

A G E N D A

A special meeting of the Heritage Preservation Commission of the City of Waxahachie, Texas, to be held on ***Friday, May 17, 2024 at 1:30 p.m.*** in the Hatchet Conference Room at the Charles Beatty Municipal Services Building, 408 S. Rogers, Waxahachie, Texas.

Heritage Preservation Commission Members:	Peggy Crabtree, Chair Jacqueline Montejano, Vice Chair Curtiss Thompson Michelle Haye Ronald Finch Adam Graves Kelly Savell
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Planning & Zoning Commission Liaison:	Bonney Ramsey
Heritage Preservation Manager:	Eleana Tuley
City Council Liaison:	Patrick Souter

1. Call to Order
2. ***Public Comments:*** Persons may address the Heritage Preservation 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.
3. Public Hearing on a request by the City of Waxahachie to expand the boundaries of the Historic Overlay District as created by Ordinance Number 2331, per the requirements of Ordinance Number 3020, and ordering the changing of the Zoning Map thereof in accordance with said change
4. Consider recommendation on a request by the City of Waxahachie to expand the boundaries of the Historic Overlay District as created by Ordinance Number 2331, per the requirements of Ordinance Number 3020, and ordering the changing of the Zoning Map thereof in accordance with said change
5. Comments by Commission members and City staff
6. Adjourn

The Heritage Preservation 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-RELAYTX

Notice of Potential Quorum

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



(3&4)

Memorandum

To: Heritage Preservation Commission

From: Eleana Tuley, AICP, Downtown Redevelopment & Historic Preservation Manager

Thru: Warren Kettelman, Senior Director of Economic Development

Date: May 17, 2024

Re: Public Hearing on a request by the City of Waxahachie to expand the boundaries of the Historic Overlay District as created by Ordinance Number 2331, per the requirements of Ordinance Number 3020, and ordering the changing of the Zoning Map thereof in accordance with said change

The Heritage Preservation Commission (HPC) recommends expanding the Historic Overlay District in accordance with Section 3.24 (Historic Overlay Districts) of the Code of Ordinances to incorporate seventeen (17) properties deemed significant for preservation due to their historical importance and contribution to the City's historic and cultural heritage. A map delineating the proposed expansion of the Historic Overlay District is included with this request.

The expansion of the Historic Overlay District has been a continuous effort that started in July 2023. On November 1, 2023, HPC held a three-hour workshop to review each property under consideration for the initial boundary for the historic overlay expansion and verify that each property was historically significant and worthy of inclusion in the historic overlay district. A map with the November 1st workshop results are included with this request.

On November 9, 2023, HPC reviewed the workshop results to refine the boundary for expanding the Historic Overlay District. HPC revised the boundary to ensure the following:

- A contiguous boundary with the existing district boundaries so that there were no gaps; and
- To incorporate properties worthy of preservation that were not considered with the initial expansion of the historic overlay.

