

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, March 26, 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. ***Consent Agenda***

All matters listed under Item 4, Consent Agenda, are considered to be routine by the Planning & Zoning Commission and will be enacted by one motion. There will not be separate discussion of these items. Approval of the Consent Agenda authorizes the Planning & Zoning Commissioner 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 Planning & Zoning Commission.
 - a. Minutes of the regular Planning & Zoning Commission meeting of March 12, 2024
 - b. Consider approving a request by Martin Holland, for a Replat of a portion of Lot 10, Block 3, of the Trinity Heights Addition, to create Lot 10R, Block 3, of the Trinity Heights Addition, 1 residential lot, being 0.4034 acres, located at 111 Virginia Avenue, (Property ID 176013) – Owner: Martin Holland & Katie Holland (SUB-47-2023)
5. ***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)
Staff: Oanh Vu
6. ***Consider*** recommendation of Zoning Change No. ZDC-30-2024

7. **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) Staff: Oanh Vu
8. **Consider** recommendation of Zoning Change No. ZDC-34-2024
9. **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) Staff: Oanh Vu
10. **Consider** recommendation of Zoning Change No. ZDC-15-2024
11. **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) Staff: Oanh Vu
12. **Consider** recommendation of Zoning Change No. ZDC-18-2024
13. **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) Staff: Oanh Vu
14. **Consider** recommendation of Zoning Change No. ZDC-19-2024
15. **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) Staff: Zack King
16. **Consider** recommendation of Zoning Change No. ZDC-128-2022
17. 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

<p style="text-align: center;"><i>Notice of Potential Quorum</i> <i>One or more members of the Waxahachie City Council may be present at this meeting.</i> <i>No action will be taken by the City Council at this meeting.</i></p>

A regular meeting of the Planning & Zoning Commission of the City of Waxahachie was held at the Waxahachie Civic Center, 2000 Civic Center Lane, Meeting Rooms A and B, Waxahachie, Texas, on Tuesday, March 12, 2024 at 7:00 p.m.

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

Member Absent: Ron Ansell

Others Present: Jennifer Pruitt, Senior Director of Planning
Zack King, Senior Planner
Macey Martinez, City Engineer
Amber Villarreal, City Secretary
Chris Wright, Council Representative

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

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

3. **Public Comments**

None.

4. **Consider approval of minutes of the regular Planning & Zoning Commission meeting of February 27, 2024**

Action:

Bonney Ramsey moved to approve the minutes of the regular Planning & Zoning Commission meeting of February 27, 2024 as presented. Motion was seconded by Erik Test and carried unanimously (6-0).

5. **Present a request by Rob Myers, Kimley-Horn, for a Plat of Templeton Substation Addition, being 6.421 acres, located north of 120 Old Reagor Springs Road, situated in the George Carpenter Survey, Abstract 190, an addition in the Extra Territorial Jurisdiction of the City of Waxahachie (Property ID: 180947) – Owner: Oncor Electric Delivery Company LLC (SUB-36-2024) Staff: Zack King**

The Item was presented by Senior Planner Zack King.

6. **Consider approval of SUB-36-2024**

Action:

David Hudgins moved to approve SUB-36-2024, a Plat of the Templeton Substation Addition, subject to the conditions of the staff report, authorizing the Planning & Zoning Commissioner to sign the

associated documents accordingly. Motion was seconded by Marlene Norcross and carried unanimously (6-0).

- 7. 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) Staff: Oanh Vu**

The Item was presented by Mr. King.

Chairman Keeler opened the Public Hearing at approximately 7:08 p.m.

There being no others to speak for or against ZDC-9-2024, Chairman Keeler closed the Public Hearing at approximately 7:09 p.m.

- 8. Consider recommendation of Zoning Change No. ZDC-9-2024**

Action:

Erik Test moved to recommend approval of ZDC-9-2024, a Specific Use Permit (SUP) for an Accessory Structure over 700 square feet use, authorizing the City Manager and or Mayor to execute all documents accordingly. Motion was seconded by David Hudgins and carried unanimously (6-0).

- 9. Adjourn**

Senior Director of Planning Jennifer Pruitt introduced and welcomed Planner Harper Lindamood.

There being no further business, the meeting adjourned at 7:10 p.m.

Respectfully submitted,

Amber Villarreal
City Secretary

Planning & Zoning Department

Plat Staff Report

Case: SUB-47-2024



MEETING DATE(S)

Planning & Zoning Commission: March 26, 2024

CAPTION

Consider approving a request by Martin Holland, for a **Replat** of a portion of Lot 10, Block 3, of the Trinity Heights Addition, to create Lot 10R, Block 3, of the Trinity Heights Addition, 1 residential lot, being 0.4034 acres, located at 111 Virginia Avenue, (Property ID 176013) – Owner: Martin Holland & Katie Holland (SUB-47-2024) Staff: Zack King

RECOMMENDED MOTION

"I move to approve SUB-47-2024, a Replat of a portion of Lot 10, Block 3 of the Trinity Heights Addition, subject to the conditions the staff report, authorizing the Planning & Zoning Commissioner to sign the associated documents accordingly."

APPLICANT REQUEST

The applicant requests to replat the subject property in order to formally combine portions of their property into a single platted lot.

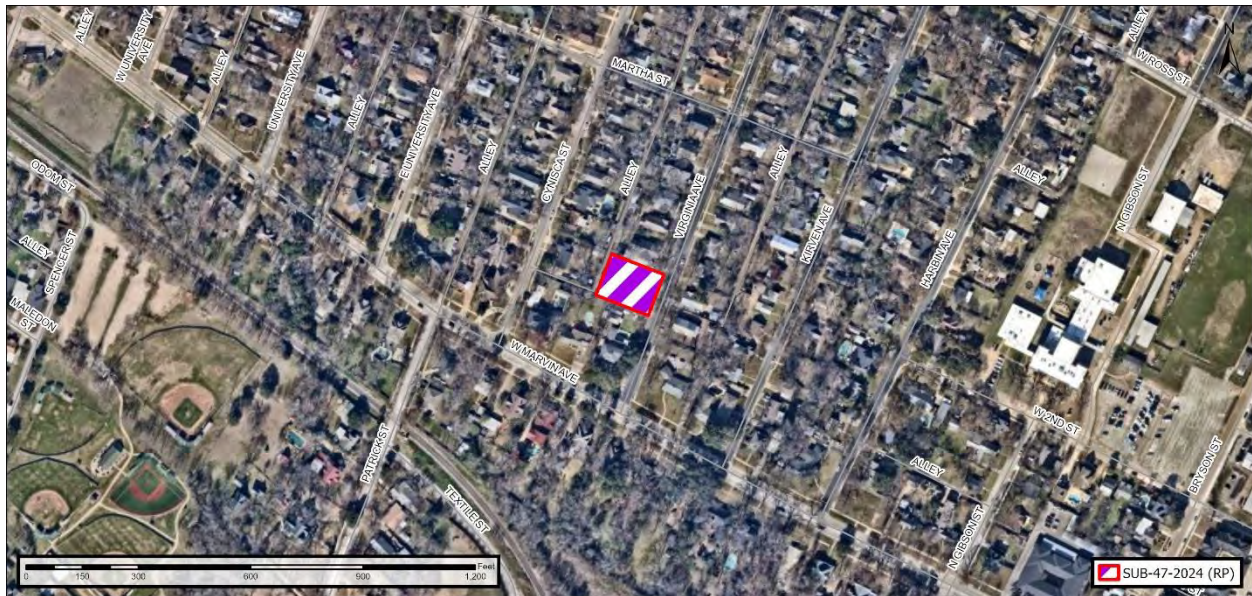
CASE INFORMATION

<i>Applicant:</i>	Martin Holland
<i>Property Owner(s):</i>	Martin Holland & Katie Holland
<i>Site Acreage:</i>	0.4034 acres
<i>Number of Lots:</i>	1 lot
<i>Number of Dwelling Units:</i>	1 unit
<i>Park Land Dedication:</i>	N/A
<i>Adequate Public Facilities:</i>	Adequate public facilities are available to the subject property.

SUBJECT PROPERTY

<i>General Location:</i>	111 Virginia Avenue
<i>Parcel ID Number(s):</i>	176013
<i>Current Zoning:</i>	Single Family-2 (SF-2)
<i>Existing Use:</i>	Single Family Residence
<i>Platting History:</i>	The subject property was originally platted as portion of an alley and a portion of Lot 10, Block 3 in the Trinity Heights Addition.

Site Aerial:



PLANNING ANALYSIS

The applicant proposes to replat the subject property in order to formally combine portions of their property into a single platted lot as a result of the abandonment of the adjacent alley. On November 6, 2023, the City Council approved an ordinance (Ord. 3422) abandoning an alley along the southern property line of 111 Virginia Avenue. Prior to the abandonment, the City ceased maintenance of the alley area and permitted private improvements to be installed in the alley right-of-way (ROW). Due to this, the property owners of 111 Virginia Avenue petitioned the City to formally abandon the alley and deed the property into their possession.

The ordinance abandoning the alley included a requirement to Replat the subject property in order to formally combine 111 Virginia Avenue and the old alley ROW into a single platted lot. In order to facilitate City access to the remaining portion of the alley, the applicants are also required to provide a 15' Utility Easement in the place of the former alley ROW. The proposed replat adheres to the lot size and dimension requirements of the Waxahachie Subdivision Ordinance and Infill Overlay District.

As part of the review of the replat application, staff identified multiple additional technical errors that conflict with the requirements of the Waxahachie Subdivision Ordinance. These errors have been identified as conditions of approval in the staff recommendation section below.

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 212.015 and the City's public hearing notice requirements, 18 notices will be mailed to property owners inside the City Limits within 200 feet of the subject property no later than the 15th day after the action is taken on the Replat Application.

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 Replat request, subject to the conditions noted below.

Conditions:

1. Per Section 2.3.a.2 of the Waxahachie Subdivision Ordinance, perform a title search to locate all easements on the property. Label the existing easement width and recording information.
2. Per Section 2.4.c.3 of the Waxahachie Subdivision Ordinance, the recording information of all unplatted property needs to be identified. Update the label for the abandoned alley to include the recording information (INST. 2334613) for the ordinance that memorialized the abandonment. This ordinance (Ord. 3422) also requires the creation of a Utility & Drainage Easement in the place of the abandoned alley. Update this label to be a 15' Utility **& Drainage** Easement.
3. Per Section 2.4.c.12 of the Waxahachie Subdivision Ordinance, the replat must correctly reference the properties location in relation to the 100-year floodplain. Verify this comment. It does not appear there is any floodplain on this property. If there is, show the floodplain line work.
4. Per section 2.4.c.12 of the Waxahachie Subdivision Ordinance, provide a separate exhibit showing all physical features of the subject property, including the location of each existing structure.
5. Per Section 2.4.c.23 of the Waxahachie Subdivision Ordinance, a correct title block is required to be provided. Update the title block to clarify the replat is for **Block 3** of the Trinity Heights Addition.
6. Per Section 2.4.c.23 of the Waxahachie Subdivision Ordinance, the title block must include a correct preparation date.
7. Per Section 2.4.c.23 of the Waxahachie Subdivision Ordinance, a correct title block must be provided. The correct case number for this plat is "SUB-47-2024." revise accordingly.
8. Per Section 2.4.c.25 of the Waxahachie Subdivision Ordinance, a correct Owner's Certificate is required to be provided. Provide an individual notary block for each owner.
9. Per Section 2.4.c.25 of the Waxahachie Subdivision Ordinance, the Planning & Zoning Commission will be the final approval authority for the plat if no variances or Petitions for Relief/Hardship waivers are requested. As no waivers have been requested with this Replat application, the City Council signature block is required to be removed.
10. Per Section 2.6.g of the Waxahachie Subdivision Ordinance, the original lot boundary must be identified on the replat. Please identify the original lot boundary with a "ghosted" line and label.
11. Per Section 3.3.a of the Waxahachie Subdivision Ordinance, a 15' utility easement is required adjacent to all street rights-of-way.
12. Per sections 5.6.d and 5.7.8 of the Waxahachie Subdivision Ordinance, add a note that fences, retaining walls, and screening walls shall not be placed in utility easements.
13. Per section 5.8.a of the Waxahachie Subdivision Ordinance, water and sewer services shall be installed prior to filing the plat.
14. Per Section 7.1.h of the Waxahachie Subdivision Ordinance, the Replat Filing Fees (\$74.00) are required to be paid with your application at the time of plat filing. This fee can be paid via check to the City of Waxahachie or via the invoice on our Citizen Self-Service (CSS) Portal.

ATTACHED EXHIBITS

1. Replat

APPLICANT REQUIREMENTS

1. If approved by the Planning & Zoning Commission, within 30 days the applicant shall provide the Planning Department one revised electronic plan set that incorporates all comments.
2. Once the revised plans are provided, staff will verify all outstanding comments were satisfied.
 - a. If comments were not satisfied, then the applicant will be notified to make corrections.
 - b. If all comments were satisfied, then the applicant shall provide five signed, hard-copy plats.

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

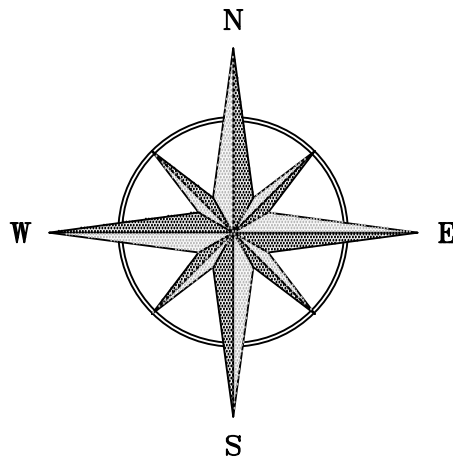
Senior Director of Planning

jennifer.pruitt@waxahachie.com

WLSCL

Walker Land Surveying Company

P.O. Box 2911 Waxahachie, Texas 75168
TBPELS Firm No. 10112400



1" = 50'



APPROVED BY: Planning and Zoning Commission
City of Waxahachie

By:

Chairperson

Attest

APPROVED BY: City Council
City of Waxahachie

By:

Chairperson

Attest

Notes

1. A portion of this property lies within a 100 year flood plain according to the Flood Insurance Rate Map for Ellis County, Texas. Map# 48139C0190 G, Zone X, dated October 19, 2023.
2. Basis of Bearings: GPS Observation, Texas Coordinate System, North Central Zone 4202.

OWNER'S CERTIFICATE

State of Texas
County of Ellis

Whereas, Martin and Katie Holland are the owners of that certain parcel of land being a portion of Lot 10, Block 3 in Trinity Heights Addition, an addition in the City of Waxahachie, Ellis County, Texas, according to the Plat thereof recorded in Cabinet A, Slide 52 of the Plat records of Ellis County, Texas and being all of the tract of land conveyed to Martin and Katie Holland by Warranty Deed recorded in Instrument Number 2203674 of the Official Public Records of Ellis County, Texas (OPRECT) and being all of the tract of land being the abandoned portion of the alley adjacent to the south line of said Holland Tract closed by Ordinance No. 3422 and conveyed to Martin and Katie Holland by Quit Claim Deed recorded in Instrument Number 2334621, OPRECT, and being more particularly described as follows:

BEGINNING at a cotton gin spike set in the east line of Lot 10 and in the west line of Virginia Avenue (50 foot right of way) for the northeast corner of said Holland Tract and which bears S 20°57'03" W, a distance of 7.00 feet from the northeast corner of Lot 10;

THENCE S 20°57'03" W, along the east line of Lot 10 and the west line of Virginia Avenue, passing the southeast corner of Lot 10 and the northeast corner of said abandoned alley, in all, a distance of 117.17 feet to a 1/2" iron rod set with cap marked "WLSCL RPLS 5331" for the southeast corner of said abandoned alley and the northeast corner of Lot 9, Block 3 in said addition;

THENCE N 68°40'07" W, along the south line of said abandoned alley and the north line of Lots 9, 8, and 7, Block 3 in said addition, a distance of 150.00 feet to a 1/2" iron rod set with cap marked "WLSCL RPLS 5331" in the east line of an alley for the southwest corner of said abandoned alley;

THENCE N 20°57'03" E, along the west line of said abandoned alley, passing its northeast corner and the southwest corner of Lot 10, in all, a distance of 117.10 feet to a 1/2" iron pipe found for the northwest corner of said Holland Tract and which bears S 20°57'03" W, a distance of 7.00 feet from the northwest corner of Lot 10;

THENCE S 68°41'43" E, along the north line of said Holland Tract, a distance of 150.00 feet to the PLACE OF BEGINNING, and containing 0.4034 acres of land as surveyed on the ground.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Martin and Katie Holland acting herein by and through its duly authorized officers, does hereby adopt this plat designating the herein above described property as the Final Plat of Lot 10R, Block 3 of Trinity Heights Addition (being a Replat of a portion of Lot 10, Block 3 of Trinity Heights Addition and an abandoned alley), an addition in the City of Waxahachie, Ellis County, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown hereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in Landscape Easements, if approved by the City of Waxahachie. In addition, Utility Easements may be also used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the Public's and City of Waxahachie's use thereof. The City of Waxahachie and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Waxahachie and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purposes of construction, reconstruction, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

This plat is approved subject to all platting ordinances, rules, regulations and resolutions of the the City of Waxahachie, Texas.

Witness my hand this the _____ day of _____, 2024.

By:

Martin Holland

Katie Holland

State of Texas:

Before me the undersigned authority, a notary public in and for the state on this day personally appeared Martin and Katie Holland, known to me to be the persons whose names are subscribed to the foregoing and acknowledged to me that they executed the same for the purposes herein expressed and in the capacity stated.

