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, June 11, 2024 at 7:00 p.m***.

Commission Members: Rick Keeler, Chairman
Erik Test, Vice Chairman
Bonney Ramsey
David Hudgins
Ron Ansell
Jeff Reed
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 May 28, 2024
   b. Consider a request by Stephen Dial, STV Inc., for a Replat of Block 1 of the Cathedral Addition and a portion of Block 22 & 34 of the Official Map of Waxahachie, 1 commercial lot, being 2.995acres, located at 302 N Monroe Street, (Property ID 289705) – Owner: Ellis County Texas (SUB-104-2024)

5. ***Public Hearing*** on a request by David Griffin, Griffin Land Surveying, for a Replat of a portion of Block 30 of the Bullards Addition, and abandonment of a portion of Rogers Street, 3 commercial lots, being 1.596 acres, located at 401 Cantrell Street (Property ID: 172424, 172425, & 196137) – Owner: Francisco Cuevas, Esparza Properties LTD Co., and John Jordan & Susan Jordan (SUB-93-2023) Staff: Zack King

6. ***Consider*** recommendation of SUB-93-2023

7. ***Public Hearing*** on a request by Katy Dockery, HKS Inc., for an Amended Site Plan for the Baylor Scott & White Hospital Tower Expansion II, located at 2400 N Interstate 35E (Property ID: 180334) – Owner: Baylor Health Care System (SP-106-2024) Staff: Zack King

8. ***Consider*** recommendation of SP-106-2024

9. ***Public Hearing*** on a request by Dorothea Russell, Russell Living Trust, for a Specific Use Permit (SUP) for a Short-Term Rental use within a Single Family-3 (SF-3) zoning district located at 902 E Marvin Avenue (Property ID 282999) - Owner: Russell Living Trust (ZDC-55-2024) Staff: Zack King

10. ***Consider*** recommendation of ZDC-55-2024

11. ***Public Hearing*** on a request by Katherine Lagomarsino, for a Specific Use Permit (SUP) for a Short-Term Rental use within a Single-Family-2 (SF-2) zoning district located at 304 Oldham Avenue (Property ID 170863) - Owner: Katherine Lagomarsino (ZDC-98-2024) Staff: Harper Lindamood

12. ***Consider*** recommendation of ZDC-98-2024

13. ***Public Hearing*** on a request by Katherine Lagomarsino, for a Specific Use Permit (SUP) for a Short-Term Rental use within a Single-Family-2 (SF-2) zoning district located at 1500 Ferris Avenue (Property ID 173413) - Owner: Katherine Lagomarsino (ZDC-99-2024) Staff: Harper Lindamood

14. ***Consider*** recommendation of ZDC-99-2024

15. ***Public Hearing*** on a request by Anthony Rieper, for a Specific Use Permit (SUP) for a Short-Term Rental use within a Single-Family-2 (SF-2) zoning district located at 411 N Hawkins Street (Property ID 173335) - Owner: John Marlin (ZDC-101-2024) Staff: Harper Lindamood

16. ***Consider*** recommendation of ZDC-101-2024

17. ***Public Hearing*** on a request by Gabrielle Calvery Tranel, Virginia Holdings LLC, for a Specific Use Permit (SUP) for a Short-Term Rental use within a Single-Family-2 (SF-2) zoning district located at 1105 W Main Street (Property ID 176628) - Owner: Virginia Holdings LLC (ZDC-102-2024) Staff: Harper Lindamood

18. ***Consider*** recommendation of ZDC-102-2024

19. ***Public Hearing*** on a request by Ryan Kelly, EAN Holdings, LLC, for a Specific Use Permit (SUP) for an Auto Leasing and Rental use within a Commercial (C) zoning district located southeast of 141 Cardinal Road (Property ID 289375) - Owner: Connell Storage Partners #1 LLC (ZDC-48-2024) Staff: Zack King

20. ***Consider*** recommendation of ZDC-48-2024

21. Adjourn

The Planning and Zoning Commission reserves the right to go into Executive Session as authorized by Section 551.071(2) of the Texas Government Code, for the purpose of seeking confidential legal advice from legal counsel on any agenda item listed herein. This meeting location is wheelchair-accessible. Parking for mobility-impaired persons is available. Any request for sign interpretive services must be made forty-eight hours ahead of the meeting. To make arrangements, call the City Secretary at 469-309-4006 or (TDD) 1-800-RELAY TX

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

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, May 28, 2024 at 7:00 p.m.