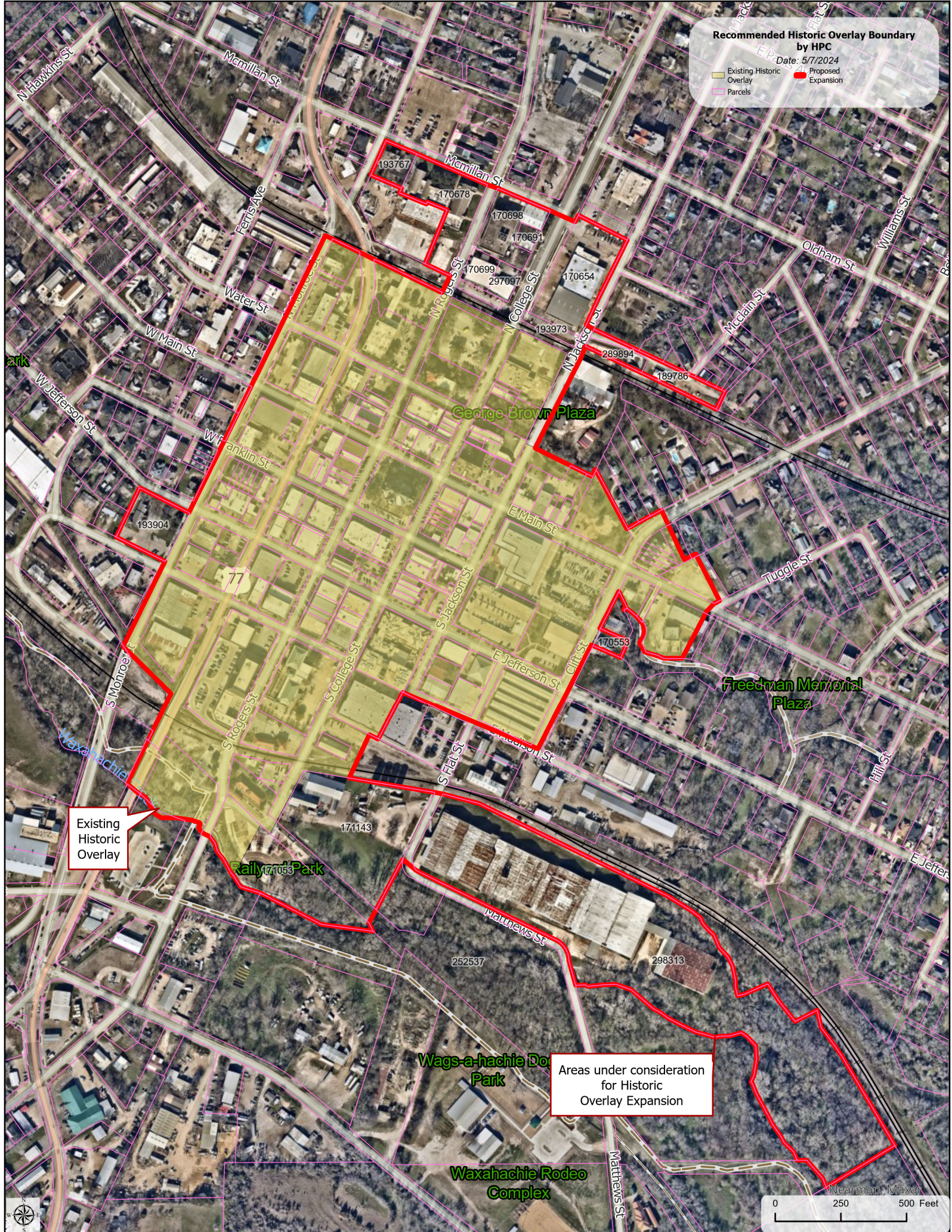
After the HPC meeting on November 9th, the staff notified 17 property owners whose properties were recommended for inclusion in the historic overlay expansion. The notice informed the property owners about the proposed expansion and requested their consent to include their property in the Historic Overlay District.