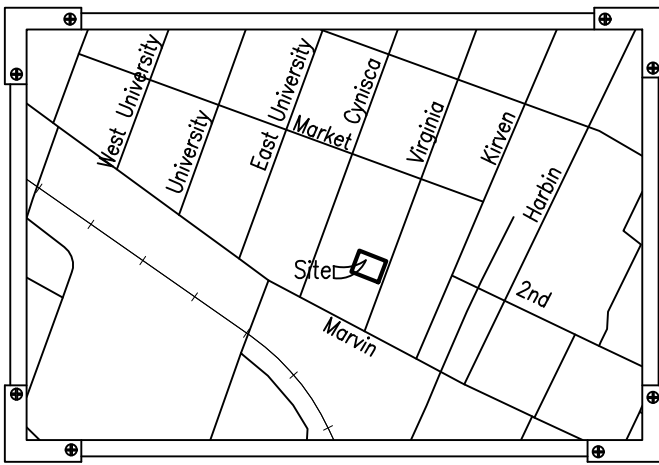
Given under my hand and seal of office this the _____ day of

_____, 2024.

Notary Public

Registered Agent: Martin and Katie Holland
111 Virginia Avenue
Waxahachie, Texas 75165
Contact: Martin Holland (817) 781-4617

Surveyor: Walker Land Surveying Company
P.O. Box 2911
Waxahachie, Texas 75168
Contact: Shawne Walker, RPLS (214) 317-0379



LOCATION MAP SCALE : 1" = 1000'

LEGEND

•	Property Corner
IP	Iron Pipe
IR	Iron Rod
End	Found
CGSS	Cotton Gin Spike Set
ROW	Right of Way
C	Centerline
1/2"	1/2" Iron rod found with
CIRF	cap marked as shown
1/2"	1/2" Iron rod set with cap
CIRS	marked "WLSCL RPLS 5331"

Surveyor's Declaration

KNOW ALL MEN BY THESE PRESENTS

That I, J. Shawne Walker, do hereby certify that I have prepared this Plat from an actual and accurate survey made on the ground and that the corner monuments shown hereon were properly placed under my personal supervision, in accordance with the subdivision regulations of the City of Waxahachie, Texas.

FOR INSPECTION PURPOSES ONLY.
AND IN NO WAY OFFICIAL OR
APPROVED FOR RECORD PURPOSES.

J. Shawne Walker, R.P.L.S.
Texas Registration No. 5331

REPLAT
Lot 10R
Trinity Heights Addition

0.4034 Acres

Being A Replat of a portion of a Lot 10 of
Trinity Heights Addition, according to the plat recorded in
Cabinet A, Slide 52 of the Plat Records of Ellis County, Texas
and all of the Alley Abandoned by Ordinance No. 3422
Zoning: SF-2 1 Residential Lot
Case No. SUB-33-2023 Prepared: February, 2023

Planning & Zoning Department

Zoning Staff Report

Case: ZDC-30-2024



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 Single-Family Dwelling-3 (SF-3) zoning district located at 804 Dunaway Street (Property ID 172305) - Owner: Graily Holdings, LLC (ZDC-30-2024)

RECOMMENDED MOTIONS

- "I move to recommend denial of ZDC-30-2024, a Specific Use Permit (SUP) for a Short-Term Rental use."
- "I move to recommend approval with conditions of 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 is requesting 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 a recommendation for 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



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

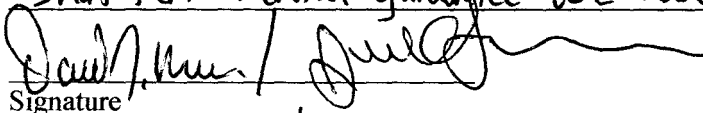
Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on March 20, 2024 to ensure inclusion in the Agenda Packet. Forms can be e-mailed to Planning@Waxahachie.com or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 408 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.



Signature

3/12/2024

Date

David J. Renner/Juliet Schumacher

Printed Name and Title

810 S. College St., Waxahachie, TX

Address

75165

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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.



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

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



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PO Box 2868
Waxahachie, TX 75168-8868

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Case Number: ZDC-30-2024

City Reference: 193948

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Address

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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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Signature

Lorinda Yates

Date

3/11/2024

Printed Name and Title

Lorinda Yates, Member

Address

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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 1 4 2024

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Case Number: ZDC-30-2024

City Reference: 172393

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Printed Name and Title

Date

3/11/2024

Address

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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

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Case Number: ZDC-30-2024

City Reference: 172314

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

RECEIVED MAR 14 2024

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PO Box 2868
Waxahachie, TX 75168-8868

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Case Number: ZDC-30-2024

City Reference: 172362

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Signature

Lorinda Yates

Printed Name and Title

Lorinda Yates, Member

Date

3/11/2024

Address

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



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

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Case Number: ZDC-30-2024

City Reference: 172384

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Comments:

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Printed Name and Title

Date

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

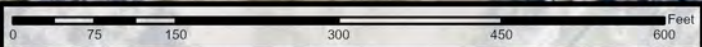
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(Item 5&6)



EXHIBIT A - LOCATION MAP



 ZDC-30-2024 (SUP)

(Item 5&6)

EXHIBIT B - ZONING MAP

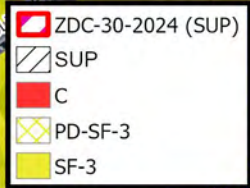
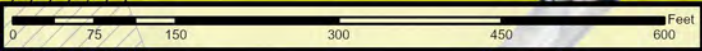
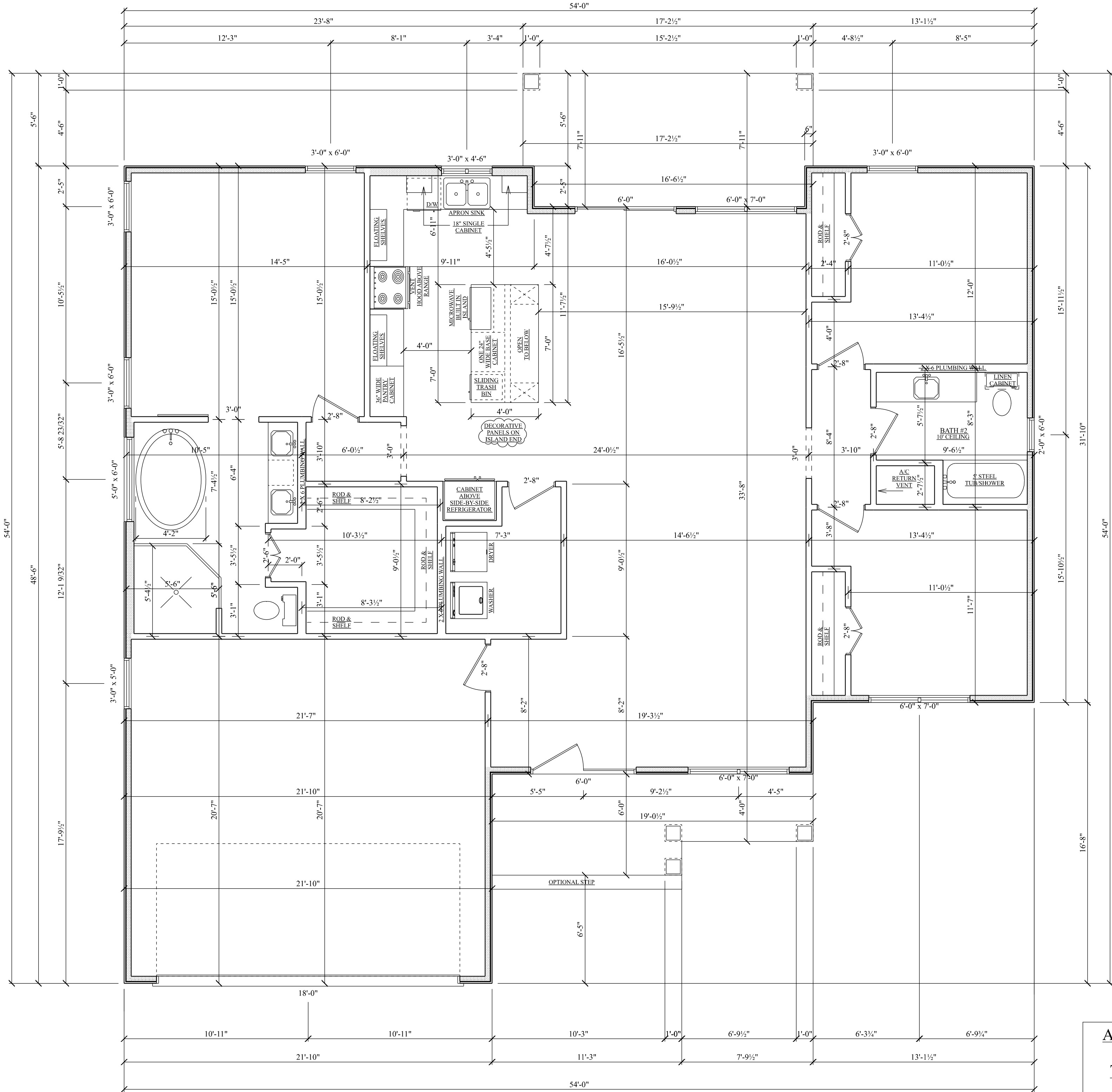


EXHIBIT C - FLOORPLAN

ALL INTERIOR
CEILINGS 10' FLAT

ALL LIGHTS TO BE LED

ALL DOORS TO BE 8' TALL



PLAN COPYRIGHT, OWNERSHIP AND LIABILITY

These plans are copyrighted and are subject to copyright protection as an "Architectural Work" under section 102 of the Copyright Act, 17 U.S.O. as amended December 1990 and known as Architectural Works Copyright Protection Act of 1990. Reproduction of these home plans or designs either in whole or in part, including any form and/or preparation of derived works thereof for any reason without prior written permission is strictly prohibited. The purchase of a set of home plans in no way transfers any copyright or other ownership interest in it to the buyer except for a limited licence to use that set of home plans for the construction of dwelling unit. The protection includes but not limited to the overall form as well as the arrangements and compositions of spaces and elements of the design. These plans are the property of Brothers Design Table LLC.

Brothers Design Table LLC, assumes no liability for any structure constructed from this plan. It is the responsibility of the purchaser of this plan to perform the following before any construction starts.

1. Verify dimensions and all aspects of plans for compliance with all local codes and ordinances where house is to be constructed.
2. Verify all structural for design, size and reinforcement with local engineer and building officials.
3. Plans indicate locations only; engineering aspects should incorporate actual size and soil conditions.

NOTES

1. These plans are intended to provide the basic construction information necessary to substantially complete this structure. These plans must be verified and checked completely by the builder. Any discrepancy, error and/or omission is found is to be brought to the attention of the designer before any construction work or purchases have been made.
2. these plans are designed to be in substantial compliance with the 2015 International Residential Code. The construction shall conform to all national, state, and local building codes and ordinance. These codes shall take precedence over anything noted in these drawings.
3. Contractor must verify all dimensions and scale drawings.
4. All and walls are dimensioned 4" nominal brick 5" and thin walls 2" nominal.
5. Provide 3/8" water line to refrigerator.
6. All water heaters in are to be 18" a.f.f.
7. Air conditioner condenser must be 3" above grade.
8. In absence of nailing schedule prepared by building official use Table R602.3 in the International Residential Code.
9. Refer to engineer drawings for all foundations.
10. Lot drainage to comply with the International Residential Code.
11. Building area to be cleared of all human roots and vegetation. cut stumps a minimum of 8" below grade and 4" below beams.
12. Check plans form level changes floor outlets and plumbing fixture locations.

Limit of designers liability is not to exceed price paid for plans. Brothers Design Table LLC, assumes no liability for advice given or methods used by the builder, contractor or other professionals involved in the construction of a house from the plans. Brothers Design Table LLC, is not a registered Architect.

AREA CALCULATIONS

TOTAL LIVING 1,682

2 CAR GARAGE 440

COVERED PORCH 99

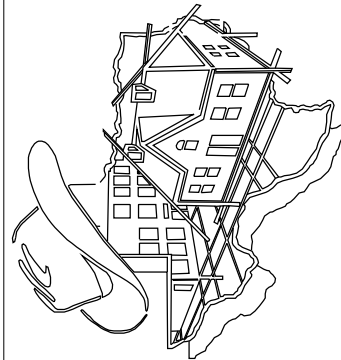
COVERED PATIO 133

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



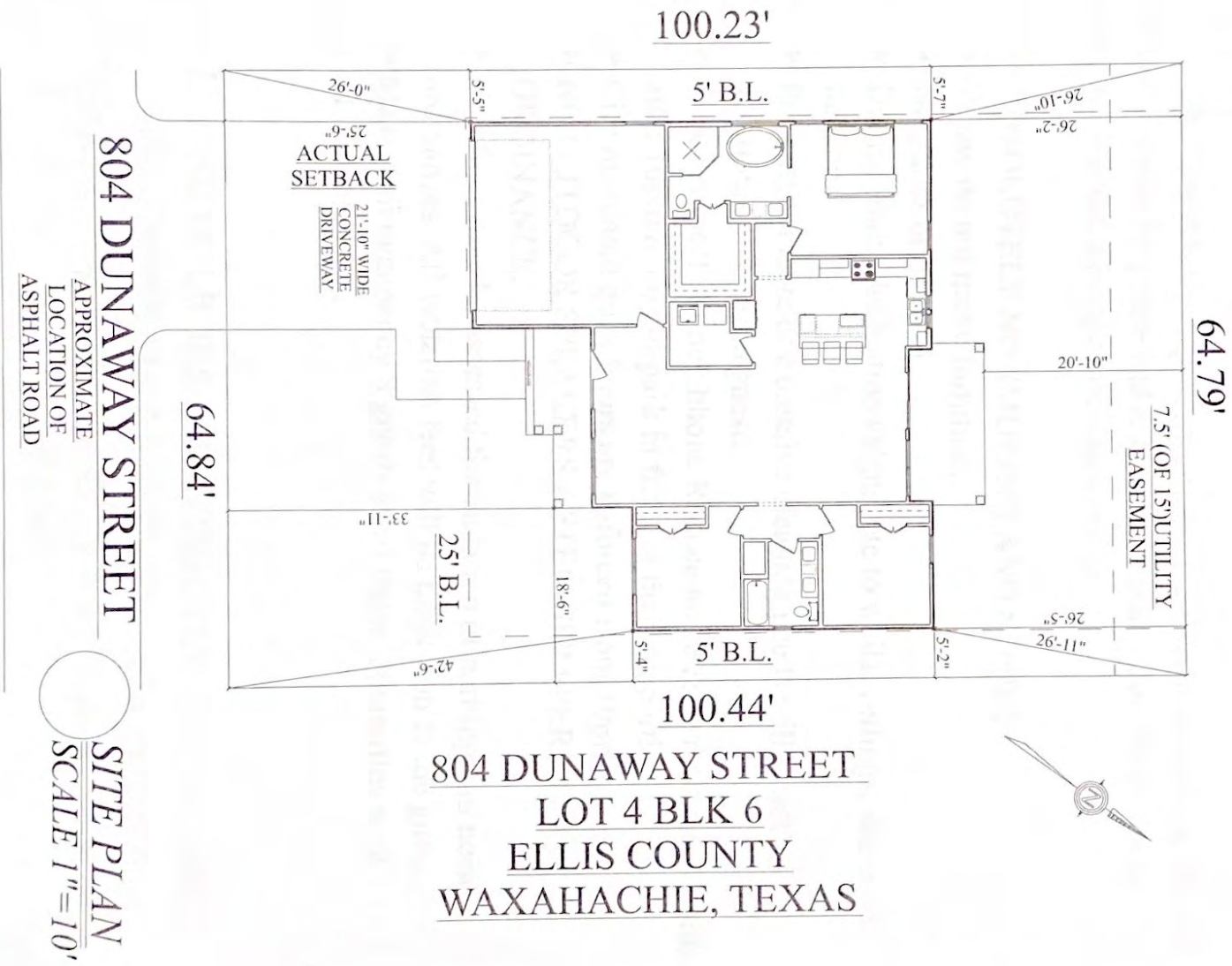
STRENGTH HOMES LLC

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

DATE:
OCTOBER
4th, 2020

EXHIBIT D - SITE PLAN

(Item 5&6)



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)

RECOMMENDED MOTIONS

- "I move to recommend denial of ZDC-34-2024, a Specific Use Permit (SUP) for a Short-Term Rental use."
- "I move to recommend approval with conditions of 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 a recommendation for 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. Location Map (Exhibit A)
4. Zoning Map (Exhibit B)
5. Floorplan (Exhibit C)
6. Site Plan (Exhibit D)
7. 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



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

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

City Reference: 170510

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Comments: ☒ **SUPPORT** ☐ **OPPOSE**

Signature: 
Printed Name and Title: Dany Autrey

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



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



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

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

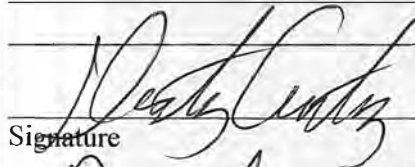

City Reference: 170512

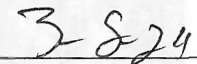
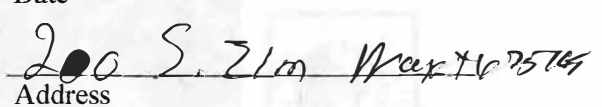
Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on **March 20, 2024** to ensure inclusion in the Agenda Packet. Forms can be e-mailed to Planning@Waxahachie.com or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 408 South Rogers Street, Waxahachie, TX 75165.

☒ SUPPORT

☐ OPPOSE

Comments:


Signature

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.