Members Present:	Rick Keeler, Chairman Bonney Ramsey David Hudgins Marlene Norcross
Members Absent:	Erik Test, Vice Chairman Ron Ansell
Others Present:	Shon Brooks, Executive Director of Development Services Jennifer Pruitt, Senior Director of Planning Zack King, Senior Planner Harper Lindamood, Planner 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 of May 14, 2024

Action:
Bonney Ramsey moved to approve the minutes of the regular Planning & Zoning Commission meeting of May 14, 2024 as presented. Motion was seconded by David Hudgins and carried unanimously (4-0).

5. Continue 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. (ZDC-69-2024) Staff: Eleana Tuley

The Item was presented by Downtown Redevelopment & Historic Preservation Manager Eleana Tuley. She explained the expansion of the Historic Overlay District has been a continuous effort that started in July 2023. At the November 1, 2023 Heritage Preservation Commission (HPC) meeting, the commission held a three-hour workshop to review each property under consideration in the former boundary 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 is included with this request. The HPC reviewed a total of 82 properties.

It is important to note that the proposed expansion of the historic overlay does not include properties in the West End Historic District. This is because the HPC is interested in creating a new historic overlay for the West End Historic District area, as was created for the Oldham Historic District. This request may be presented for consideration at a later meeting.

At the November 9, 2023 HPC meeting, the Commission reviewed the workshop results to refine the boundary and 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 November 9, 2023 HPC meeting, staff notified 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. Staff received seven letters of support and two letters of opposition. One additional letter of opposition was received after the posting of the agenda. Per section 3.24 (b)(iv) of the Zoning Ordinance, the Heritage Preservation Officer must submit the request for action to the Heritage Preservation Commission, Planning and Zoning Commission, and City Council when staff receives support from 30 percent of the properties within the proposed expansion. At the May 17, 2024 HPC meeting, the Heritage Preservation Commission recommended approval for the proposed expansion of the historic overlay, as enclosed in this request.

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

There being no others to speak for or against ZDC-69-2024, Chairman Keeler closed the Public Hearing at approximately 7:11 p.m.

6. Consider recommendation of ZDC-69-2024

Action:
Bonney Ramsey moved to recommend approval of ZDC-69-2024, a request by the City of Waxahachie to expand the boundaries of the Historic Overlay District, authorizing the City Manager and or Mayor to execute all documents accordingly. Motion was seconded by David Hudgins and carried by a 3-1 vote, with Marlene Norcross voting in opposition.

7. Public Hearing on a request by Ralph Hewitt, for a Specific Use Permit (SUP) for a Short-Term Rental use within a Planned Development-56-Single Family-2 (PD-56-SF-2) zoning district located at 412 Gardenia Lane (Property ID 202997) - Owner: Ralph Hewitt and Renda Hewitt (ZDC-95-2024) Staff: Harper Lindamood

The Item was presented by Planner Harper Lindamood and owners Ralph and Renda Hewitt requested approval. The applicant requested a SUP for short-term rental use at 412 Gardenia Lane because it is located within the PD-SF-2 zoning district. The subject property consists of a primary

structure of approximately 4,835 square feet, built in 1993 with two (2) bedrooms, (2) bathrooms and sufficient parking to accommodate the parking requirement of two (2) vehicles, situated on an approximately 0.11-acre (4,839 square foot) lot. The applicant has been operating a short-term rental since 2018 and has not been paying local hotel occupancy taxes. The applicant has satisfied all the requirements of Section 3.27 of the Zoning Ordinance.

The City has received no complaints regarding any issues. 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. The applicant's local emergency contact is located 1.9 miles from the subject property.

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 59 notices were mailed to property owners within 200 feet of the request. The applicant has provided a support petition with over 20 signatures from properties in the immediate area.

Chairman Keeler opened the Public Hearing at approximately 7:23 p.m.

Those who spoke in opposition:
Shawn King, 404 Gardenia Lane, Waxahachie, Texas
Glenn Huskisson, 505 Tulane Drive, Waxahachie, Texas

There being no others to speak for or against ZDC-95-2024, Chairman Keeler closed the Public Hearing at approximately 7:27 p.m.