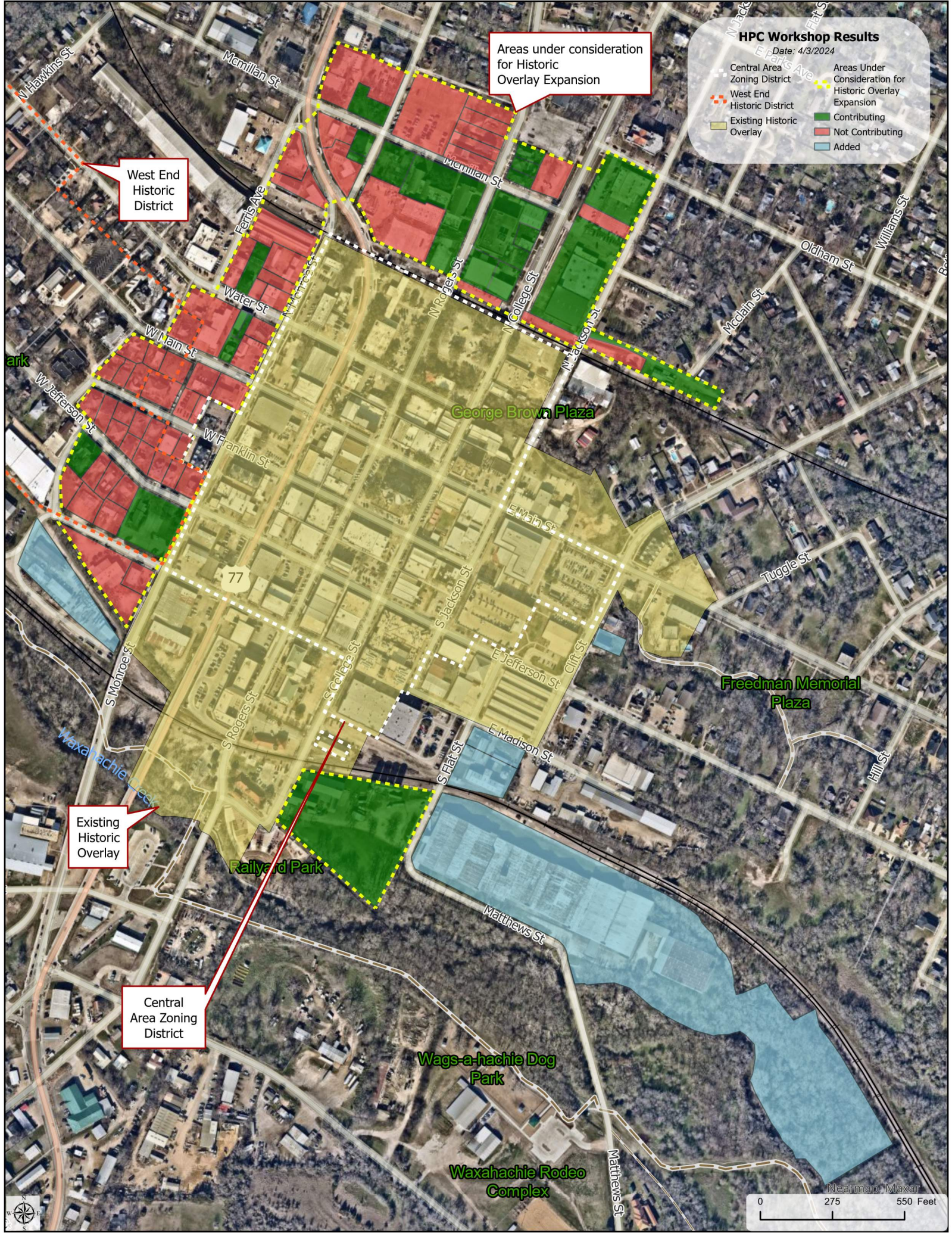
The staff received 7 letters of support and 2 letters of opposition. As per section 3.24 (b)(iv), the Heritage Preservation Officer is required to submit the request for action to the HPC, Planning and Zoning Commission, and City Council when staff receives support for 30 percent of the properties within the proposed historic district boundary. Staff has received support from 41% of the property owners within the proposed expansion area.

If HPC recommends approval of the proposed expansion, it will be scheduled for a public hearing at the Planning and Zoning Commission on May 28, 2024 and City Council on June 3, 2024 for approval

Attachments:

- Recommended Historic Overlay Boundary
- November 1, 2024 HPC Workshop Results
- Notification List
- Letters of Support and Opposition





HPC Workshop Results

Date: 4/3/2024

- | | |
|------------------------------|--|
| Central Area Zoning District | Areas Under Consideration for Historic Overlay Expansion |
| West End Historic District | Contributing |
| Existing Historic Overlay | Not Contributing |
| | Added |

