the privilege of traveling at my previous position. During this time, I encountered Airbnb and its captivating concept.

I made the decision to extend this experience to others in Texas, It is my desire to open the doors of my homes, in the hopes that you will find your stay to be nothing short of exceptional.

I'm here for you any time of the day. Your comfort and satisfaction are importance to me.

+1 (512) 766-0590 | dafneerentals@gmail.com | www.bluevets.com

(13+14)

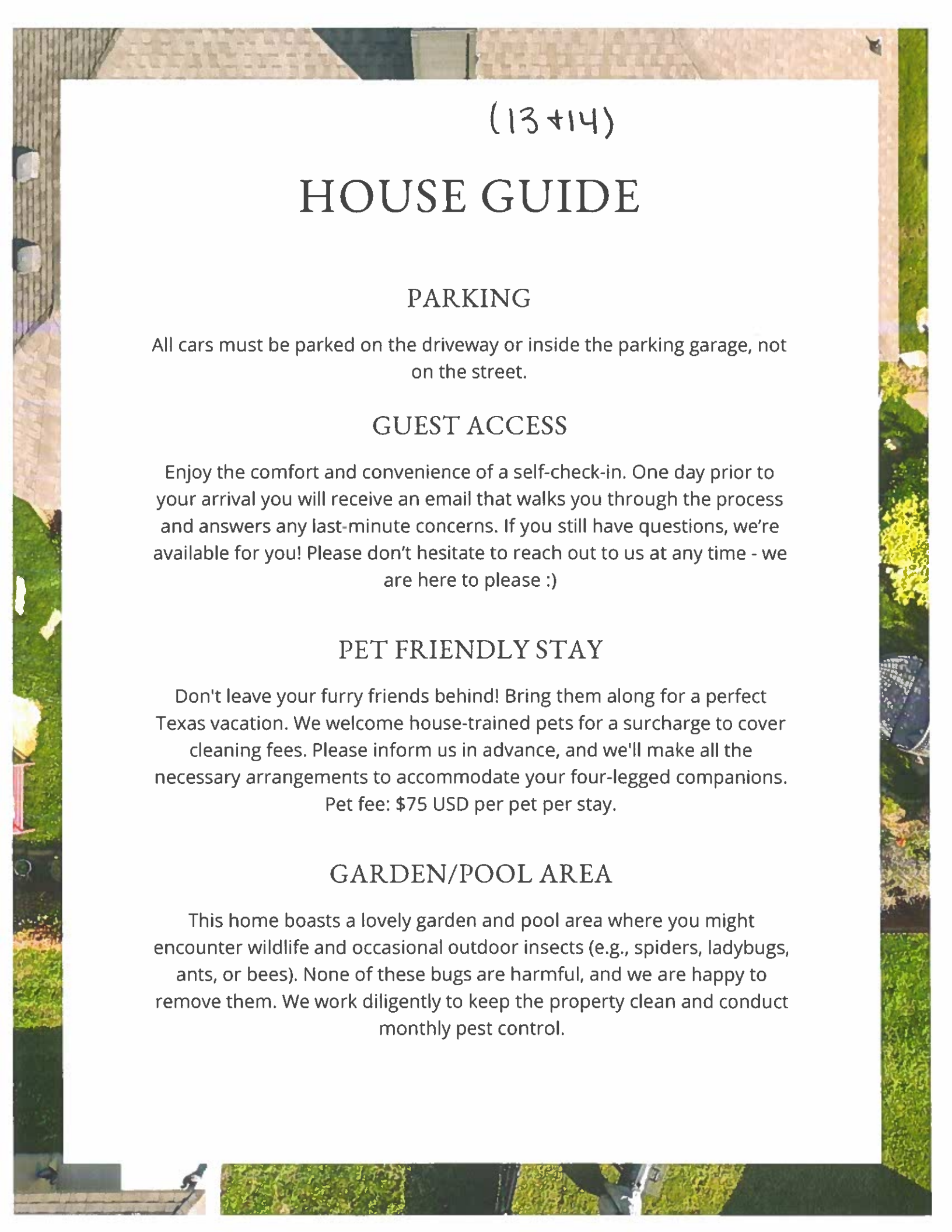
ABOUT THE HOUSE

Step into a world of timeless beauty and luxury at our exquisite Greek-inspired villa. Nestled in the heart of Waxahachie, this stunning retreat is a sanctuary of elegance, comfort, and natural splendor. With its harmonious blend of classic Greek design and modern amenities, our villa promises an unforgettable getaway.