8. Consider recommendation of ZDC-95-2024

Action:
David Hudgins moved to recommend approval of ZDC-95-2024, a Specific Use Permit (SUP) for a Short-Term Rental use, subject to the conditions of the staff report, authorizing the City Manager and/or Mayor to execute all documents accordingly. Motion was seconded by Bonney Ramsey and carried unanimously (4-0).

9. Public Hearing on a request by Andrew Weyand, Bloom & Pour LLC, for a Specific Use Permit (SUP) for a Private Club (Event Venue – Bloom & Pour) use within a Central Area (CA) zoning district located at 100 S Rogers Street (Property ID 170469) - Owner: Dunn Street Equities LLC (ZDC-67-2024) Staff: Zack King

The Item was presented by Senior Planner Zack King and applicant Andrew Weyand requested approval. The applicant proposes a Specific Use Permit (SUP) to allow for a Private Club (Event Center - Bloom & Pour) use on the first floor of 100 S Rogers Street. The first floor is approximately 3,900 square feet in size and is accessible from S Rogers Street and W Main Street. The applicant has noted that the venue is intended to host private events such as birthdays, baby showers, business meetings, weddings, pop-up sales, and photography sessions. The venue will also be used as an event space for floral design and coffee tasting classes. Finally, the applicant has dedicated areas for shared workspaces that can be rented by the hour for remote work and business meetings. A full-service kitchen is not proposed to be a part of the Bloom & Pour

business, but "ready to eat" and "ready to drink" products will be offered. The venue is anticipated to be open from 7:00 am to 7:00 pm Monday through Friday and 8:00 am to 8:00pm on Saturday, with events scheduled by appointment only. The applicant anticipates retaining between six and eight staff members for the venue.

Chairman Keeler opened the Public Hearing at approximately 7:41 p.m.

There being no others to speak for or against ZDC-67-2024, Chairman Keeler closed the Public Hearing at approximately 7:42 p.m.

10. Consider recommendation of ZDC-67-2024

Action:
Bonney Ramsey moved to recommend approval of ZDC-67-2024, a Specific Use Permit (SUP) for a Private Club (Event Venue – Bloom & Pour), subject to the conditions of the staff report. Motion was seconded by Marlene Norcross and carried unanimously (4-0).

11. Public Hearing on a request by Cyle Corse, for a Specific Use Permit (SUP) for a Tattoo or Body Piercing Shop use within a Commercial (C) zoning district located at 217 E Main Street (Property ID 274682) - Owner: Big Blue Truck LLC (ZDC-88-2024) Staff: Zack King

The Item was presented by Mr. King and applicant Cyle Corse requested approval. On May 1, 2023, City Council adopted Ordinance 3374 for the purpose of further defining and distinguishing "Tattoo or Body Piercing Shop" uses and "Cosmetic Studio Restorative" uses. This ordinance established the requirement for "Tattoo or Body Piercing Shop" uses to receive approval of a Specific Use Permit (SUP) to operate in the General Retail (GR), Central Area (CA), and Commercial (C) zoning districts. Notably, prior to the adoption of this ordinance, "Tattoo or Body Piercing Shop" uses were allowed by right in the Commercial zoning district; but were prohibited in all other zoning districts. In 2023, the applicant inquired about the process needed to relocate the tattoo studio to 217 E Main Street. At that time, the applicant was informed that an application for a Certificate of Occupancy (CO) was all that was needed to move to this location. This information did not correctly account for the ordinance adopted by the City Council in May of 2023, requiring approval of a SUP for all Tattoo or Body Piercing Shop uses in Commercial (C) zoning districts. In April of 2024, the applicant submitted a CO application to the Building & Community Services Department and was subsequently informed that approval of a SUP would be needed prior to issuance of the CO.

The applicant proposes a SUP to allow for a Tattoo or Body Piercing Shop use (Tattoo Guild) at 217 E Main Street. The owner of Tattoo Guild, Cyle Corse, has operated the Ink Masters tattoo studio at 201 E Main Street since 2015. With this SUP, the applicant is seeking approval to move to a larger space at 217 E Main Street for the purpose of consolidating three of his local tattoo studios into one space. The studio at 217 E Main Street is approximately 2,500 square feet in size and will accommodate chairs for eight (8) tattoo artists. The proposed hours of operation for the studio are 1:00pm to 10:00pm Tuesday through Saturday.