Areas under consideration for Historic Overlay Expansion

West End Historic District

Existing Historic Overlay

Central Area Zoning District

George Brown Plaza

Freedman Memorial Plaza

Railroad Park

Wags-a-hachie Dog Park

Waxahachie Rodeo Complex

Notification List

PROPERTY ID	OWNER'S NAME	OWNER'S ADDRESS	OWNER'S CITY	STATE	ZIPCODE
170553	HILL RICKEY	109 CLIFT ST	WAXAHACHIE	TX	75165-3770
170654	HACHIE PROPERTIES LLC ETAL	327 BLUE RIBBON RD	WAXAHACHIE	TX	75165-8722
170678	ACKER23 LLC ETAL	3751 S HIGHWAY 287	WAXAHACHIE	TX	75165-7502
170691	311 COLLEGE LLC	330 HUNTER PASS	WAXAHACHIE	TX	75165-8223
170698	SOUTHWESTERN BELL TELEPHONE CO	1010 PINE 9E-L-01	ST LOUIS	MO	63101
170699	SZYMCZAK WALTER JR	300 N ROGERS ST	WAXAHACHIE	TX	75165-3354
171053	CITY OF WAXAHACHIE	401 S ROGERS	WAXAHACHIE	TX	75165
171143	AL KEYSTONE HOLDINGS LLC	5970 FM 1181	ENNIS	TX	75119-5510
189786	CITY OF WAXAHACHIE	401 S ROGERS	WAXAHACHIE	TX	75165
193767	GRACE ANGELICAN CHURCH	PO BOX 2081	WAXAHACHIE	TX	75168
193904	CITY OF WAXAHACHIE	401 S ROGERS	WAXAHACHIE	TX	75165
193973	TREND DEVELOPMENT CO	110 N JACKSON ST	WAXAHACHIE	TX	75165-3314
217275	CITY OF WAXAHACHIE	401 S ROGERS	WAXAHACHIE	TX	75165
289894	CITY OF WAXAHACHIE	401 S ROGERS	WAXAHACHIE	TX	75165
297097	AUTREY DUSTIN D & JAMES D PATE	200 S ELM ST	WAXAHACHIE	TX	75165-3606
298313	WACO BRC TEJAS WAXAHACHIE LLC	900 AUSTIN AVE FL 12	WACO	TX	76701-1902
252537	CITY OF WAXAHACHIE	S ROGERS ST	WAXAHACHIE	TX	75165

Received Letter of Support (7)

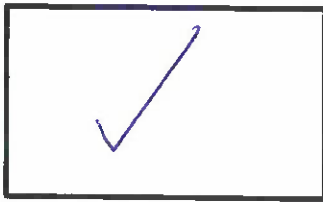
Received Letter of Opposition (2)

I, Michael Scott, on behalf of the City of Waxahachie,, owner of property located
at
Remainder of Parcel 171053, Waxahachie, TX 75165
have read

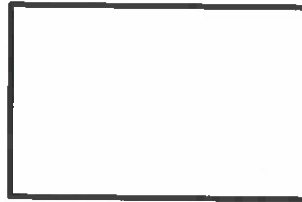
and understand the information enclosed related to the proposed expansion of the Downtown
Historic

Overlay District and the proposed inclusion of my property within the expanded district. I
hereby cast

my vote as for/against inclusion of my property:



FOR



AGAINST

Printed name: Michael Scott

Signature: [Handwritten Signature]

Date: 12/19/2023

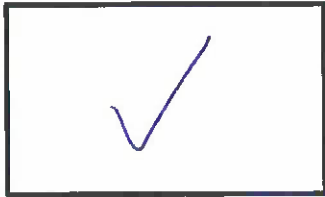
Please return this ballot in the enclosed self-addressed stamped envelope no later
than January 31, 2024.