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

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

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

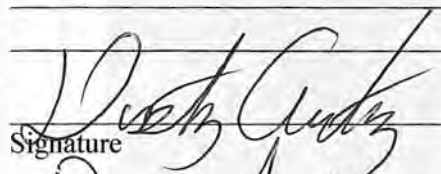
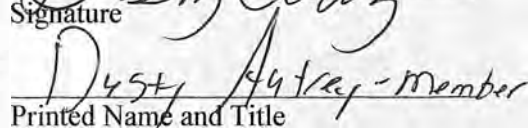
City Reference: 170514

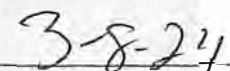
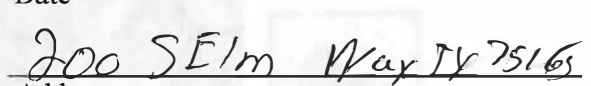
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☒ **SUPPORT**

☐ **OPPOSE**

Comments:


Signature

Printed Name and Title


Date

Address

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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 29, 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

Date: 2/7/24

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: 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



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

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☒ SUPPORT

☐ OPPOSE

Comments:

Tammy Settlemyer
Signature
Tammy Settlemyer
Printed Name and Title

3/18/24
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 & Marla Neighbor) support the use of the STR at 404 W Jefferson St

A stylized, cursive handwritten signature in black ink. The signature is highly fluid, with a large, sweeping loop at the top and a long, sweeping tail that extends downwards and to the left.A handwritten signature in black ink, written in a cursive style. The signature is slanted to the right and consists of two lines of text, with the first line being significantly larger and more prominent than the second.

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

Date: 2/6/24

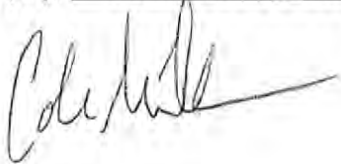
To Whom It May Concern,

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





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
RIGHTS TO HAVE A STR


Signature

Erik Barkman
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.



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

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☒ SUPPORT

☐ OPPOSE

Comments:

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

Lorinda Yates
Signature

Lorinda Yates, Member
Printed Name and Title

3/11/2024
Date

P.O. Box 2868, Waxahachie, TX 75168
Address

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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

Jennifer Kinsley
Signature

3/17/24
Date

Jennifer Kinsley, Ofc Mgr
Printed Name and Title

410 W Franklin
Address
Franklin Manor

OPERATIONAL PLAN

(Item 7&8)

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

EXHIBIT A - LOCATION MAP

(Item 7&8)



EXHIBIT B - ZONING MAP

(Item 7&8)

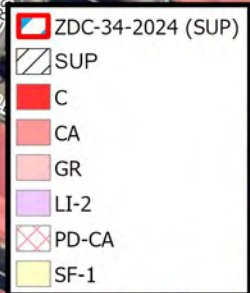
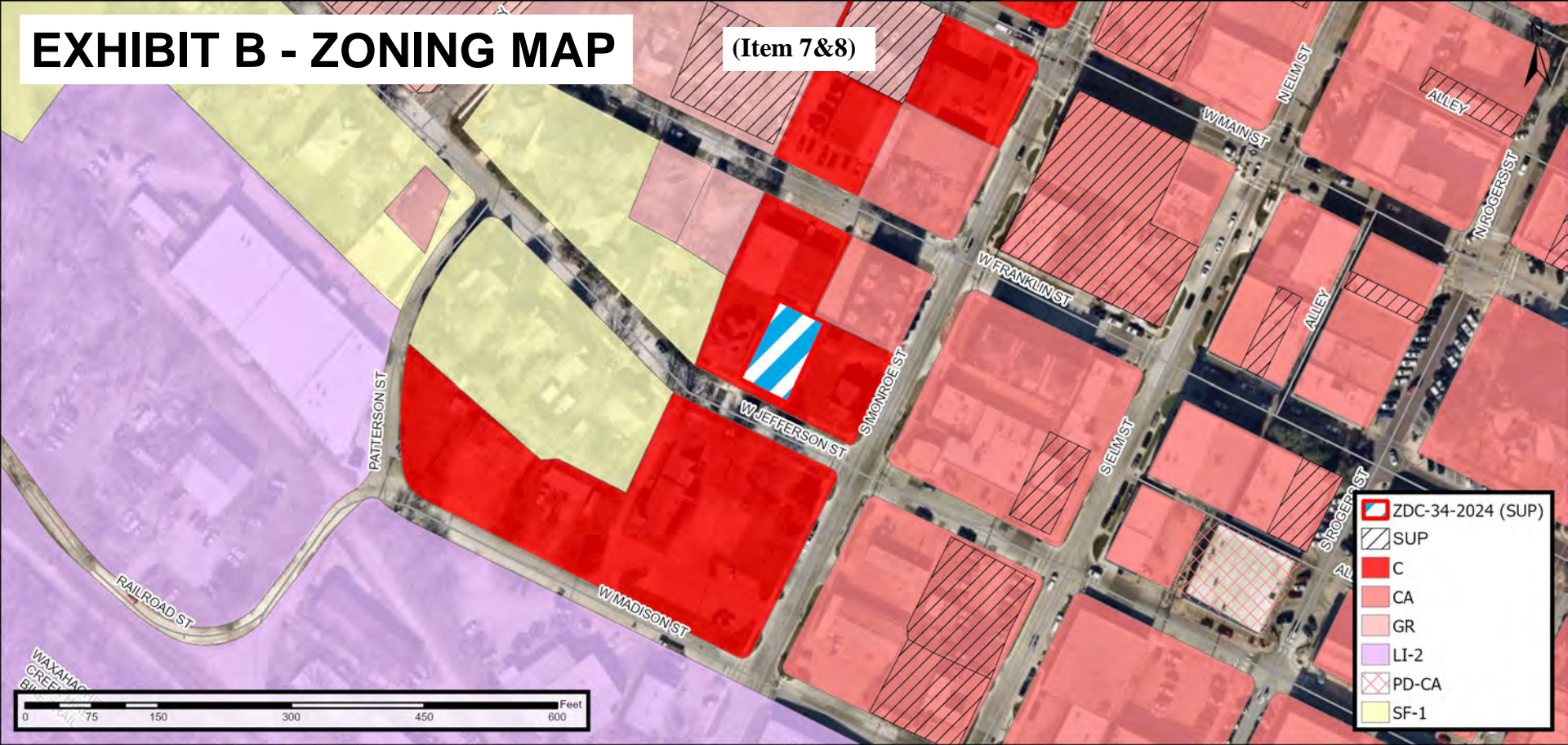


EXHIBIT C - FLOORPLAN (Item 7&8)

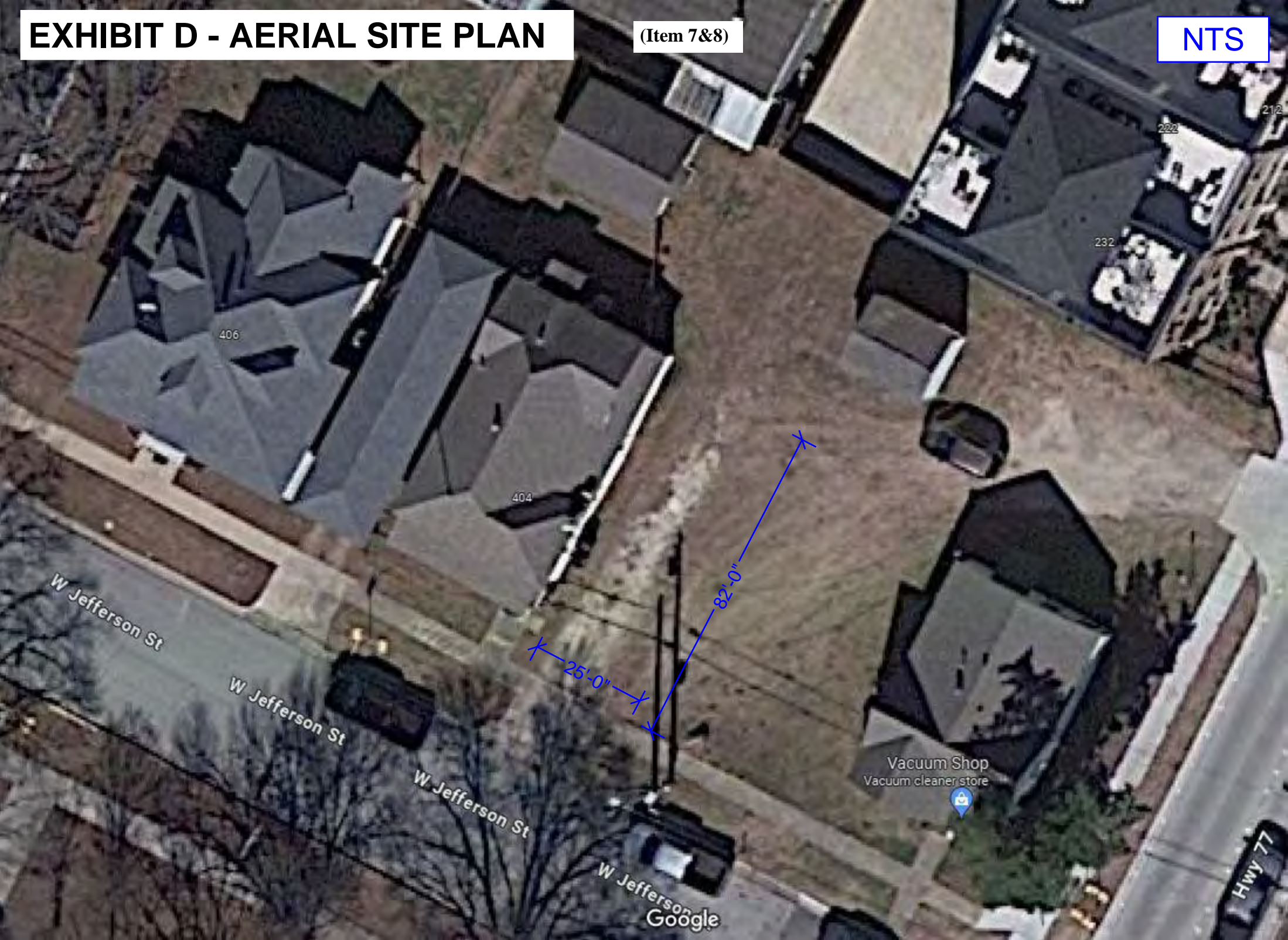


If approved, please be sure to see Waxahachie STR Inspection checklist including; Section 3.27(k)(iii) Waxahachie STR Ordinance Security features. Each short-term rental registrant shall provide functional security cameras that monitor and record, at a minimum, the primary entrances and exits of the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

EXHIBIT D - AERIAL SITE PLAN

(Item 7&8)

NTS



406

404

232

212

212

W Jefferson St

W Jefferson St

W Jefferson St

W Jefferson St
Google

Vacuum Shop
Vacuum cleaner store

Hwy 77

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

young 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

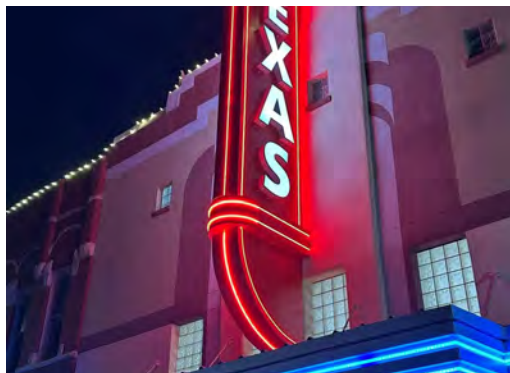
CHECK-IN



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

A bicycle is parked on a dirt path in a field. The bicycle is a blue and black mountain bike with 'GALAXY' written on the frame. It has a black saddle, handlebars, and a kickstand. The path is made of dirt and gravel, and the field is filled with tall grass and wildflowers. In the background, there are rolling hills under a clear sky. The overall scene is peaceful and scenic.

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



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.HOTWORX.NET
972-923-9679



YOGA

1700 N HIGHWAY 77 # 198
WAXAHACHIE, TX 75165



WWW.DALLASZOO.COM
469-554-7500

ZOO

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

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

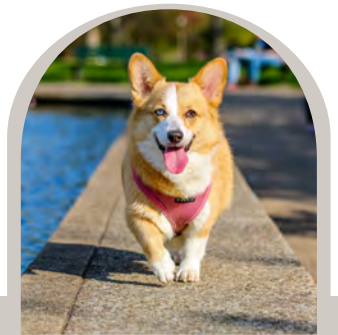
JET SKI

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



(Item 7&8)

FOOD

Dining

"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

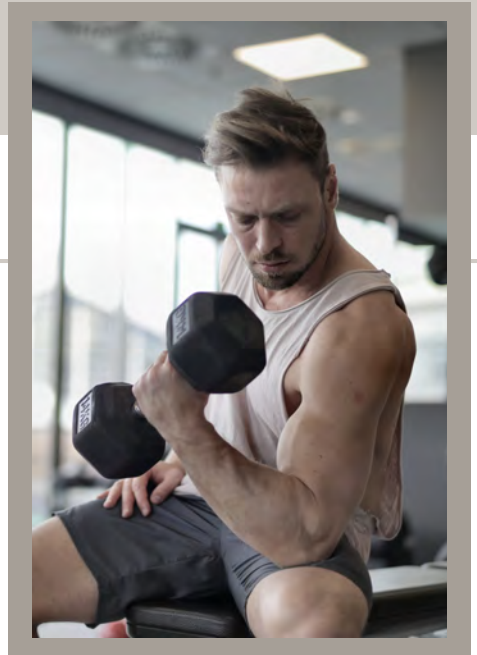
Refresh

ENJOY

NOURISH

Renew

FITNESS *Centers*



GOLD'S GYM

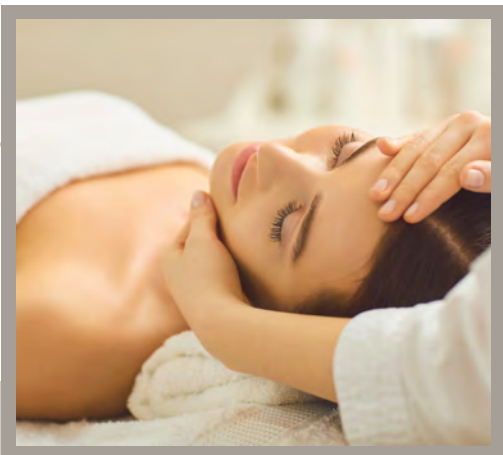
505 N HWY 77 SUITE 616,
WAXAHACHIE, TX
972-268-7828
GOLDSGYM.COM

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



(Item 7&8)

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

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) Staff: Oanh Vu

RECOMMENDED MOTIONS

- "I move to recommend denial of ZDC-15-2024, a Specific Use Permit (SUP) for a Short-Term Rental use."
- "I move to recommend approval with conditions of 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 is requesting 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

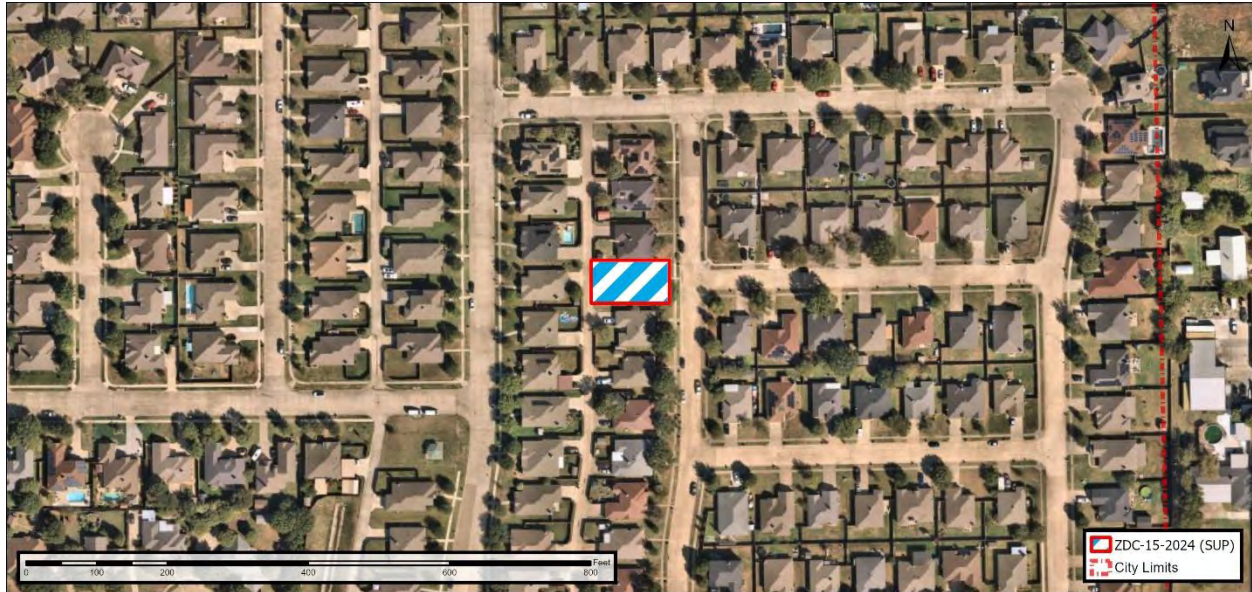
SUBJECT PROPERTY

<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 short-term rental use 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 paying hotel occupancy taxes since October 2023. The applicant has satisfied all the requirements of Section 3.27 of the Zoning Ordinance. At the time of publishing 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 eighteen (18) letters in opposition were 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 a recommendation for 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. Location Map (Exhibit A)
3. Zoning Map (Exhibit B)
4. Floorplan (Exhibit C)
5. Aerial Site Plan (Exhibit D)
6. Host Rules (Exhibit E)
7. Hotel Occupancy Tax 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



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



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:

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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.



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

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:

It will devalue my Property

David Watson
Signature

March 9, 2024
Date

David Watson / Owner
Printed Name and Title

114 Manchester Dr
Address
WAXAHACHIE TX 75165



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



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

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

City Reference: 228599

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 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

Case Number: **DC-15-2024**

(Item 9&10)

City Reference: 228571

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 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

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

(Item 9&10)

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 neighbor hood. Increased crime, traffic & noise.
Mar 15

Signature

Date

Klebe Brumble
Printed Name and Title

110 Shorehaven Place
Address

Martene Brumble

Waxahachie, TX

75165

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

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(Item 9&10)

City of Waxahachie, Texas

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 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: 240088

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:

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

Emily Barnes
Signature

John Munn
Signature

3/12/24
Date

Emily Barnes
Printed Name and Title

John Munn
Printed Name and Title

102 Cambridge Street, Waxahachie,
Address
TX 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-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

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☐ SUPPORT

☒ OPPOSE

Comments:

Signature

Date

Printed Name and Title

Address

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☐ SUPPORT☒ OPPOSE

Comments:

Too many children in the neighborhood. Too
close to the school for walkers. There will always
be strangers. 3-15-24

Signature

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.