Chairman Keeler opened the Public Hearing at approximately 7:49 p.m.

Those who spoke in support:
Mike Wheatley, 1707 Luke Street, Ennis, Texas

There being no others to speak for or against ZDC-88-2024, Chairman Keeler closed the Public Hearing at approximately 7:51 p.m.

12. Consider recommendation of ZDC-88-2024

Action:
Marlene Norcross moved to recommend approval of ZDC-88-2024, a Specific Use Permit (SUP) for a Tattoo or Body Piercing Shop use, subject to the conditions of the staff report. Motion was seconded by David Hudgins and carried unanimously (4-0).

13. Adjourn

Mayor Pro Tem Chris Wright announced Council Member Patrick Souter has been appointed to serve as the Council liaison beginning in June.

There being no further business, the meeting adjourned at 7:52 p.m.

Respectfully submitted,

Amber Villarreal
City Secretary

Planning & Zoning Department

Plat Staff Report

Case: SUB-104-2024

MEETING DATE(S)
Planning & Zoning Commission: June 11, 2024

CAPTION
Present a request by Stephen Dial, STV Inc., for a **Replat** of Block 1 of the Cathedral Addition and a portion of Block 22 & 34 of the Official Map of Waxahachie, 1 commercial lot, being 2.995acres, located at 302 N Monroe Street, (Property ID 289705) – Owner: Ellis County Texas (SUB-104-2024) Staff: Zack King

RECOMMENDED MOTION
"I move to approve SUB-104-2024, a Replat of the Cathedral 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 from two (2) lots into one (1) commercial lot.

CASE INFORMATION

Applicant:	Stephen Dial, STV Inc.
Property Owner(s):	Ellis County, Texas
Site Acreage:	2.995 acres
Number of Lots:	1 lot
Number of Dwelling Units:	0 units
Park Land Dedication:	N/A
Adequate Public Facilities:	Adequate public facilities are available to the subject property.

SUBJECT PROPERTY

General Location:	302 N Monroe Street
Parcel ID Number(s):	289705
Current Zoning:	General Retail (GR) and Commercial (C)
Existing Use:	The Ellis County Central building is currently under construction on the subject property.
Platting History:	The subject property was previously platted as portions of Block 22 and 34 of the Official Map of Waxahachie and Lot 1, Block 1 of the Cathedral Addition.

Site Aerial:



PLANNING ANALYSIS

The applicant proposes to replat the subject property from two (2) lots into one (1) commercial lot. A portion of the property was previously platted as part of the Cathedral Addition in 2021. Since that time, Ellis County has arranged a purchase of the remainder of the subject property that previously housed the First Baptist Church of Waxahachie. This replat will combine the two existing lots on the subject property into a single lot for the Ellis County Central building.

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

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 with the motion and conditions noted below.

Conditions:

1. Per Section 2.1.a & 7.1.h of the Waxahachie Subdivision Ordinance, Application fees ($510.00) and Filing Fees ($83.00) are required to be paid with your Replat application. These fees can be paid via check to the City of Waxahachie or via the invoice on our Citizen Self Service (CSS) Portal.
2. Per Section 2.2.e of the Waxahachie Subdivision Ordinance, as part of proof of ownership for the subject property, the applicant is required to provide a notarized statement (Property Owner Affidavit) for each property owner with this Replat Application. Based on the deeds provided with the initial application, a notarized property owner affidavit is required to be provided for "Ellis County, Texas" and "Acker23 LLC Etal".
3. Per Section 2.3.b of the Waxahachie Subdivision Ordinance, a hard copy of the embossed tax certificate for the property showing that no delinquent taxes exist against the property is required to be provided at the time of plat filing.
4. Per Section 2.4.c.1 of the Waxahachie Subdivision Ordinance, a correct vicinity map is required to be provided. Revise this vicinity map to reflect only the subject property. (The Grace Anglican Church property is currently included as part of the subject property on the vicinity map.)