I, Michael Scott, on behalf of the City of Waxahachie, owner of property located
at 407 W. Jefferson, Waxahachie, TX 75165
have read

and understand the information enclosed related to the proposed expansion of the Downtown
Historic

Overlay District and the proposed inclusion of my property within the expanded district. I
hereby cast

my vote as for/against inclusion of my property:



FOR



AGAINST

Printed name: Michael Scott

Signature: [Handwritten Signature]

Date: 12/19/2023

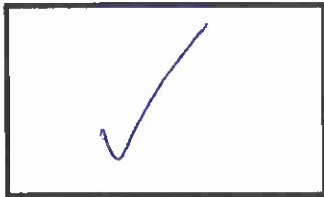
Please return this ballot in the enclosed self-addressed stamped envelope no later
than January 31, 2024.

I, Michael Scott, on behalf of the City of Waxahachie owner of property located
at 508 Snoddy Lane, Waxahachie, TX 75165
have read

and understand the information enclosed related to the proposed expansion of the Downtown
Historic

Overlay District and the proposed inclusion of my property within the expanded district. I
hereby cast

my vote as for/against inclusion of my property:



FOR



AGAINST

Printed name: Michael Scott

Signature: [Handwritten Signature]

Date: 12/19/2023

Please return this ballot in the enclosed self-addressed stamped envelope no later
than January 31, 2024.

I, Michael Scott, on behalf of the City of Waxahachie, owner of property located
at 300 Smokey Lane, Waxahachie, TX 75165
have read

and understand the information enclosed related to the proposed expansion of the Downtown
Historic

Overlay District and the proposed inclusion of my property within the expanded district. I
hereby cast

my vote as for/against inclusion of my property:



FOR



AGAINST

Printed name: Michael Scott

Signature: [Handwritten Signature]

Date: 12/19/2023

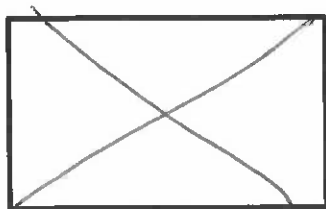
Please return this ballot in the enclosed self-addressed stamped envelope no later
than January 31, 2024.

I, Walter Szymczak, owner of property located
at 300 N. Rogers, Waxahachie, TX 75165
have read

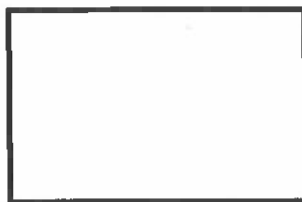
and understand the information enclosed related to the proposed expansion of the Downtown
Historic

Overlay District and the proposed inclusion of my property within the expanded district. I
hereby cast

my vote as for/against inclusion of my property:



FOR



AGAINST

Printed name: Walter Szymczak

Signature: [Handwritten Signature]

Date: 1-2-24

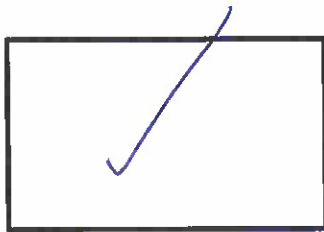
Please return this ballot in the enclosed self-addressed stamped envelope no later
than January 31, 2024.

I, Michael Scott on Behalf of the City of Waxahatchie owner of property located
at Lot 1 Blk 99 of Town Hospital Subdiv of Parcel 252537 Waxahatchie, TX 75165
have read

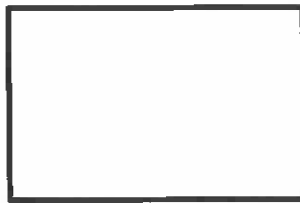
and understand the information enclosed related to the proposed expansion of the Downtown
Historic

Overlay District and the proposed inclusion of my property within the expanded district. I
hereby cast

my vote as for/against inclusion of my property:



FOR



AGAINST

Printed name: Michael Scott

Signature: [Handwritten Signature]

Date: 12/19/2023

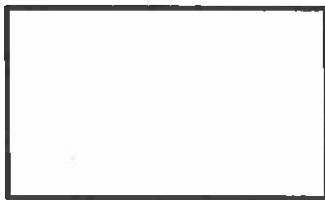
Please return this ballot in the enclosed self-addressed stamped envelope no later
than January 31, 2024.