Kitchen and other Spaces:

Kitchen is fully loaded with pots, pans, silverware, kitchen utensils, plates and much more, perfect for preparing meals with a large dining table, kitchen bar area and breakfast nook.



An aerial photograph of a property, showing a paved driveway, a green lawn, and a garden area with various plants and trees. The image is oriented vertically, with the top of the property at the top of the frame.

(13 + 14)

HOUSE GUIDE

PARKING

All cars must be parked on the driveway or inside the parking garage, not on the street.

GUEST ACCESS

Enjoy the comfort and convenience of a self-check-in. One day prior to your arrival you will receive an email that walks you through the process and answers any last-minute concerns. If you still have questions, we're available for you! Please don't hesitate to reach out to us at any time - we are here to please :)

PET FRIENDLY STAY

Don't leave your furry friends behind! Bring them along for a perfect Texas vacation. We welcome house-trained pets for a surcharge to cover cleaning fees. Please inform us in advance, and we'll make all the necessary arrangements to accommodate your four-legged companions.
Pet fee: \$75 USD per pet per stay.

GARDEN/POOL AREA

This home boasts a lovely garden and pool area where you might encounter wildlife and occasional outdoor insects (e.g., spiders, ladybugs, ants, or bees). None of these bugs are harmful, and we are happy to remove them. We work diligently to keep the property clean and conduct monthly pest control.

(13+14)



WIFI IS ON THE HOUSE

NETWORK Wintergreen

PASSWORD youenjoythelife

(13414)

EMERGENCY INFORMATION

HOST CONTACT

PHONE: 1 (512) 766-0590

EMAIL: dafneerentals@gmail.com

COVID-19 SANITIZATION

Your health and safety are our top priorities. We follow a rigorous cleaning process after every check-out to ensure your peace of mind.

ADDITIONAL NIGHTLY RATE FOR 6+ GUESTS

Our nightly rate covers the first 6 guests. For each additional guest, a fee of \$29/night will be applied.

ENTERTAINMENT

Enjoy your favorite shows and movies on our smart TVs equipped with streaming apps like Netflix, Amazon, YouTube, along with cable TV. Login information is available upon request.



POOL

Our pool is maintained once a week, with access through the backyard door. Its use is at the renter's own risk and responsibility. Please note that our pool is outdoor and not heated.

SECURITY CAMERAS

For your safety, we have installed 2 security cameras—one at the front door facing the front yard and the other in pool area. These cameras record 24/7 for security purposes but do not intrude on your privacy inside the house.



(13+14)

CHECK IN CHECK OUT

CHECK IN TIME: 4:00 PM

CHECK OUT TIME: 10:00 AM

Enjoy the comfort and convenience of a self-check-in. One day prior to your arrival you will receive an email that walks you through the process and answers any last-minute concerns. If you still have questions, we're available for you! Please don't hesitate to reach out to us at any time - we are here to please :)

HOUSE RULES

(13+14)

01

PET-FRIENDLY

Don't leave your furry friends behind! Bring them along for a perfect Texas vacation. We welcome house-trained pets for a surcharge to cover cleaning fees. Please inform us in advance, and we'll make all the necessary arrangements to accommodate your four-legged companions. Pet fee: \$75 USD per pet per stay.

02

NO SMOKING

Smoking inside the property is strictly prohibited, with a \$750 fine for violations.

03

NO PARTIES

While we hope you enjoy your stay, please note that only registered guests are allowed to sleep over during your rental. If you have any questions or uncertainties regarding these restrictions, please consult with us before booking.

04

GARDEN/POOL AREA

This home boasts a lovely garden and pool area where you might encounter wildlife and occasional outdoor insects (e.g., spiders, ladybugs, ants, or bees). None of these bugs are harmful, and we are happy to remove them. We work diligently to keep the property clean and conduct monthly pest control.