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

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☐

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

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☐ SUPPORT☒ OPPOSEComments:

George & Nena Jackson
Signature

GEORGE & NENA JACKSON
Printed Name and Title

MARCH 8, 2024
Date

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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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

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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

Rodriguez Rodriguez
Printed Name and Title

104 S Hampton Place
Address



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



**PAGE KARL A & CYNTHIA
103 SOUTHHAMPTON 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

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



LAKE EDWARD D & CONNIE S
106 SOUTHAMPTON PL
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-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

100 S Hampton Pl. Waxahachie TX
Address
75165

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

RECEIVED MAR 19 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



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

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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



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



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

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

City Reference: 220878

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☐ SUPPORT

☒ OPPOSE

Comments:

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

Diaw Beatey
Signature

3-19-2024
Date

Diaw Beatey
Printed Name and Title

209 Nottingham Dr.
Address

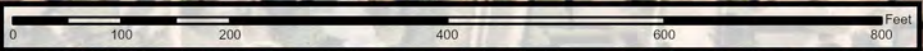
It is a crime to knowingly submit a false zoning reply form. (Texas Penal Code 37.10)


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.


(Item 9&10)



EXHIBIT A - LOCATION MAP



 ZDC-15-2024 (SUP)

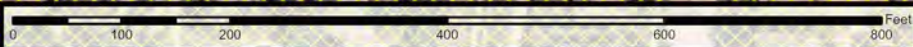
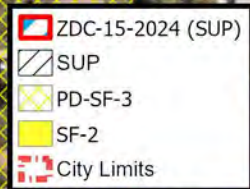
 City Limits

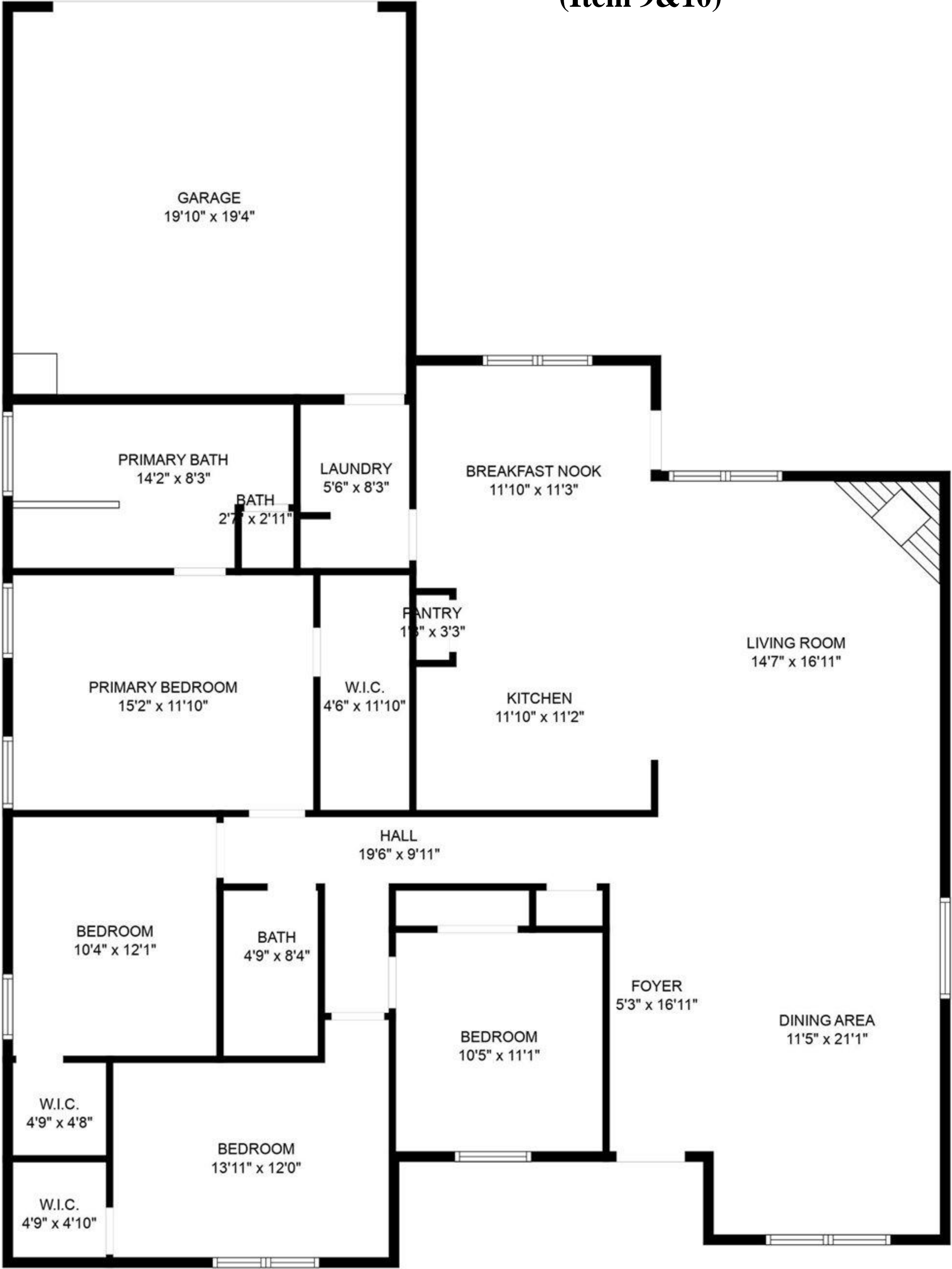


(Item 9&10)



EXHIBIT B - ZONING MAP







Parking Spaces

**215 Nottingham Dr
Waxahachie**

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

EXHIBIT E - HOST RULES (Item 9&10)

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 (Item 9&10)



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
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		\$ 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

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.

(Item 9&10)

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®
Details on back

BANK OF AMERICA 

ACH R/T 011000138

FOR

M.O.T Nov. 23 Nottingham



MP

Planning & Zoning Department

Zoning Staff Report

Case: ZDC-18-2024



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 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)

RECOMMENDED MOTIONS

- "I move to recommend denial of ZDC-18-2024, a Specific Use Permit (SUP) for a Short-Term Rental use."
- "I move to recommend approval with conditions of 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 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 an 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 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, 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-three (23) letters in opposition were received by staff, with four (4) letters 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 a recommendation for 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. Location Map (Exhibit A)
3. Zoning Map (Exhibit B)
4. Floorplan (Exhibit C)
5. Survey (Exhibit D)
6. Host Rules (Exhibit E)
7. Hotel Occupancy Tax 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

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 + Lathanda Morrow 3-10-2024

Signature

Date

Larry and Lathanda Morrow220 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.



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.



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.

Signature

MICHAEL VON ERIK

Printed Name and Title

Date

3/11/2024

Address

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 Sendero 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.

(Item 11&12)



City of Watahachin, Texas
Notice of Public Hearing
Case Number: **ZDC-18-2024**
221546

500 GRADY AVE STE 1000 LA JOLLA, CA 92037
201 400 0000
WATAHACHIN, TX 75160

The Watahachin Planning & Zoning Commission will hold a Public Hearing on Tuesday, March 26, 2024 at 1:00 P.M. and the Commission will hold a Public Hearing on Monday, April 1, 2024 at 1:00 P.M. in the Watahachin City Center, 500 Grady Avenue, Watahachin, Texas to consider the following:

Request by Auto Club for a Special Use Permit (SU-1) for Short-Term Rental use within a Single-Family Detached (SFD-1) zoning district located at 211 Naranja Drive (Property ID 21-1234). Owner: CPO Limited, LLC (CPO-44-789) Suite 200 Y.

You received this notice because your property is within the area of consideration as provided by law. As an interested party you are welcome to make your views known by attending the hearing. If you cannot attend the hearing, you may express your views by filling in and returning the bottom portion of this notice. Please contact the Planning Department at (409) 300-4200 or via email info@watahachin.org for additional information on this request.

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

City Reference: 221546

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on **March 26, 2024** to ensure inclusion in the Agenda Packet. Forms can be e-mailed to Planning@watahachin.org or you may drop off mail your form to City of Watahachin, Attention: Planning, 408 South Rogers Street, Watahachin, TX 75165.

☐ SUPPORT

☒ OPPOSE

Comments:

Shirley McCreedy
Signature
Shirley McCreedy
Printed Name and Title

3-8-24
Date
337 Naranja Drive
Address
Watahachin, TX 75160

It is a policy of Watahachin to make a public hearing available to all interested parties.

If you are not the addresser or the top of this form, the addresser is required to complete the bottom portion of this form.



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

<><><>

RECEIVED MAR 12 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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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: 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.



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

(Item 11&12)



City of Waxahachie, Texas
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

Date

Printed Name and Title

Address

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 Nocona 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.

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

(Item 11&12)

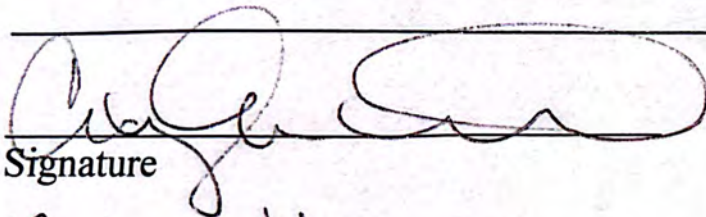
City Reference: **206181**

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

Angela Helolt
Printed Name and Title

3/14/2024
Date

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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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

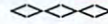
3-10-2024
Date

Cheryl Moore
Printed Name and Title

221 Nocona Dr.
Address



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)

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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
no one is already bad enough.*

Gerald & Ruth Whitfield
Signature

3/2/2024
Date

Gerald/Ruth Whitfield
Printed Name and Title

323 Orange Dr. 75165
Address

RECEIVED MAR 15 2024

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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

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

Date

Printed Name and Title

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-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:

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: 206108

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! 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



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.



(Item 11&12)

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

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: 221853

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:

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)

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



RECEIVED MAR 1 9 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

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☐ 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

Case Number: ZDC-18-2024

(Item 11&12)

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.

Case Number: ZDC-18-2024

(Item 11&12)

City Reference: 206100

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RECEIVED MAR 19 2024

☐ SUPPORT

☒ OPPOSE

Comments:

We've GOT BAD Reports from others on these
RENTAL'S IN THE NEIGHBORHOOD - DEFINITELY WE DON'T
Want them IN our
Neighborhoods!

Signature

Date

JACOBS DAVID A & BARLOW A L E Grebow
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.

☐ SUPPORT (Item 11&12) ☒ 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

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CASE # ZDC-18-2024



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:

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

City Reference: 206184

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☐ SUPPORT

☒ OPPOSE

Comments:

Signature

Clarence E. Jennings, Jr.
Printed Name and Title

3-19-2024
Date

215 Sendero Drive
Address Waxahachie, Tx

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Case Number: ZDC-18-2024

(Item 11&12)

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 Nreona Dr

Address

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(Item 11&12)

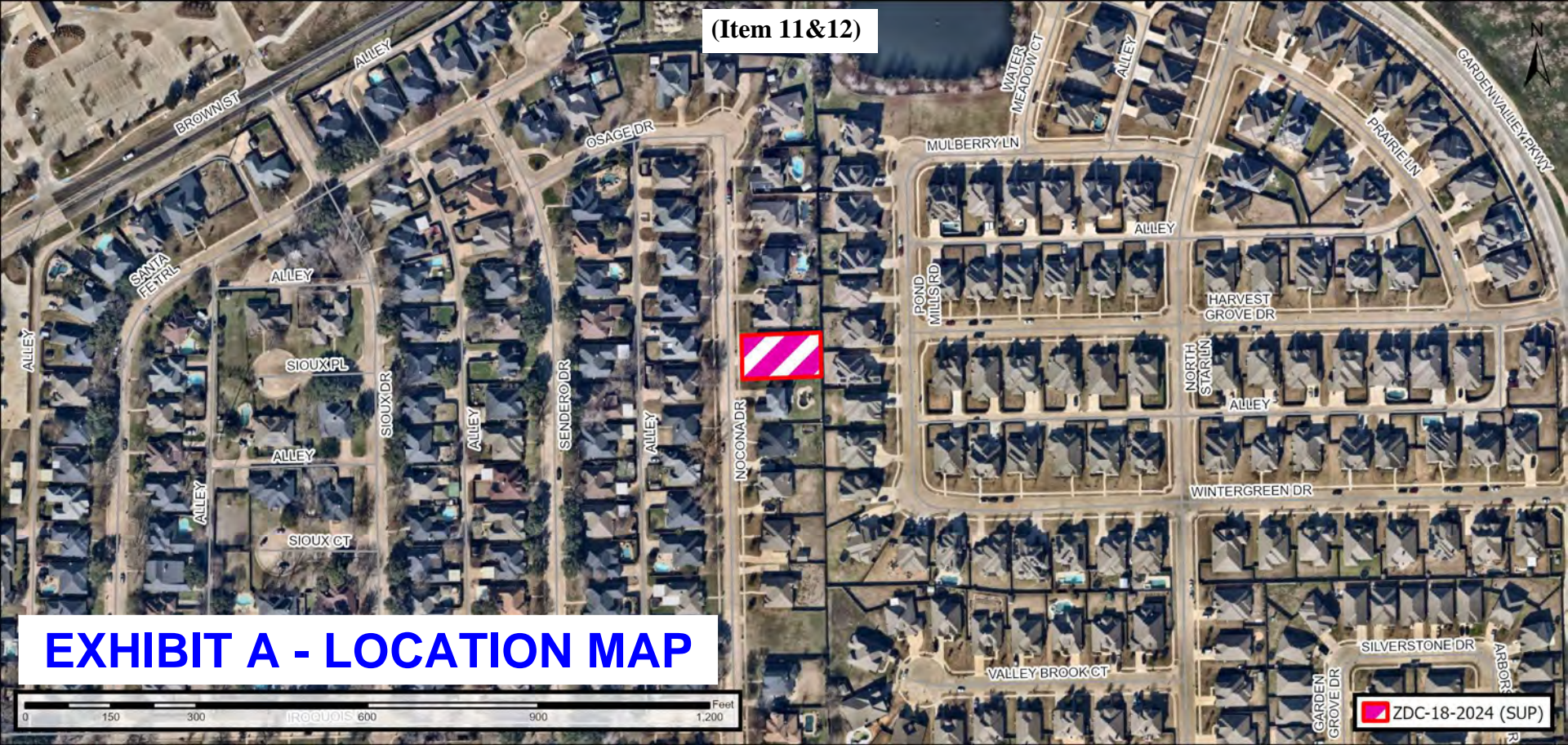
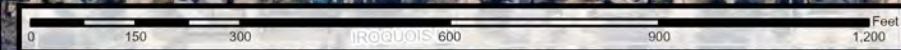