I, Ken Box 311 College LLC, owner of property located
at 311 N. College ST., Waxahachie, TX 75165
have read

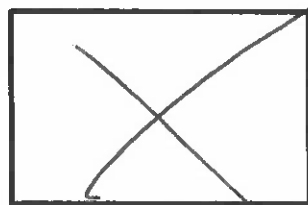
and understand the information enclosed related to the proposed expansion of the Downtown
Historic

Overlay District and the proposed inclusion of my property within the expanded district. I
hereby cast

my vote as for/against inclusion of my property:



FOR



AGAINST

Printed name: Ken Box

Signature: [Handwritten Signature]

Date: 5-1-24

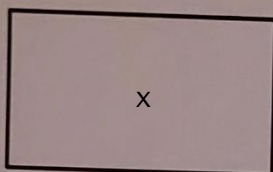
Please return this ballot in the enclosed self-addressed stamped envelope no later
than January 31, 2024.

I, Brett Hess
at _____, owner of property located
308 N College St,
Waxahachie, TX 75165
have read _____, Waxahachie, TX 75165

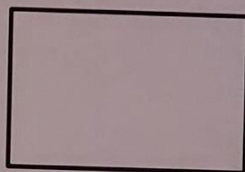
and understand the information enclosed related to the proposed expansion of the Downtown
Historic

Overlay District and the proposed inclusion of my property within the expanded district. I
hereby cast

my vote as for/against inclusion of my property:



FOR



AGAINST

Printed name: Brett Hess

Signature: Brett A Hess

Date: 5/8/2024

Please return this ballot in the enclosed self-addressed stamped envelope no later
than January 31, 2024.

Brett Hess
Business Owner/ Realtor/ Landlord

To Whom it May Concern,

We are the owners of property id's 170654 and 193973 otherwise known as 308 College St, Waxahachie, TX 75165. As a local business owner within the proposed expansion of the Historic Overlay District we would like to express our absolute support of the proposal.

We look forward to encouraging the revival and protection of the historic properties in our town. I truly believe this expansion will encourage further improvement and development of our town.

Sincerely,

Brett Hess



City of Waxahachie, Texas
 Notice of Public Hearing
 for ZDC-69-2024
 Expansion of the Historic Overlay

HACHIE PROPERTIES LLC ETAL
 327 Blue Ribbon Rd
 Waxahachie, TX 75165-8722

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, May 14, 2024 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, May 20, 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:

Public Hearing on a request by the City of Waxahachie to expand the boundaries of the Historic Overlay District as created by Ordinance Number 2331, per the requirements of Ordinance Number 3020, and ordering the changing of the Zoning Map thereof in accordance with said change.

You received this notice because your property is located within the proposed expansion of the historic overlay. 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 Eleana Tuley, Downtown Manager at (469) 309-4111 or via email: eleana.tuley@waxahachie.com for additional information on this request.

In December 2023, the City sent a letter to property owners affected by the historic overlay expansion. A copy of the letter is attached for reference.

Case Number: ZDC-69-2024

City Reference: 170654

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on May 8, 2024 to ensure inclusion in the Agenda Packet. Forms can be e-mailed to eleana.tuley@waxahachie.com or you may drop off/mail your form to City of Waxahachie, Attention: Eleana Tuley, Downtown Development, 408 South Rogers Street, Waxahachie, TX 75165.

☒ SUPPORT

☐ OPPOSE

Comments:
 we support the expansion.

Brett A Hess
 Signature

Brett Hess

Printed Name and Title

5/8/2024

Date

308 N College St,
waxahachie, TX 75165
 Address

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

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