(13+14)

THE SPACE



KITCHEN SPACE

BEDROOMS

Bedroom 1

Masters room with attached bathroom & TV (Downstairs')

1 King bed

Bedroom 2 (Downstairs')

1 Queen bed

Bedroom 3 with attached Bathroom (Downstairs')

- 2 Bunk Bed (Downstairs') - queen over queen

Bedroom 4 (Upstairs') + Bathroom + 1 Queen Bed

Bedroom 5 (Upstairs')

2 Twin over twin bunk bed

Kitchen is fully loaded with pots, pans, silverware, kitchen utensils, plates and much more, perfect for preparing meals with a large dining table, kitchen bar area and breakfast nook.

TOTAL MAXIMUM ALLOWED GUEST IS 10 ONLY

GETTING AROUND

(13+14)



TAXI & AIRPORT SHUTTLE

Local Taxi Services: You can search for local taxi services in Waxahachie, TX, and call them to book a taxi. Some popular taxi services in the area include Yellow Cab and Waxahachie Taxi Service

BUS & TRAIN SCHEDULE

Waxahachie Public Transit (WPT):

- Website: [Waxahachie Public Transit](http://WaxahachiePublicTransit.com)
- Phone Number: (469) 309-4279

CASINOS R' US TRANSPORTATION

- casinosrus.org

BICYCLE RENTAL

Come explore Waxahachie on a Pedego electric bike! There is nothing else like it! Choose from hourly, half-day, or full-day rentals and experience what "fun" really is! Book Here -

<https://www.viator.com/tours/Dallas/Electric-Bike-Rental/>

THINGS TO DO

Wacky Waxahatchie Scavenger Hunt

Guests get to discover in an alternate reality our favorite hidden gems off the beaten trail and creatively interpret fun art, history, and culture clues for points! They get to enjoy fame and glory while appearing on our website's international leaderboard,

JFK Assassination and Museum Tour with Lee Harvey Oswald Rooming House

The circumstances of JFK's assassination are controversial. During this guided tour, a historian helps you separate the facts, stories, and theories behind that pivotal day in 1963. Visit both the Grassy Knoll in Dealey Plaza and the John F. Kennedy Memorial during this tour that includes entrance fees and round-trip transport.

Sightseeing Tour of Dallas

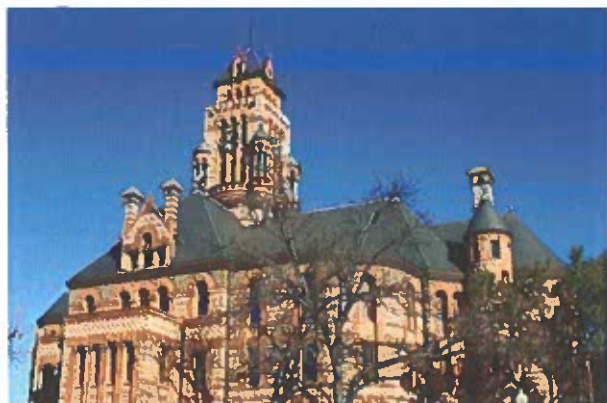
See the best of Dallas without missing out on the history surrounding JFK's assassination with this combination tour. This guided tour begins at JFK Memorial Plaza and travels you through the city's cultural and historical landmarks. Pass by Old Red Museum, Deep Ellum, and the AT&T Discovery District. Stop for photo ops at the Giant Eyeball, Dealey Plaza, and Pioneer Plaza.

John F. Kennedy Trolley Tour in Dallas

This is the original JFK tour taking you back in history to November 22, 1963. You will travel through the city streets of Dallas, down the motorcade route, through Dealey Plaza, and then the trolley leaves downtown and follows the timeline of Lee Harvey Oswald. You'll see the Texas Theater, the Officer JD Tippett murder scene, Oswald's rooming house, old city jail, Jack Ruby's dance club, and old county jail. Our JFK tour covers all four days surrounding the assassination.



PLACES TO SEE



Ellis County Courthouse

The courthouse is beautiful both inside and outside. The stairwell is gorgeous and worth the trip inside to see. I was also able to see the courtroom for the Justice of the Peace. I am always so happy to see history like this preserved.



Munster Mansion

My family of five visited the Munster mansion. Of all of us, I had the most knowledge of this 1960s television show. Visiting this house has inspired me to try to watch this series again. My children thought the house was so neat and one of the most interesting stops that we made on our trip through Texas. The owner of the house was so friendly and nice. I recommend this to anyone who likes something different and of course to anyone who is interested in classic television.