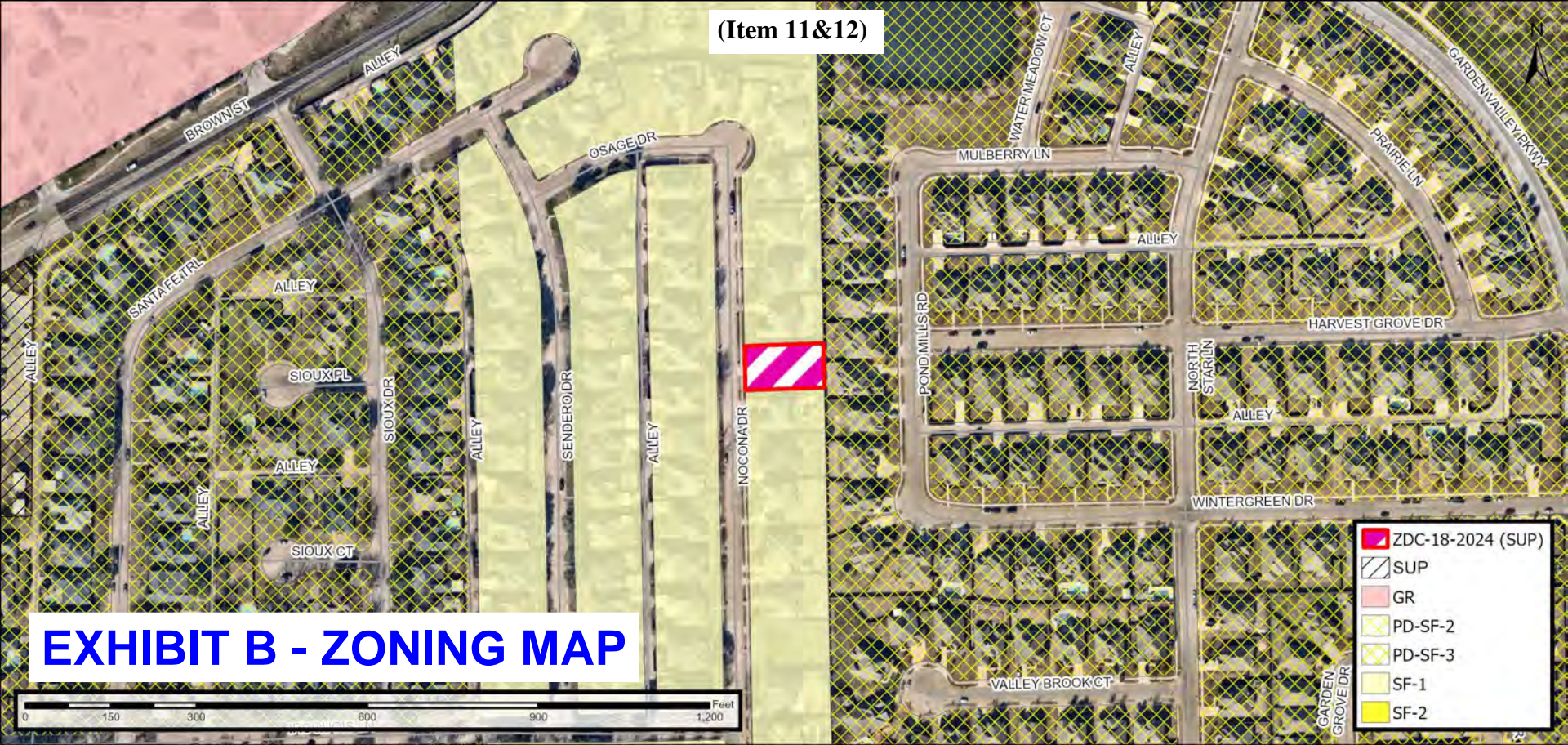
EXHIBIT A - LOCATION MAP



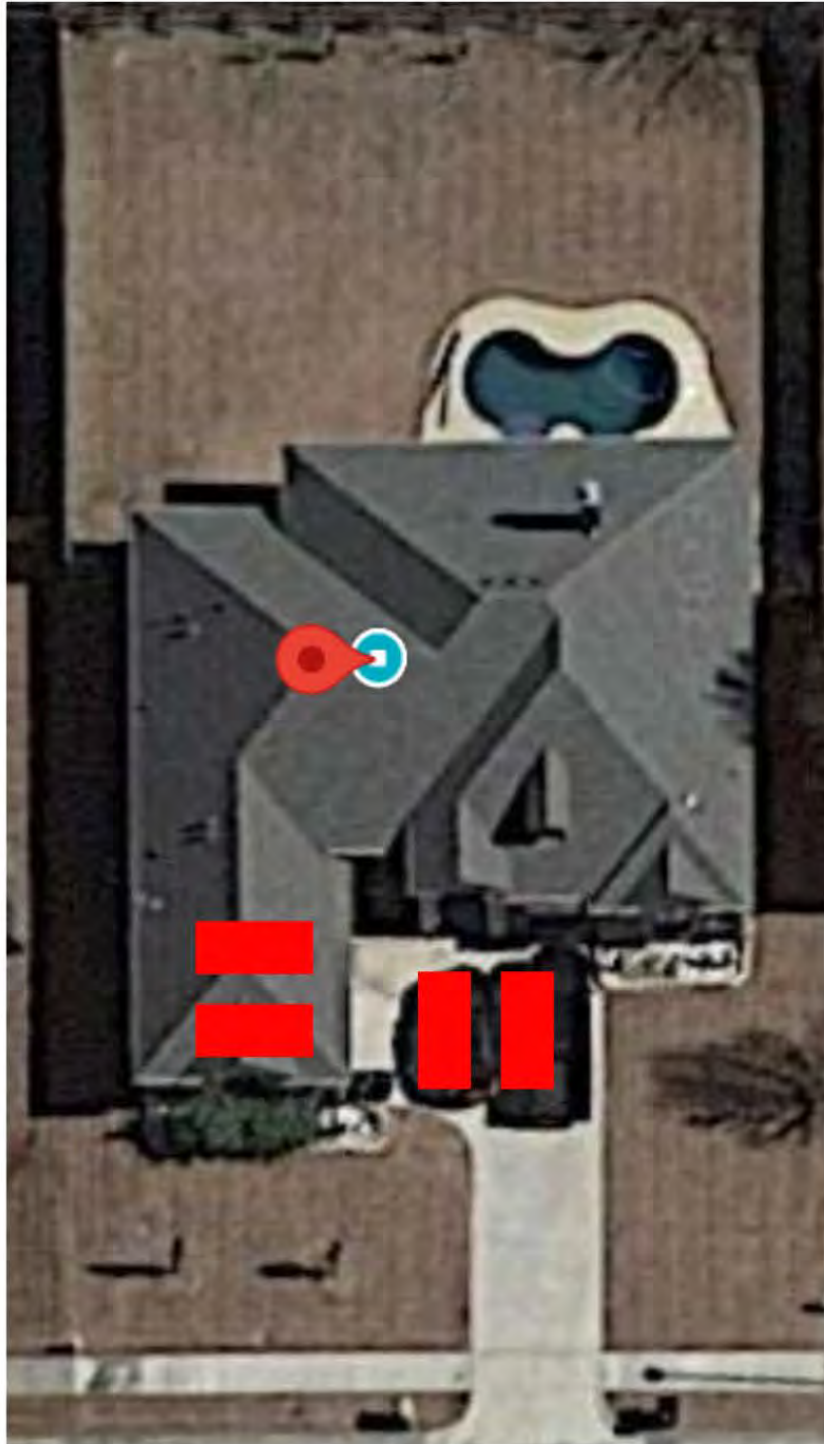
 ZDC-18-2024 (SUP)

(Item 11&12)

EXHIBIT B - ZONING MAP







Parking Spaces

**213 Nocona Drive
Waxahachie**

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

EXHIBIT E - HOST RULES (Item 11&12)

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 (Item 11&12)



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
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		\$ 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.

	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.

(Item 11&12)

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®
Details on back

BANK OF AMERICA 

ACH R/T 011000138

FOR H.O.T Nov 23 Nocona



MP

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)

RECOMMENDED MOTIONS

- "I move to recommend denial of ZDC-19-2024, a Specific Use Permit (SUP) for a Short-Term Rental use."
- "I move to recommend approval with conditions of 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

Applicant:

Asher Oren

Property Owner(s):

Gavriel Taub

Site Acreage:

0.253 acres

Current Zoning:

Single-Family Dwelling-2 (SF-2)

Requested Zoning:

SF-2 with a specific use permit (SUP) for a Short-Term Rental

SUBJECT PROPERTY

General Location:

105 Brandy Lane

Parcel ID Number(s):

175032

Existing Use:

Residential use

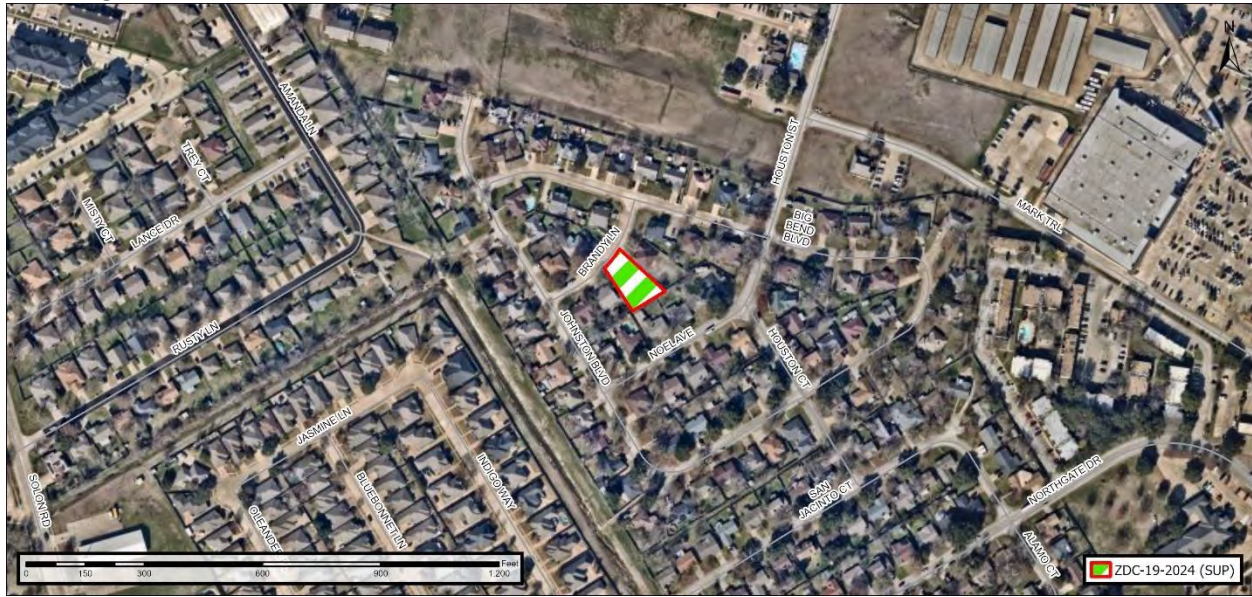
Development History:

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 105 Brandy Lane because it is located within the SF-2 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 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, 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 were received by staff, with five (5) letters 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 a recommendation for 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 five (5) 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. Aerial Site Plan (Exhibit D)
6. Host Rules (Exhibit E)
7. 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



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:

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

City Reference: 174947

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☐ SUPPORT

☒ **OPPOSE**

Comments:

*absolutely not. too many people in/out
unknown access points*

Brooksie Mcnutt
Signature

3-10-24
Date

Brooksie Brent Mcnutt
Printed Name and Title

106 Noel Waxahachie
TX 75165
Address

Case Number: ZDC-19-2024

City Reference: 174969

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☐ SUPPORT

☒ OPPOSE

Comments:


Signature

3/11/24
Date

Richard Turner (Home Owner)
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)

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☐ SUPPORT☒ OPPOSE

RECEIVED MAR 14 2024

Comments:

Nancy Kathleen Morrill

Signature

3-12-24

Date

Nancy Kathleen Morrill

Printed Name and Title

209 Johnston Blvd

Address

Waxahachie, TX 75165

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☐ 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.



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 our 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

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

<><><

RECEIVED MAR 12 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

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

City Reference: 174976

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☐ 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

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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:

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: 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.

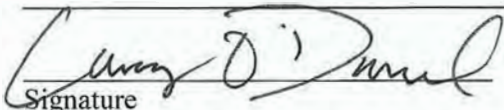
☐

SUPPORT



OPPOSE

Comments:


Signature

CASEY O'DANIEL - OWNER
Printed Name and Title

Date

3/14/24

115 JOHNSTON BLVD, WAXAH, TX
Address **75165**



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**

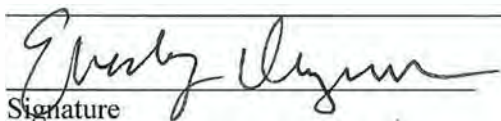
City Reference: 174981

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

EVERETT INGRAM - CLOVER PROPERTIES, LLC
OWNER

Printed Name and Title

3/14/24

Date

109 JOHNSTON BLVD, WAXA, TX
75165

Address



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

Vote No

CRAPI THOMAS R & CLAIR J
214 OAK 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 Traub (ZDC-19-2024) Staff: Leah 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) 209-4290 or via email: Planning@Waxahachie.com for additional information on this request.

Case Number: ZDC-19-2024

City Reference: 175032

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☐ SUPPORT

☒ OPPOSE

Comments:

Thomas R. Crapi *Clair J. Crapi*
Signature
Thomas R. Crapi *Clair J. Crapi*
Printed Name and Title

3-11-24
Date

214 Oak Creek Dr
Address
75165

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

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



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

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:

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: 175003

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☐ SUPPORT

☒ OPPOSE

Comments:

Signature

Printed Name and Title

Date

Address

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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:

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: 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:

Danny Nail
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

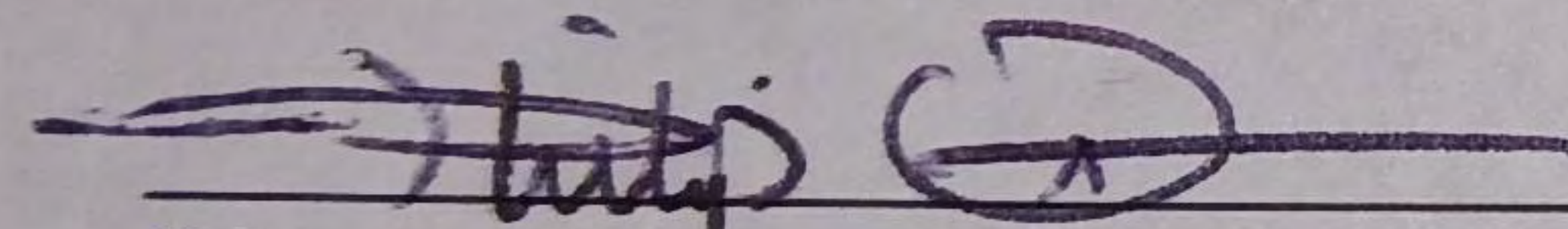
Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on **March 20, 2024** to ensure inclusion in the Agenda Packet. Forms can be e-mailed to Planning@Waxahachie.com or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 408 South Rogers Street, Waxahachie, TX 75165.

☐ SUPPORT

☒ OPPOSE

Comments:

I 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

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

RECEIVED MAR 18 2024

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

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

Stephen Bann
Signature

3/17/24
Date

Stephen Bann Home Owner
Printed Name and Title

305 Johnston Blvd
Address
Waxahachie, Texas
75165

Case Number: ZDC-19-2024

(Item 13&14)

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

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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 near neighbor hood.

Gilbert V. McKay
Signature

3-13-24
Date

Gilbert V. McKay
Printed Name and Title

212 Indigo way
Address

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RECEIVED MAR 1 9 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

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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 Lebrant

Signature

Date

3/9/24

Perry & Glenna Lebrant

Printed Name and Title

218 Indigo Way

Address

75165

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Case Number: ZDC-19-2024

(Item 13&14)

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)

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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:

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: 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

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**

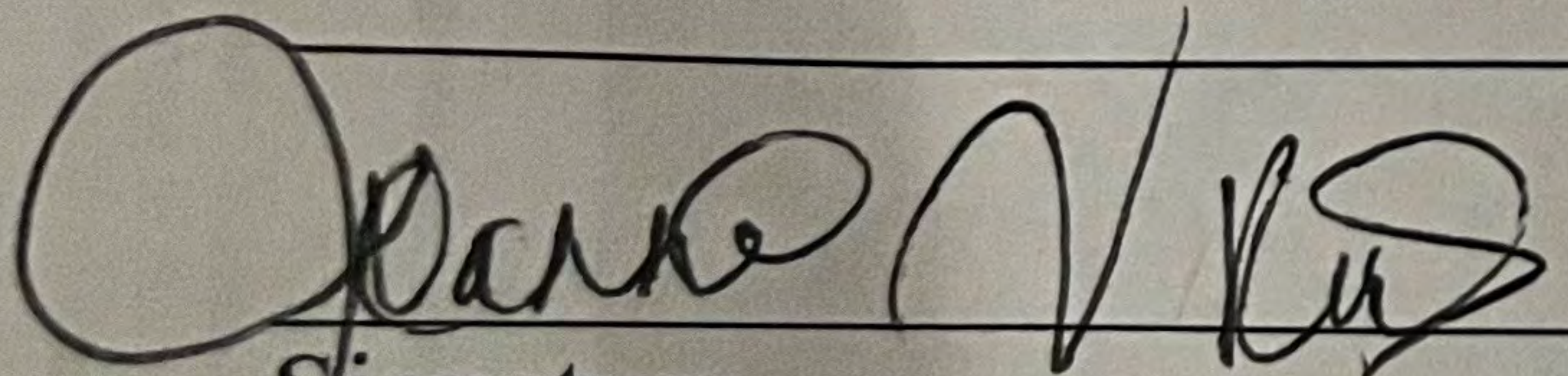
City Reference: 175010

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

Joanna Vega Rios
Printed Name and Title

111 Big Bend Blvd Waxahachie, TX 75145
Address

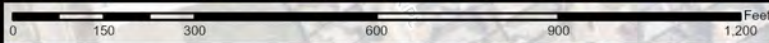
It is a crime to knowingly submit a false zoning reply form. (Texas Penal Code 37.10)


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.