Conditions (continued):

5. Per Section 2.4.c.7 of the Waxahachie Subdivision Ordinance, the name and contact information for all ownership entities are required to be provided. At the time of the submission of this application, “Ellis County, Texas” and “Acker23 LLC Etal” are shown to be the property owners. Revise as necessary.
6. Per Section 2.4.c.21 of the Waxahachie Subdivision Ordinance, proposed easements within the subdivision are required to be shown. This includes easements proposed to be abandoned by plat. Confirm whether any of the existing easements are proposed to be revised or abandoned to reflect the demolition of existing infrastructure and combination of the two tracts?
7. Per Section 2.4.c.23 of the Waxahachie Subdivision Ordinance, a correct title block is required to be provided. The correct case number for this plat is "SUB-104-2024", revise accordingly.
8. Per Section 2.4.c.25 of the Waxahachie Subdivision Ordinance, a correct Owner's Certificate is required to be provided. Reference both owners of the subject property in the Owner's Certificate. At the time of the submission of this application, “Ellis County, Texas” and “Acker23 LLC Etal” are shown to be the property owners.
9. Per Section 2.4.c.25 of the Waxahachie Subdivision Ordinance, a correct Owner's Certificate is required to be provided. Provide an individual signature and notary block for each owner. At the time of the submission of this application, “Ellis County, Texas” and “Acker23 LLC Etal” are shown to be the property owners.
10. Per Section 2.6.j of the Waxahachie Subdivision Ordinance, revise the Title Block to match the following format: "Cathedral Addition, Block 1, Lot 1, Being a Replat of part of Blocks 22 & 34 Official Map of Waxahachie, Cabinet A, Slide 181, and Block 1, Lot 1 of the Cathedral Addition Phase 1, an addition to the City of Waxahachie, Texas, as recorded in Instrument Number 2137632 of the Plat Records of Ellis County, Texas, 2.995 acres, 1Commercial Lot, Zoning GR & C".
11. Per Section 4.2.a of the Waxahachie Subdivision Ordinance, the most recent FEMA FIRM is required to be referenced. Revise to reflect the October 2023 Ellis County PMR.
12. Per Section 5.6.d and 5.7.a.8 of the Waxahachie Subdivision Ordinance, add a note that retaining walls/fences shall not be installed within utility easements.