Gingerbread Antiques

Conveniently located in historic downtown Waxahachie, Gingerbread Antiques celebrates 20 years as a high quality antique mall. We specialize in vintage antiques, collectibles, Victorian furniture and the area's largest collection of Fiestaware. Come discover Texas' most unique antiques!

(13 + 14)

BEST RESTAURANTS

The Doves Nest Restaurant

A lovely lunch place in historic downtown Waxahachie. Part boutique/gift shop, part lunchtime only restaurant. Casual & relaxed atmosphere, with a comfort food menu with lots of healthy options.



Tuscan Slice

We started off with appetizers (stuffed mushrooms and fried calamari). I had the lasagna and my wife had the seafood manicotti. All the food came out nice and hot and delicious. Our server was excellent and kept our table replenished with hot, buttery flatbread. All in all, a great experience. I'd recommend it to anyone who likes Italian food!

Pop's Burger Stand

Pop's Burger Stand was packed, even for an early lunch, which is always a good sign! Stepping in, is like stepping back in time. Old memorabilia clads the walls: old signs, faded photos, and Christmas lights. You eat yourself, so step up to the counter, order, and find your table

El Mexicano

Service was fast friendly and authentically family run. Food came quick and was incredible. I travel all week long and live on the road. They had the absolute best hot salsa with their chips I think I've ever had. Well done! Highly recommend

BEST BARS & WINERIES



College Street Pub

AWESOME PLACE! Sat outdoors. Server was delightful. Fried onion rings are the best ever!! Customers and staff greeted us as we entered and as we left. A charming, hometown feel with a cozy atmosphere. Food was DELICIOUS!

Fat Tuesday

Great and friendly service, if you're not sure what you'll like they'll offer a sample. Eye Candy with an extra shot was fantabulous!

Cotton Patch Cafe

Put a description here of the restaurant. Lorem ipsum dolor sit amet, consectetur adipiscing elit, sed do eiusmod tempor incididunt ut labore et dolore magna aliqua.

Prime 115

The Perfect meal. The Perfect ambiance. The Perfect Town. That's the vision that led us, and ultimately you, to Prime 115. Comfortably nestled in the historic town of Waxahachie, TX, we bring big-city fine dining close to home with an experience that is both

NEAREST SHOPPING



Paris Market

One if the best antique stores in waxahachie. Friendly staff and awesome finds for everyone

The Velvet Angel Boutique

Fashion & frills galore! Lots of trendy affordable clothing and great gifts. Large amount of inventory- we get new shipments everyday!

Waxahachie Architectural Salvage

If you love all things junk, stop by and see us! We offer Reclaimed lumber, doors, windows, architectural/industrial salvage & antiques, custom projects!

Webb Gallery

This is one of the largest folk art galleries in Texas, with all sorts of items for sale.



BEFORE YOU GO

- ☒ LOAD DISHES INTO THE DISHWASHER
- ☒ EMPTY ANY USED FOOD IN THE FRIDGE
- ☒ PUT GARBAGE IN THE BINS OUTSIDE
- ☒ TURN OUT ALL THE LIGHTS
- ☒ LOCK ALL WINDOWS AND DOORS
- ☒ RETURN KEYS TO ORIGINAL LOCATION

THANK YOU SO MUCH FOR STAYING WITH US.
PLEASE COME BACK AGAIN!

(13+14)

TIPS FOR YOUR STAY

01

Communication: Maintain clear and open communication with the host before, during, and after your stay. Discuss any concerns or questions you might have before arrival.

02

House Rules: Familiarize yourself with the house rules provided by the host. Respect the rules to maintain a good relationship with the host and ensure a smooth stay.

03

Security and Safety: Be mindful of the security of the property. Lock all doors and windows when leaving, and ensure that all valuable belongings are secure.

(13 + 14)



We loved this house! It was very clean with a beautiful pool and yard. A block away from a nice park for the Grandkids and the dogs to run and chase a ball. There was good "community space" in the house inside and out for gathering and talking. Daphne was very responsive and took care of anything we required. I would highly recommend this property, and I can tell you we will rent again when we go back to Dallas for our next visit.