(Item 13&14)



EXHIBIT A - LOCATION MAP

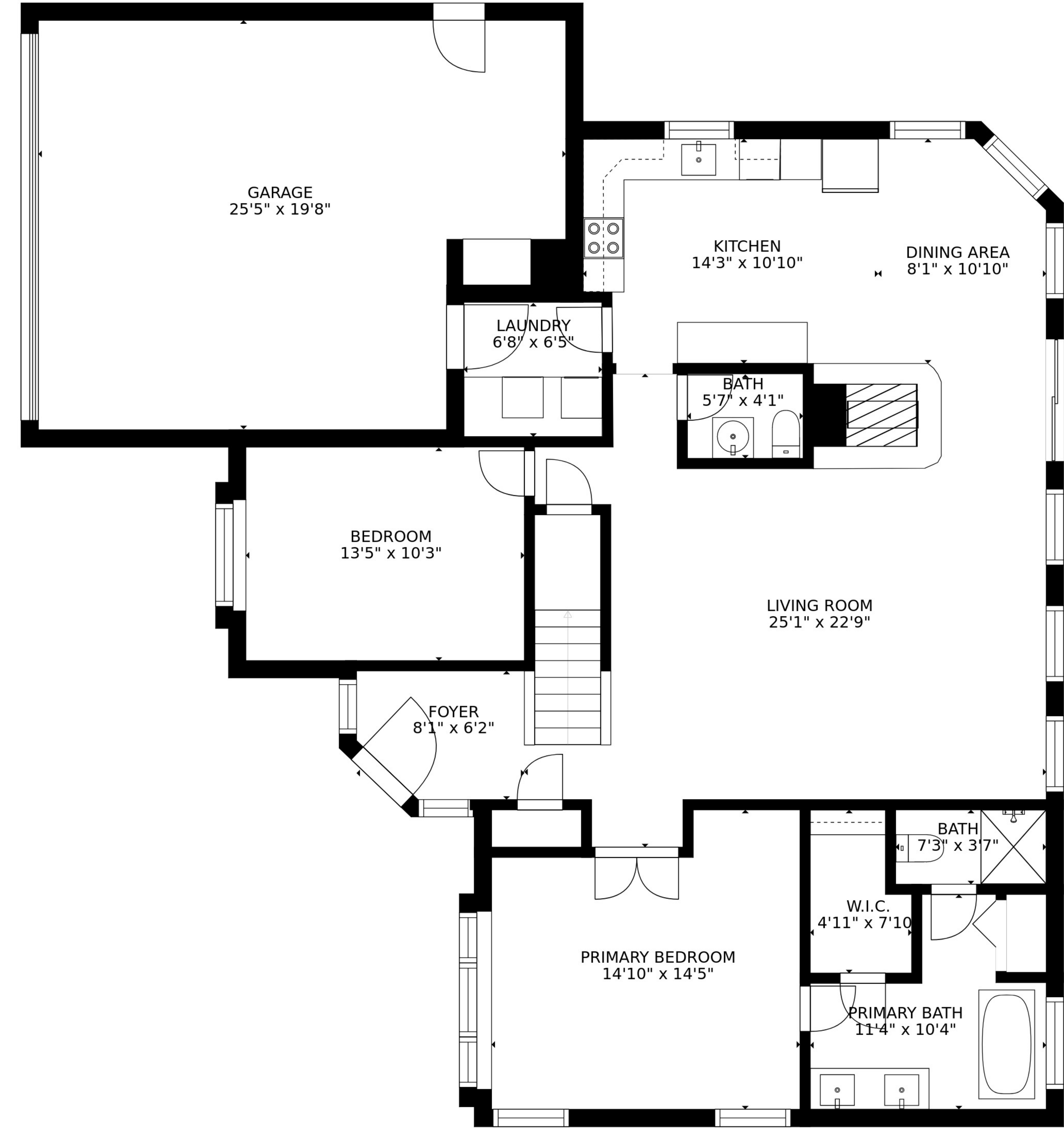


 ZDC-19-2024 (SUP)

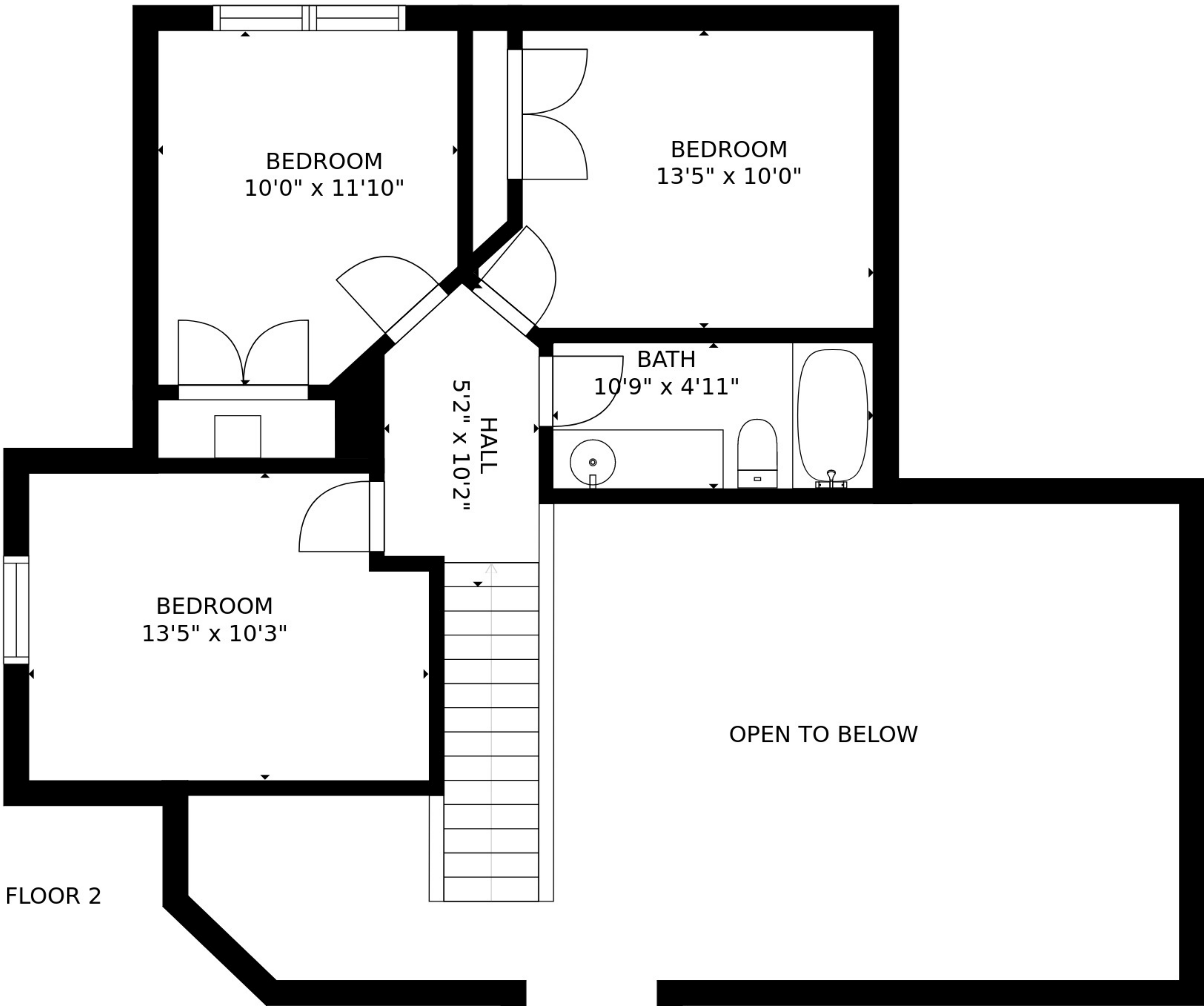
(Item 13&14)

EXHIBIT B - ZONING MAP





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 3131 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Parking Spaces

**105 Brandy Ln
Waxahachie**

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

EXHIBIT E - HOST RULES (Item 13&14)

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.



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
Greenwood Village,	CO	80155
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		\$ 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.

Kelley Gordenberger	Accountant	10/11/2023
SIGNATURE	TITLE	DATE



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	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 Goldenberger

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.

Planning & Zoning Department

Zoning Staff Report

Case: ZDC-128-2022



MEETING DATE(S)

Planning & Zoning Commission:

March 26, 2024

City Council:

April 1, 2024

CAPTION

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) Staff: Zack King

RECOMMENDED MOTION

"I move to recommend approval of ZDC-128-2022, a Zoning Change from a Future Development and Planned Development-Single Family-1 zoning district to a Planned Development-Single Family-1 zoning district, subject to the conditions the staff report."

APPLICANT REQUEST

The applicant requests approval of a Planned Development district to allow for a sixty-eight (68) lot single family residential neighborhood.

CASE INFORMATION

Applicant:

Chad Adams, Oakhull Development LLC

Property Owner(s):

Todd Laurie L & Wesley M Hightower Etal

Site Acreage:

84.78 acres

Current Zoning:

Future Development (FD) and Planned Development-Single Family-1 (PD-SF-1)

Requested Zoning:

Planned Development-Single Family-1 (PD-SF-1)

SUBJECT PROPERTY

General Location:

Directly north of 143 Lakeshore Drive

Parcel ID Number(s):

182009

Existing Use:

The subject property is currently undeveloped.

Development History:

The subject property is not currently platted.

Adjoining Zoning & Uses:

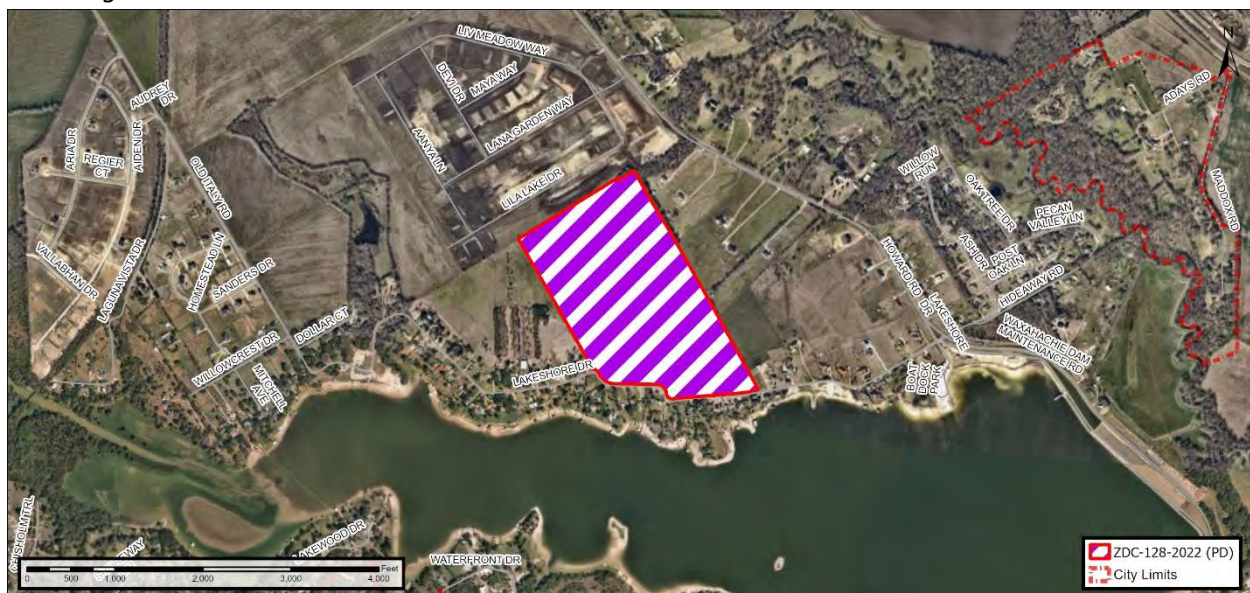
Direction	Zoning	Current Use
North	Planned Development-Single Family-1 (PD-SF-1)	Single Family Neighborhood (Levante)
East	Future Development (FD) & Rural Residential (RR)	Single Family Residences
South	Planned Development-Single Family-1 (PD-SF-1)	Single Family Residences
West	Planned Development-Single Family-1 (PD-SF-1)	Single Family Residences

Future Land Use Plan: Residential Neighborhood & Rural Estate

Comprehensive Plan: **Residential Neighborhood:** This placetype serves to create neighborhoods built with a traditional walkable block/street grid network that allows some variation in housing typologies. Although this placetype will predominantly consist of traditional single family detached housing, denser housing types are encouraged such duplex, cottage courts, and townhomes. Both residential and commercial uses need to be context sensitive. Commercial uses in this placetype may be a small pop up facility or a home converted to a small store front. Walkability is key for neighborhood commercial uses so that they are accessible from surrounding neighborhoods.

Rural Estate: 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 Lakeshore Drive to the south and Education Lane to the north (currently under construction as part of the Levante neighborhood).

Site Image:

PLANNING ANALYSIS

The applicant proposes a zoning change to Planned Development Single Family-1 (PD-SF-1) with modified development standards to allow for a single-family residential development with minimum lot sizes of one (1) acre. The applicant proposes at total of sixty-eight (68) lots with the development. Five (5) of the proposed lots are designed to front Lakeshore Drive and maintain a minimum size of 1.5 acres.

Case Background

The applicant behind this request is the same developer currently working on the Levante Planned Development (PD) to the north of the subject property. The Levante Planned PD was approved in 2022 and was designed from the beginning to gain additional points of access from adjacent properties to west and to the south. It is important to note that the provision of at least two (2) points of access is a requirement for the build-out of Levante. This request for the Hightower PD and the design of the Hightower concept plan is intended to provide the required second point of access for both the Levante and Hightower neighborhoods.

Development Standards

The subject property is in the City of Waxahachie water and wastewater service area. However, wastewater infrastructure is not within a reasonable distance to service the subject property. Therefore, the Applicant has proposed one-acre minimums for all lots in order to facilitate an on-site septic system. In addition to increasing the minimum lot size, the Applicant has committed to require a side-entry or rear-entry garage for all dwelling units. Other than these two provisions, the subject property will meet all other standards for the Single-Family-1 (SF-1) zoning district. The table below can be referenced for a comparison of the proposed development standards and Waxahachie's base SF-1 zoning district.

Standard	City of Waxahachie (SF-1 District Standards)	Proposed Development Standards (Applicant Request)	Meets or Exceeds SF-1 Standards?
Height Regulations	2 stories for the main building / 1 story for accessory buildings without garages	2 stories for the main building / 1 story for accessory buildings without garages	Meets
Minimum Dwelling Size	2,200 SF	2,200 SF	Meets
Minimum Lot Area	16,000 SF	43,560 SF (1 Acre)	Exceeds
Minimum Lot Width	90'	90'	Meets
Minimum Lot Depth	140'	140'	Meets
Minimum Front Yard	40'	40'	Meets
Minimum Side Yard	15' required; 20' from a street ROW	15' required; 20' from a street ROW	Meets
Minimum Rear Yard	25'	25'	Meets
Maximum Lot Coverage	50% by main and accessory buildings	50% by main and accessory buildings	Meets
Garages	Minimum of two (2) enclosed spaces, no design regulations.	All dwelling units shall contain side- entry or rear-entry garages (front- entry garages are prohibited).	Exceeds

Proposed Concept Plan

The subject property will develop according to the design of the concept plan (Exhibit C). The layout of the neighborhood complies with subdivision design standards within the City's subdivision regulations and provides a minimum of two access points for fire and emergency access. The internal street network will comply with the Estate Street section consisting of sixty (60) feet of right-of-way with 27 feet of pavement and a 16.5-foot parkway on each side of the pavement to allow for a culvert and bar ditch. Additionally, the Applicant has provided a stub for future development out to the tract on the west side of the subject property.

Proposed Architectural Styles

To promote architectural diversity throughout the residential development, forty-five (45%) of lots are proposed to conform to one of the three (3) specific architectural styles proposed with this development. The architectural styles proposed with this PD include Farmhouse, Craftsman, and French Country. The minimum percentages and quantities for each architectural style is provided in the table below. Hightower will consist of custom homes that may vary in floor plans and layouts but will adhere to the architectural character and exterior finishing materials identified for each architectural style in Exhibit E below. The development standards proposed with this request include a provision to allow the Planning Director or Building Official to have the discretion and authority to require the builder to adhere to the architectural styles identified in Exhibit E, should any home deviate from the architectural style prescribed in the PD.

Architectural Style	Quantity/Percentage of Homes	Minimum No. of Homes
Farmhouse	15%	10
Craftsman	15%	10
French Country	15%	10
Total	45%	30

The architectural style for the remaining fifty-five percent (55%) equating to 38 lots shall be determined by the market. However, shall comply with the following provisions:

- The exterior finishing materials shall be limited to a combination of brick, stone, cementitious fiber board and stucco. Wood may only be used as an accent, but shall not exceed ten (10) percent of each building elevation. The calculation of exterior finishing materials shall exclude windows, doors and trims.
- Each home shall have a hard surface front entry walkway with a minimum improved width of three (3) feet constructed from the sidewalk or driveway to the front door of each primary structure. Walkways may be surfaced with concrete, pavers, laid bricks, or any other such material and in accordance with City standards.
- Each home shall have a front covered porch with minimum usable area of forty (40) square feet with a minimum depth of five (5) feet from the primary structure, as measured perpendicular to the front door.

- There shall be no uninterrupted wall length of twelve (12) feet or more on any façade that is visible from a public right-of-way or open space. This standard applies to the front façade on the interior of the lot or the front and side façade facing a street or open space on a corner lot. An interrupted wall can be achieved through a window, brick detail, or offset in the building face, or similar element that breaks the massing of the façade.
- Each dwelling unit shall be constructed with a roof overhang of not less than twelve (12) inches as measured from the finished exterior building façade to the soffit unless the roof pitch is 8:12 or greater.
- Each home shall provide a minimum of three (3) elements from the list below:
 - Multiple pane, divided light, or simulated divided light windows;
 - Decorative columns that are a minimum of six (6) inches in diameter;
 - Gable with window or other decorative feature;
 - Dormers;
 - Bay windows with a minimum projection of twenty-four (24) inches;
 - 8:12 roof pitch;
 - Two (2) or more exterior masonry materials with each material covering at least twenty-five (25) percent of the exterior surface;
 - Split garage doors with a separate door for each vehicle bay;
 - Bull nosed gable;
 - Permanently affixed awning;
 - Articulated garage doors, e.g., windows, paneling, other high-quality detailing;
 - Accentuated brick detailing around garage door with a rowlock or similar detailing;
 - Transom or arch style windows; or
 - Elevated hip roof.
- All residential lots within the development shall comply with the following provisions:
 - No single building elevation shall be duplicated within six (6) lots or tracts in either direction on the same block face.
 - Elevations may not be duplicated on any lot directly across a street or within four (4) lots in either direction.
 - No front entry garages allowed.
 - Each single-family home will consist of a minimum 75 percent masonry.
 - Masonry shall be defined as provided in Section 5.01 (Exterior Construction Requirements) of the City of Waxahachie Zoning Ordinance.
 - Exceptions for Farmhouse and Craftsman styles to use cement fiber siding for 50% of front elevations.

Proposed Perimeter Landscaping/Screening

The applicant has proposed to install a 6' ornamental steel fence with masonry columns and a 10' X-lot to serve as a landscape buffer along Lakeshore Drive. The applicant proposes to plant 3" caliper shade trees at every 40 linear feet within the landscape buffer. The proposed fence and landscape buffer extend along the side of two lots at the entrance of the Hightower neighborhood. The screening and landscape buffer do not extend in front of the five (5) lots that face Lakeshore Drive. The applicant has proposed to utilize an ornamental fence as opposed to a solid masonry wall to screen the subdivision due to feedback received from a neighborhood meeting. Nearby residents expressed concern that a masonry wall could result in an imposing feature along Lakeshore Drive that restricted views of the lake.

Entry Feature Monument

In addition to the screening and landscaping along Lakeshore Drive, the Applicant proposes to place an entry feature within a median at the subdivision entrance. This entry feature is proposed to include a 4' tall and 30' long monument sign, as well as enhanced landscaping with shade trees and crape myrtles. The applicant has included a provision in the proposed development standards that requires the Homeowners' Association to maintain the landscaping, screening wall, and open spaces/detention areas of the development.