ATTACHED EXHIBITS

1. Replat

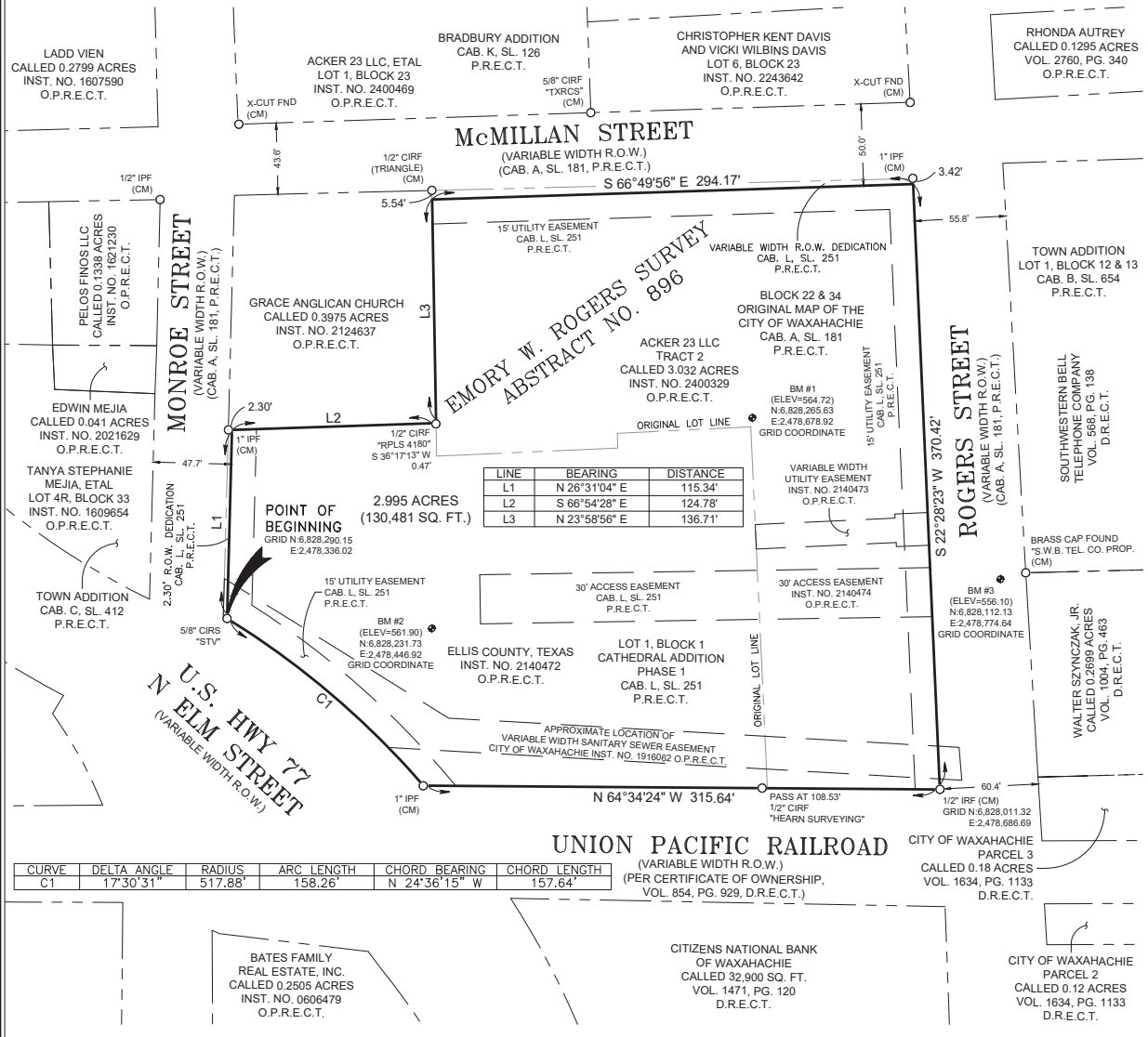
APPLICANT REQUIREMENTS

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.

STAFF CONTACT INFORMATION

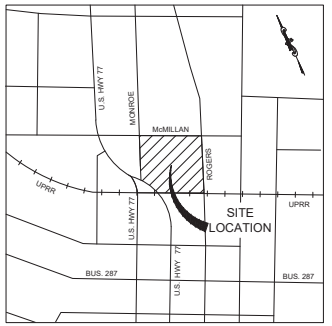
Prepared by:
Zack King, AICP
Senior Planner
zking@waxahachie.com

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



LINE	BEARING	DISTANCE
L1	N 26°31'04" E	115.34'
L2	S 66°54'28" E	124.78'
L3	N 23°58'56" E	136.71'

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	17°30'31"	517.88'	158.26'	N 24°36'15" W	157.64'



LOCATION MAP
(NOT TO SCALE)

GRAPHIC SCALE 1" = 50'
50' 0' 50'

BENCH MARKS:

#1 "X" CUT IN CONCRETE WALKWAY, 138± SOUTH OF THE INTERSECTION OF McMILLAN STREET AND ROGERS STREET. 104± WEST OF ROGERS STREET. ELEVATION = 564.72

#2 "PK" NAIL IN ASPHALT PARKING LOT, 71± FEET NORTHEAST OF U.S. HWY 77. 125± FEET WEST OF THE INTERSECTION OF MONROE STREET AND U.S. HWY. 77. ELEVATION = 561.90

#3 "X" CUT ON NOSE OF CONCRETE CURB BETWEEN THE TWO DRIVEWAYS OF 300 AND 306 ROGERS STREET, ON THE EASTERLY R.O.W. LINE OF ROGERS STREET. ELEVATION = 556.10

GENERAL NOTES:

1. THE SURVEYOR DID NOT ABSTRACT THE SUBJECT TRACT.
2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
3. COORDINATES AND BEARINGS ARE BASED ON TRUE GEODETIC NORTH, OBTAINED WITH A GLOBAL POSITIONING SYSTEM, AND REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NAD 83. DISTANCES AND AREAS SHOWN HEREON ARE SURFACE UTILIZING A COMBINED SCALE FACTOR OF 1.000072449.
4. A PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN ZONE "X", DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN", ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 48139C0190F, DATED DATED JUNE 3, 2013, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
5. ZONING SETBACK REQUIREMENTS PER CITY OF WAXAHACHIE ZONING ORDINANCE.