Great place, very accommodating for our big group. Communicative hosts and very helpful! Would definitely book again!

PLEASE LEAVE US A REVIEW IF YOU LIKE OUR HOUSE!



GET IN TOUCH WITH US!



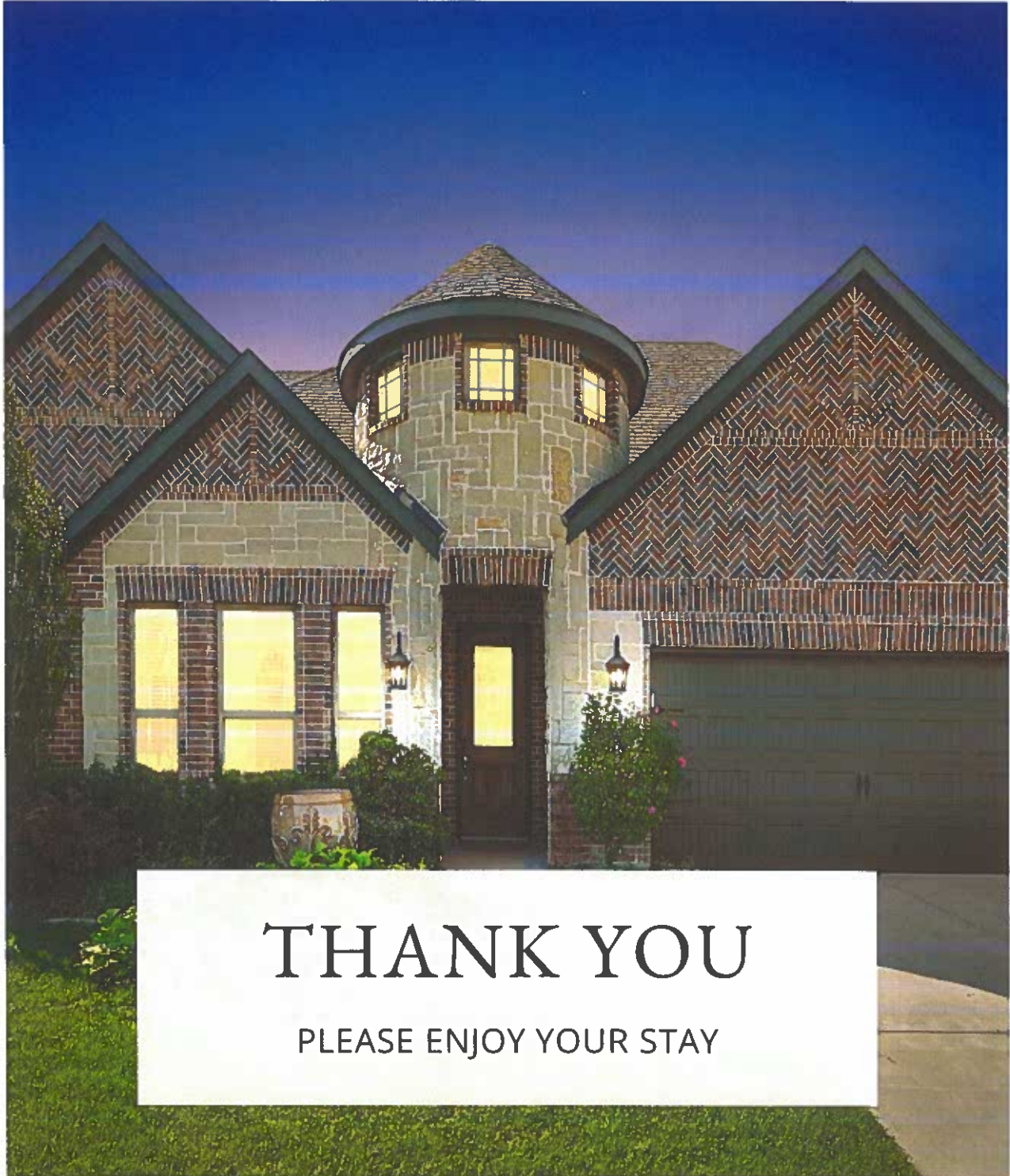
www.bluevets.com



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Modern Olympus
View Oasis + Pool

(13 + 14)



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