Thoroughfare Plan

Lakeshore Drive is identified on the 2023 Waxahachie Thoroughfare Plan as a future 80' thoroughfare. In order to comply with the Waxahachie Thoroughfare Plan, the applicant is providing 15' of right-of-way (ROW) dedication along Lakeshore Drive.

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 34 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 NOTIFICATION RESPONSES

Staff has received one (1) letter of support and thirteen (13) letters of opposition for the proposed PD.

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 PD request, subject to the conditions noted below.

Conditions:

1. A mutually agreed upon Development Agreement will be required for the property. A physical copy of the Development Agreement with a notarized wet signature by the Developer shall be delivered by the Developer to the Planning Department within thirty (30) days following approval of the agreement by City Council.
2. The property owner shall provide a permanent irrigation system for all required landscape areas shown on Exhibit D – Perimeter Landscaping/Screening and Entry Monument.
3. A Home Owner's Association (HOA) shall be required to be formed for the neighborhood. The HOA shall be required to maintain the X-lots and Mail Box Cluster identified in Exhibit C – Concept plan and the landscaping, screening, and entry monument identified in Exhibit D - Perimeter Landscaping/Screening and Entry Monument.
4. Forty-five (45%) percent of the proposed homes shall conform to one of the three (3) architectural styles identified in Exhibit B – Development Standards. To qualify as a specific architectural style, individual homes are required to provide the architectural elements identified with each style in Exhibit E – Architectural Styles. The remaining fifty-five (55%) of the proposed homes shall consist of a minimum of 75% masonry exterior construction materials. Masonry shall be defined as provided in Section 5.01 (Exterior Construction Requirements) of the City of Waxahachie Zoning Ordinance.
5. All development within the subject property will be subject to obtaining building permits from the City in accordance with the City's applicable rules and regulations governing such permits.

ATTACHED EXHIBITS

1. Public Notification Responses
2. Exhibit A – Location Map
3. Exhibit B – Development Standards
4. Exhibit C – Concept Plan
5. Exhibit D – Perimeter Landscaping/Screening and Entry Monument
6. Exhibit E – Architectural Styles

APPLICANT REQUIREMENTS

1. If approved by City Council, within 30 days the applicant shall provide the Planning Department one revised electronic plan set that incorporates all comments.
2. Once the revised plans are provided, staff will verify all outstanding comments were satisfied.
 - a. If comments were not satisfied, then the applicant will be notified to make corrections.
 - b. If all comments were satisfied, then the applicant shall provide five signed, hard-copy plats.

STAFF CONTACT INFORMATION

Prepared by:

Zack King, AICP

Senior Planner

zking@waxahachie.com

Reviewed by:

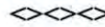
Jennifer Pruitt, AICP, LEED-AP, CNU-A

Senior Director of Planning

jennifer.pruitt@waxahachie.com



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-128-2022



LEVANTE PARTNERS LP
PO Box 1145
Midlothian, TX 76065-1145

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 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, located directly north of 143 Lakeshore Drive (Property ID 182009) - Owner: Todd Laurie L & Wesley M Hightower Etal (ZDC-128-2022) 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-128-2022

City Reference: 182007

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 development complements the area & will attract high quality homes.

Signature

Jonathan Foy
Printed Name and Title

Date

3-19-2024
1004 W Marvin
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
Notice of Public Hearing
Case Number: ZDC-128-2022

<><><>

HOUGH ALAN & PAMELA
127 LAKESHORE DR
WAXAHACHIE, TX 75165-6801

RECEIVED MAR 1 2 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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Out of town & cannot attend meeting... important concerns as below

Case Number: ZDC-128-2022

City Reference: 181959

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:

**Should require City sewerage line from nearby Lions Park treatment rather than increase septic system pressure on fractured Austin chalk drainage into Lake Waxahachie. Increasing home density & spacing within drainage via fractures should minimize number houses in development. Too many too close.*

Signature

Alan Hough
Alan Hough - retired geologist

Printed Name and Title

Date

8 March 2024

127 Lakeshore Dr.

Address

Perhaps consider retaining current 3 acre lots to reduce septic pressure & subsequent flow into Waxahachie fresh water supply from our little lake. Fewer homes = less septic pressure

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. via fracture flow



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-128-2022

BURKS BRIAN & MICHELLE
143 LAKESHORE DR
WAXAHACHIE, TX 75165-6801

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-128-2022

City Reference: 182006

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☐ SUPPORT

☒ OPPOSE

Comments:


Signature

BRIAN BURKS
Printed Name and Title

3-10-2024
Date

143 LAKESHORE DR.
Address

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

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☐ SUPPORT☒ OPPOSE

RECEIVED MAR 19 2024

Comments:

THE BUILDING OF 68 HOMES SO CLOSE TO THE LAKE
ALL WITH SEPTIC TANKS, POSES A GREAT POLLUTION RISK TO THE
LAKE.

Signature

J. E. Frost

Date

19 MAR 24

Printed Name and Title

JEFFREY E. FROST

Address

137 LAKESHORE DRIVELAKESHORE HOMEOWNER

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-128-2022



RECEIVED MAR 1 9 2024

SHIPLEY MARY LOU ATTN: SHIPLEY LAW OFFICE
PO BOX N
WAXAHACHIE, TX 75168-0480

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-128-2022

City Reference: 283067

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☐ SUPPORT

☒ OPPOSE

Comments:

I have concerns about drainage and traffic on Lakeshore

Mary Lou Shipley
Signature

3-16-2024
Date

Mary Lou Shipley, owner
Printed Name and Title

209 Lakeshore 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.

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 1 9 2024

Comments:

Adds traffic to a quiet neighborhood, adds to street maintenance needs, adds to already problematic drainage problem on Lakeshore Dr.

Jim R Odum

Signature

3/13/24

Date

Jim R Odum

Printed Name and Title

205 Lakeshore Dr, Waxa.

Address

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

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☐ SUPPORT☒ OPPOSE

RECEIVED MAR 1 9 2024

Comments:

Adds traffic to a quiet neighborhood, adds to street maintenance needs, adds to already problematic drainage problems to Lakeshore Dr.

Jim R Odum

Signature

3/13/24

Date

Jimmie R Odum

Printed Name and Title

218 Lakeshore 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.

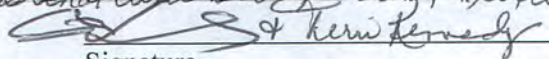
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☐ SUPPORT☒ OPPOSE

RECEIVED MAR 1 9 2024

Comments:

1) excessive traffic that already exists; 2) excessive over the speed limit abuse; 3) 7 mailboxes already destroyed; 4) one house hit by an erratic driver; 5) dangerous drop off that already exists on the road; 6) drainage issues that will be a problem; 7) excessive water close to the lake caused from population growth.

 & Terri Kennedy

Signature

3-13-24

Date

Steve Kennedy & Terri Kennedy
Printed Name and Title Homeowner
Home Owner

129 LAKE SHORE 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-128-2022



ROBERSON GREGORY EDWARD & ALEJANDRINA CANNON
3224 HOWARD RD
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 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, located directly north of 143 Lakeshore Drive (Property ID 182009) - Owner: Todd Laurie L & Wesley M Hightower Etal (ZDC-128-2022) 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-128-2022

City Reference: 182031

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☐ SUPPORT

☒ OPPOSE

Comments:

Would like a privacy brick fence installed on that property connecting to back of our property

Signature

Alejandrina Cannon

Printed Name and Title

Date

3/19/2024

3224 Howard Rd

Address

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City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-128-2022



BURNS CHARLES B & JENNIFER K
3208 HOWARD RD
WAXAHACHIE, TX 75165

RECEIVED MAR 2 02024

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-128-2022

City Reference: 182073

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☐ SUPPORT

☒ OPPOSE

Comments:

The area was Farm land, lacks adequate drainage off the fields to our place area lacks adequate roadways, no city sewage, no internet limited law enforcement (police & sheriff), no shoulders on the highway,

C. Brad Burns

3-12-24

Signature

Date

C. Brad Burns / Owner
Printed Name and Title

3208 Howard Road
Address *Waxahachie, TX 75165*

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City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-128-2022



BURNS CHARLES B & JENNIFER K
3208 HOWARD RD
WAXAHACHIE, TX 75165

RECEIVED MAR 2 02024

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-128-2022

City Reference: 174097

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☐ SUPPORT

☒ OPPOSE

Comments:

Area is farm land, lacks adequate drainage from the fields to our property.
Area lacks adequate law enforcement, no highway shoulders, small roadways,
no sewage from the city, no internet/limited service (will block signal from tower).
C. Brad Burns
3-12-24

Signature

Date

C. Brad Burns
Printed Name and Title

3208 Howard Road
Address Waxahachie, TX 75165

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City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-128-2022



COCKERHAM SIDNEY J
203 LAKESHORE 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-128-2022

City Reference: 181952

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☐ SUPPORT

☒ OPPOSE

Comments:

Sidney J. Cockerham

Signature

SIDNEY J. COCKERHAM, OWNER

Printed Name and Title

3/20/2024

Date

203 LAKESHORE DR

Address

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

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(Item 15&16) Waxahachie, Texas

Notice of Public Hearing
Case Number: ZDC-128-2022



BURKS JEANETTE
139 LAKESHORE DR
WAXAHACHIE, TX 75165-6801

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 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, located directly north of 143 Lakeshore Drive (Property ID 182009) - Owner: Todd Laurie L & Wesley M Hightower Etal (ZDC-128-2022) Staff: Zack King

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Case Number: ZDC-128-2022

City Reference: 140310

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☐ SUPPORT

☒ OPPOSE

Comments:

THIS HOUSING ADDITION WILL CONVERT TO THE 120 HOMES BEING DEVELOPED OFF HURD ROAD & WILL CHANNEL TOO MUCH TRAFFIC ON TO LAKESHORE DRIVE. LEAVE AS 3 ACRE LOT SIZE TO MINIMIZE

Signature: *[Signature]*

Date: 3/20/24 POTENTIAL TRAFFIC

Printed Name and Title: LARRY BURKS, RESIDENT

Address: 139 LAKESHORE DR.

(Item 15&16)

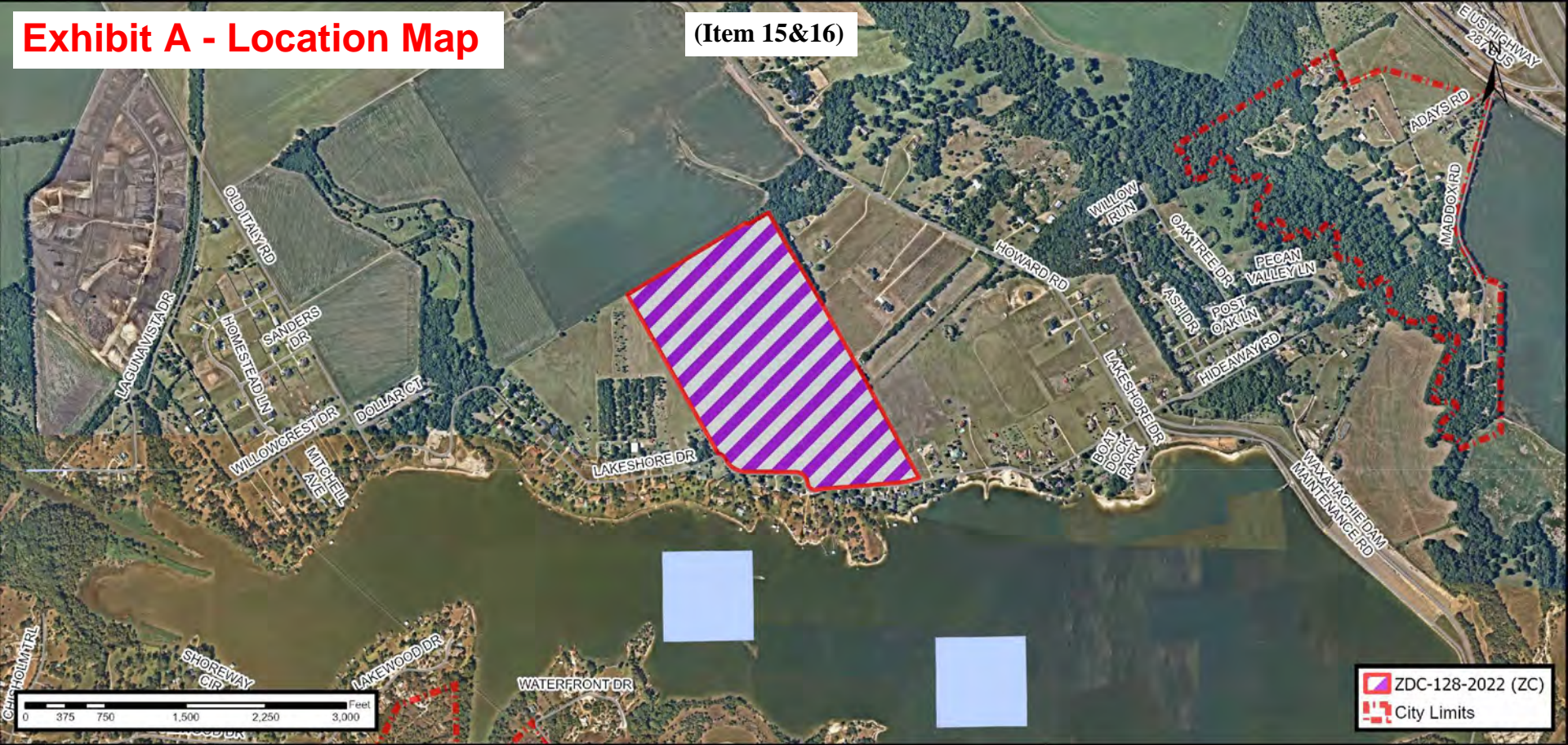
From: Patricia Lawton <plawton3247@gmail.com>
Sent: Thursday, March 21, 2024 1:04 PM
To: Planning
Subject: Case Number ZDC-128-2022 City Reference 182138

My name is Patricia Lawton, 135 Lakeshore, Waxahachie, TX 75165. My husband and I oppose the proposed change. We will attend the meeting.

Thank you,
Patricia Lawton
(972)816-6510

Exhibit A - Location Map

(Item 15&16)



ZDC-128-2022 (ZC)
City Limits

HIGHTOWER CLUB

PURPOSE AND INTENT

The purpose of this Planned Development District is to allow for a maximum of 71 estate residential lots in a gated community. The subject property shall be developed in accordance with Section 3.04 (“SF1” – Single Family Residential District) of the City of Waxahachie Zoning Ordinance, except as provided below.

District Regulations

Height Regulations	2 stories for the main building. 1 story for accessory buildings without garages
Minimum Dwelling Size	2,200 SF
Minimum Lot Area	43,560 sf (1 Acre)
Minimum Lot Width	90'
Minimum Lot Depth	140'
Minimum Front Yard	40'
Minimum Side Yard	15' required; 20' from a street ROW
Minimum Rear Yard	25'
Maximum Lot Coverage	50% by main and accessory buildings
Parking Regulations	Minimum of 2 enclosed parking spaces behind the front building line on the same lot as the main structure.
Garages	All dwelling units shall contain side or rear-entry garages (front-entry garages are prohibited).

DEVELOPMENT STANDARDS

Concept Plan

The subject property shall conform to the site layout provided in the concept plan referred to as Exhibit C.

Architectural Elevations

- The subject property shall comply with architectural standards required for *Single Family Residential* in Section 5.01 (Exterior Construction Requirements) of the City of Waxahachie Zoning Ordinance except as amended herein.
- To promote architectural diversity throughout the residential development, forty-five (45%) of lots shall conform to one of the following three (3) architectural styles provided in Exhibit E. The minimum percentages and quantities for each architectural style is provided in the table below.

Architectural Style	Quantity/Percentage of Homes
Farmhouse	10 / 15%
Craftsman	10 / 15%
French Country	10 / 15%
Totals	30 / 45%

Hightower will consist of custom homes that may vary in floor plans and layouts but will adhere to the architectural character and exterior finishing materials provided for each architectural style in Exhibit E.

Exhibit B - Development Standards (Item 15&16)

Shall any home deviate from the architectural style prescribed in this PD, the Planning Director or Building Official shall have the discretion and authority to require the builder to adhere to architectural styles provided in Exhibit E.

- The architectural style of the remaining lots shall be determined by the market. However, all homes shall comply with the following provisions:
 - The exterior finishing materials shall be limited to a combination of brick, stone, cementitious fiber board and stucco. Wood may only be used as an accent, but shall not exceed ten (10) percent of each building elevation. The calculation of exterior finishing materials shall exclude windows, doors and trims.
 - Each home shall have a hard surface front entry walkway with a minimum improved width of three (3) feet constructed from the sidewalk or driveway to the front door of each primary structure. Walkways may be surfaced with concrete, pavers, laid bricks, or any other such material and in accordance with City standards.
 - Each home shall have a front covered porch with minimum usable area of forty (40) square feet with a minimum depth of five (5) feet from the primary structure, as measured perpendicular to the front door.
 - There shall be no uninterrupted wall length of twelve (12) feet or more on any façade that is visible from a public right-of-way or open space. This standard applies to the front façade on the interior of the lot or the front and side façade facing a street or open space on a corner lot. An interrupted wall can be achieved through a window, brick detail, or offset in the building face, or similar element that breaks the massing of the façade.
 - Each dwelling unit shall be constructed with a roof overhang of not less than twelve (12) inches as measured from the finished exterior building façade to the soffit unless the roof pitch is 8:12 or greater.
 - Each home shall provide a minimum of three (3) elements from the list below:
 - Multiple pane, divided light, or simulated divided light windows;
 - Decorative columns that are a minimum of six (6) inches in diameter;
 - Gable with window or other decorative feature;
 - Dormers;
 - Bay windows with a minimum projection of twenty-four (24) inches;
 - 8:12 roof pitch;
 - Two (2) or more exterior masonry materials with each material covering at least twenty-five (25) percent of the exterior surface;
 - Split garage doors with a separate door for each vehicle bay;
 - Bull nosed gable;
 - Permanently affixed awning;
 - Articulated garage doors, e.g., windows, paneling, other high quality detailing;
 - Accentuated brick detailing around garage door with a rowlock or similar detailing;
 - Transom or arch style windows; or
 - Elevated hip roof.
- No single building elevation shall be duplicated within six (6) lots or tracts in either direction on the same block face.
- Elevations may not be duplicated on any lot directly across a street or within four (4) lots in either direction.