LEGEND

P.R.E.C.T.	PLAT RECORDS ELLIS COUNTY, TEXAS
D.R.E.C.T.	DEED RECORDS ELLIS COUNTY, TEXAS
O.P.R.E.C.T.	OFFICIAL PUBLIC RECORDS ELLIS COUNTY, TEXAS
IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND (AS NOTED)
CIRS	CAPPED IRON ROD SET (AS NOTED)
IPF	IRON PIPE FOUND
VOL., PG.	VOLUME, PAGE
SQ. FT.	SQUARE FOOT
(CM)	CONTROLLING MONUMENT
INST. NO.	INSTRUMENT NUMBER
CAB., SL.	CABINET, SLIDE

RE-PLAT
CATHEDRAL ADDITION

LOT 1, BLOCK 1

2.995 ACRES

ZONING GR & C

1 COMMERCIAL LOT

SITUATED IN THE

EMORY W. ROGERS SURVEY, ABSTRACT NUMBER 896

CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS

Owner:
Ellis County, Texas
109 South Jackson Street
Waxahachie, Texas 75165

Surveyor:
STV Inc.
110A Roundabout Drive
Midlothian, Texas 76065

DATE: 5/15/2024 **SUB-__-____** **SHEET 1 OF 2**

stv
110A Roundabout Drive, Midlothian, Texas 76065
214.638.0500 - TBPELS 10194115

Job No.	Drawn By	Checked By	Filename
2200974.04	CLM	SJD	CATHEDRAL ADDN REPLAT.DWG

No.	Date	Revisions	By

I:\Projects\2200974.04 - LT 1 BLK 1 CATHEDRAL ADDN - Waxahachie - REPLAT\Survey\CAD\CARLSON\CATHEDRAL ADDN REPLAT.dwg

OWNER'S CERTIFICATE
STATE OF TEXAS §
COUNTY OF ELLIS §

WHEREAS, Ellis County, Texas is the sole owner of a 2.995 acre (130,481 square foot) tract of land situated in the Emory W. Rogers Survey, Abstract Number 896, City of Waxahachie, Ellis County, Texas, being a portion of the remainder of a called 3.032 acre tract of land described in a General Warranty Deed to Acker 23 LLC, as recorded in Instrument Number 2400329 of the Official Public Records of Ellis County, Texas (O.P.R.E.C.T.), also being all of a tract of land described in a Special Warranty Deed to Ellis County, Texas, as recorded in Instrument Number 2140472, O.P.R.E.C.T., same being all of Lot 1, Block 1, Cathedral Addition, Phase 1, an addition to the City of Waxahachie, according to the plat thereof, recorded in Cabinet L, Slide 251 of the Plat Records of Ellis County, Texas (P.R.E.C.T.), also being part of Block 22 & 34, Original Map of the City of Waxahachie, an addition to Ellis County, Texas, according to the plat thereof, recorded in Cabinet A, Slide 181, P.R.E.C.T., and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with yellow plastic cap stamped "STV" set for the most westerly southwest corner of the remainder of said 3.032 acre tract, also being at the intersection of the easterly right-of-way (R.O.W.) line of Monroe Street (variable width R.O.W.), and the northeast R.O.W. line of United States Highway Number 77 (U.S. Hwy 77) (also known as N. Elm Street) (variable width R.O.W.);

THENCE North 26 degrees 31 minutes 04 seconds East, departing the north R.O.W. line of said U.S. Hwy 77, along the west line of the remainder of said 3.032 acre tract and the east R.O.W. line of the said Monroe Street, a distance of 115.34 feet to the northwest corner of the remainder of said 3.032 acre tract, same being in the south line of a called 0.3975 acre tract of land described in a Special Warranty Deed with Vendor's Lien to Grace Anglican Church, as recorded in Instrument Number 2124637, O.P.R.E.C.T., from which a 1-inch iron pipe found (controlling monument, CM) for the southwest corner of said 0.3975 acre tract, bears North 66 degrees 54 minutes 28 seconds West, 2.30 feet;

THENCE South 66 degrees 54 minutes 28 seconds East, departing the easterly R.O.W. line of said Monroe Street, along the common north line of the remainder of said 3.032 acre tract and the south line of said 0.3975 acre tract, a distance of 124.78 feet to an inner Ell corner of said Lot 1, Block 1, and the remainder of said 3.032 acre tract, same being the southeast corner of said 0.3975 acre tract, from which a 1/2-inch capped iron rod stamped "RPLS 4180" found, bears South 36 degrees 17 minutes 13 seconds West, 0.47 feet;