Exhibit B - Development Standards (Item 15&16)

- No front entry garages allowed.
- Each single-family home will consist of a minimum 75 percent masonry.
 - Masonry shall be defined as provided in Section 5.01 (Exterior Construction Requirements) of the City of Waxahachie Zoning Ordinance.
 - Exceptions for Farmhouse and Craftsman styles to use cement fiber siding for 50% of front elevations.

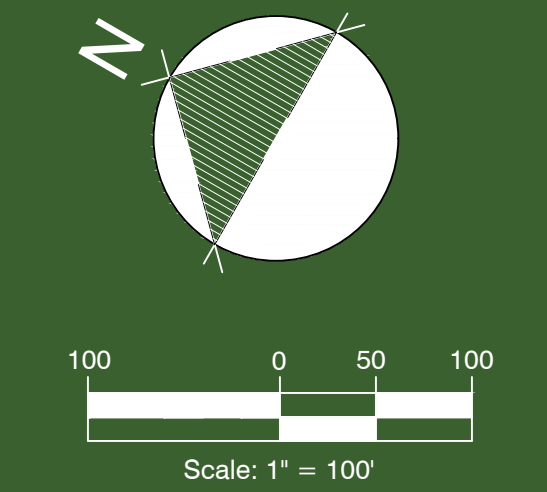
Landscaping Standards

- The subject property shall comply with the perimeter landscaping and screening provided in Exhibit D.
 - Ornamental trees in the landscape median will consist of at least two (2) crape myrtles.
- A minimum of three (3) canopy trees with a minimum caliper of two (2) inches per tree shall be required on each lot.
- The Homeowners' Association will be required to maintain the landscaping, screening wall, and open spaces/detention areas of the development.

Additional Provisions

The proposed development shall comply with the City of Waxahachie Code of Ordinances and Engineering Design Manual and City Standards, except as amended herein.

(Item 15&16)



HIGHTOWER CLUB

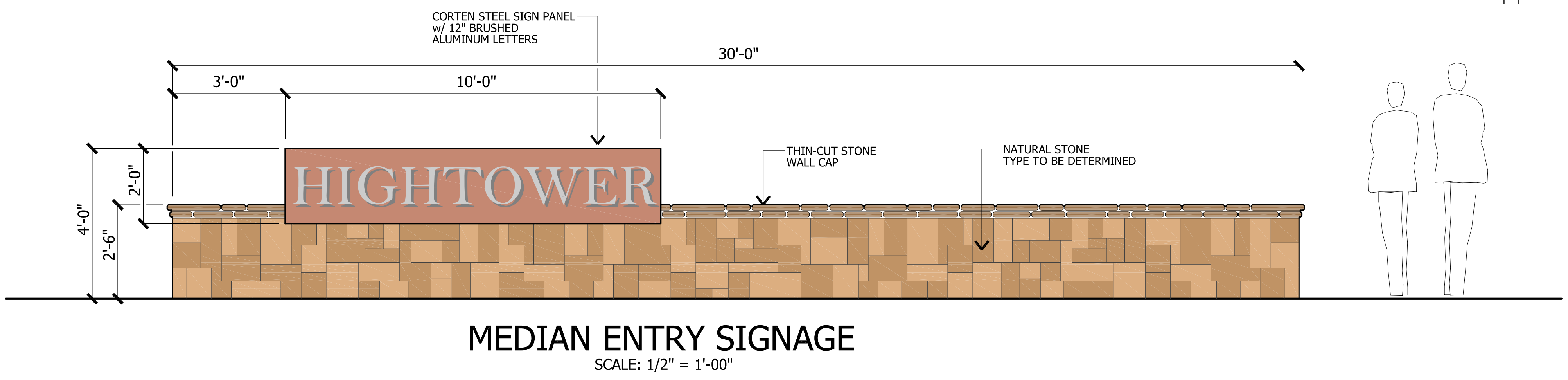
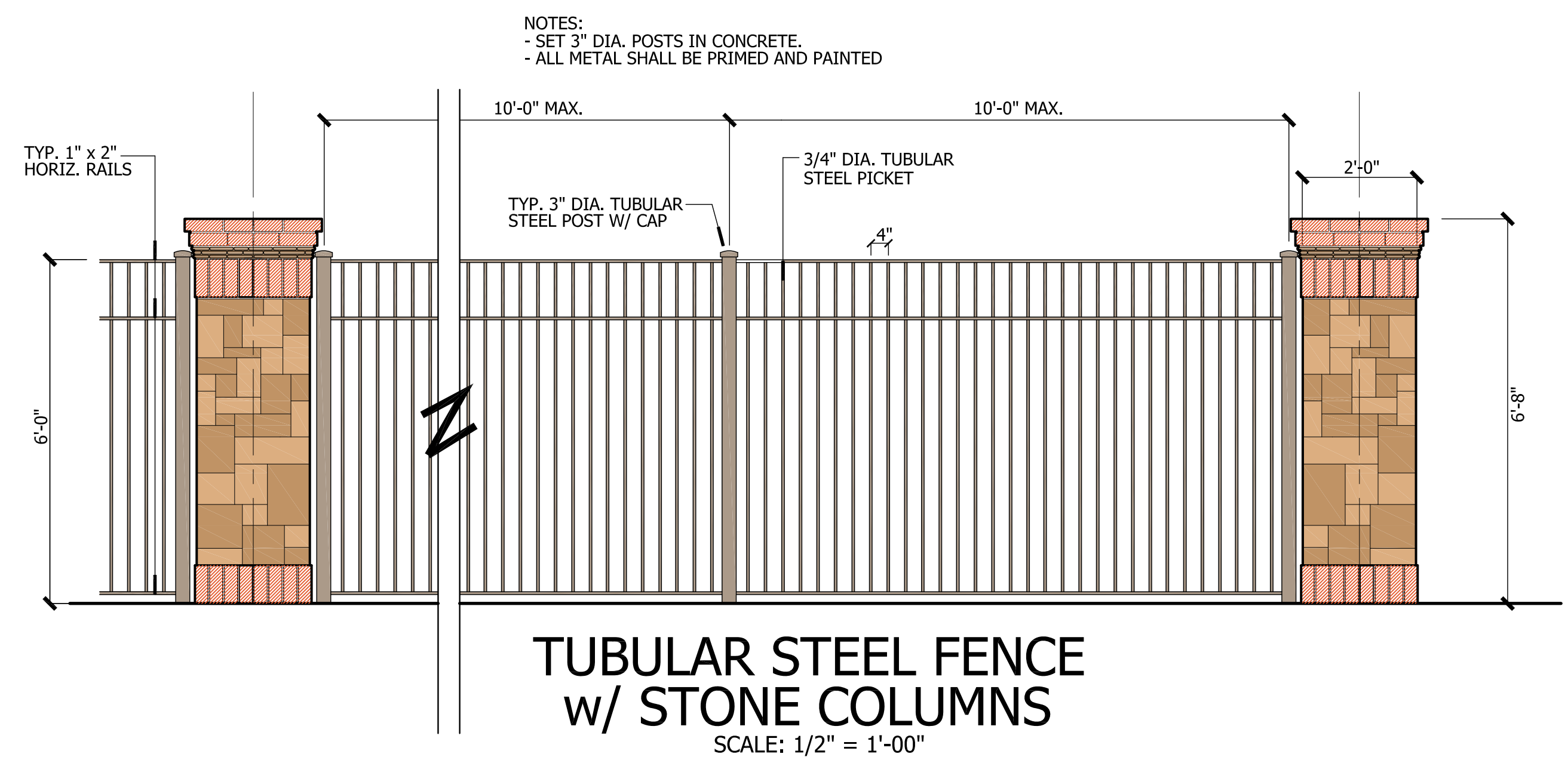
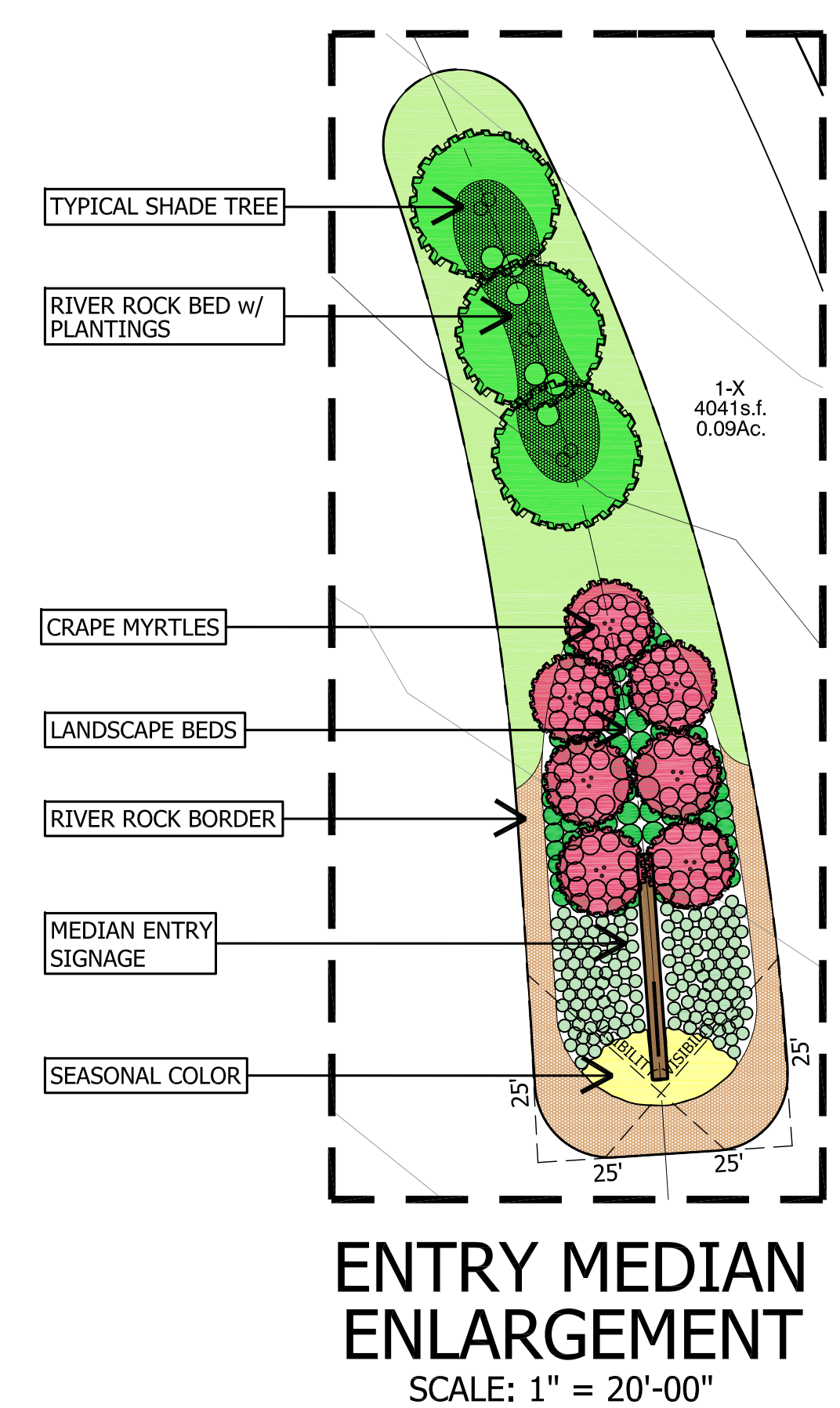
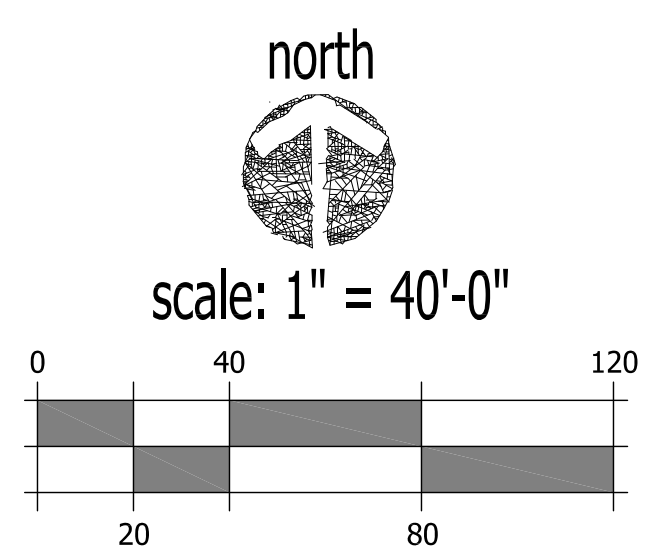
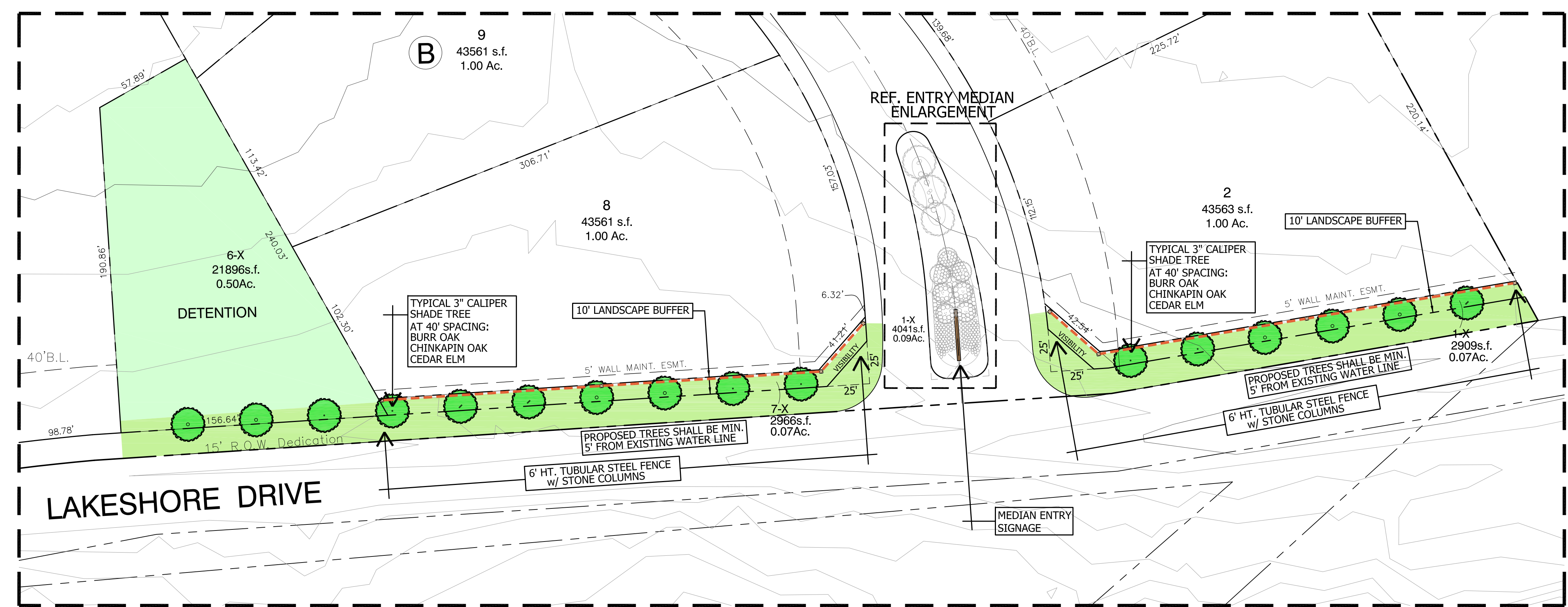
CITY OF WAXAHACHIE, TEXAS

ENGINEERING SURVEYING
CONSTRUCTION ADMINISTRATION
1600 N. COLLINS BLVD
SUITE 3300
RICHARDSON, TX 75080
201 WINDCO CIRCLE
SUITE 100
WYLLIE, TX 75098
972.941.8400

MARCH 14, 2024
SHEET NO. 1 OF 1
PROJECT #06554

Exhibit D - Perimeter Landscaping/Screening and Entry Monument

(Item 15&16)



appr. by: _____
 drawn by: _____
 date: 02-19-24

revisions
02-28-24
02-29-24
03-13-24

LANDSCAPE ARCHITECT
 LEEMING DESIGN GROUP
 LANDSCAPE ARCHITECTURE
 4913 Rutledge Drive, Suite 101-B North Richland Hills, Texas 76180
 (817) 577-4889 Fax (817) 577-8896
 leemingdesigngroup@aigulb.net

LANDSCAPE EXHIBIT

HIGHTOWER CLUB
 LAKESHORE DRIVE
 WAXAHACHIE, TEXAS

file name:
 c:\Waxahachie-Hightower\ldg-base_Hightower.dwg
 sheet
 EX-1

Exhibit E - Architectural Styles (Item 15&16)

FARMHOUSE

- Front porch with exposed beams
- Accent Metal roof
- Board and batten accents



E10-1

Exhibit E - Architectural Styles (Item 15&16)

CRAFTSMAN

- Decorative Columns
- Exposed Cedar
- Low roof pitch and eaves



Exhibit E - Architectural Styles (Item 15&16)

FRENCH COUNTRY

- Steep roof pitch with multiple hips
- Curved windows, dormers, eaves or entries
- Gable with decorative feature