THENCE North 23 degrees 58 minutes 56 seconds East, along the common west line of the remainder of said 3.032 acre tract and the east line of said 0.3975 acre tract, a distance of 136.71 feet to the northwest corner of the remainder of said 3.032 acre tract, also being in the southerly R.O.W. line of McMillan Street (variable width R.O.W.), from which a 1/2-inch capped iron rod (TRIANGLE) found (CM) for the northeast corner of said 0.3975 acre tract, bears North 23 degrees 58 minutes 56 seconds East, 5.54 feet;

THENCE South 66 degrees 49 minutes 56 seconds East, departing the east line of said 0.3975 acre tract, along the north line of the remainder of said 3.032 acre tract and the southerly R.O.W. line of said McMillan Street, a distance of 294.17 feet to the northeast corner of the remainder of said 3.032 acre tract, same being at the intersection of the west R.O.W. line of Rogers Street (variable width R.O.W.), from which a 1-inch iron pipe found (CM), bears North 22 degrees 28 minutes 23 seconds East, 3.42 feet;

THENCE South 22 degrees 28 minutes 23 seconds West, along the east line of the remainder of said 3.032 acre tract and the west R.O.W. line of said Rogers Street, a distance of 370.42 feet to a 1/2-inch iron rod found (CM) for the southeast corner of the remainder of said 3.032 acre tract, same being in the north R.O.W. line of Union Pacific Railroad (variable width R.O.W.);

THENCE North 64 degrees 34 minutes 24 seconds West, along the common south line of the remainder of said 3.032 acre tract and the north line of said Union Pacific Railroad, passing at a distance of 108.53 feet a 1/2-inch capped iron rod stamped "HEARN SURVEYING" found for the southeast corner of said Lot 1, Block 1, continuing for a total distance of 315.64 feet to a 1-inch iron pipe found (CM) for the southwest corner of the remainder of said 3.032 acre tract and the southwest corner of said Lot 1, Block 1, same being in the northeast R.O.W. line of said U.S. Hwy 77, also being the beginning of a non-tangent curve to the left;

THENCE departing the north R.O.W. line of said Union Pacific Railroad, along the southwest line of the remainder of said 3.032 acre tract and said Lot 1, Block 1, along the northeast R.O.W. line of said U.S. Hwy 77, and said non-tangent curve to the left, having a central angle of 17 degrees 30 minutes 31 seconds, a radius of 517.88 feet, an arc length of 158.26 feet, and a chord bearing and distance of North 24 degrees 36 minutes 15 seconds West, 157.64 feet to the **POINT OF BEGINNING**, containing within the metes recited 2.995 acres (130,481 square feet) of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Ellis County, Texas acting herein by and through its duly authorized officers, does hereby adopt this plat designating the herein above described property as **CATHEDRAL ADDITION**, an addition to the City of Waxahachie, Ellis County, Texas, 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 also be 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 purpose of constructing, reconstructing, 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 approved subject to all platting ordinances, rules, regulations and resolutions of the City of Waxahachie, Texas.

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

BY:

_____
Authorized Signature of Owner

Todd Little, County Judge

STATE OF TEXAS §
COUNTY OF ELLIS §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Todd Little, County Judge, Owner Representative, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to be that he/she executed the same for the purpose and considerations herein expressed.

Given under my hand and seal of office, this _____ day of _____, 2024.

_____
Notary Public in and for the State of Texas

_____
My Commission Expires On:

SURVEYORS CERTIFICATE
STATE OF TEXAS §
COUNTY OF ELLIS §

KNOW ALL MEN BY THESE PRESENTS:

That I, Stephen Joel Dial, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal Supervision in accordance with the Subdivision Ordinance of the City of Waxahachie.

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

_____
Stephen Joel Dial
Registered Professional Land Surveyor
Texas Registration No. 6697



STATE OF TEXAS §
COUNTY OF ELLIS §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Stephen Joel Dial R.P.L.S. 6697, Surveyor, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to be that he executed the same for the purpose and considerations herein expressed.

Given under my hand and seal of office, this _____ day of _____, 2024.

_____
Notary Public in and for the State of Texas

_____
My Commission Expires On:

STATE OF TEXAS §
COUNTY OF ELLIS §

APPROVED BY: Planning and Zoning Commission City of Waxahachie

By:

_____ _____
Chairperson Date

_____ _____
Attest Date

Owner:
Ellis County, Texas
109 South Jackson Street
Waxahachie, Texas 75165

Surveyor:
STV Inc.
110A Roundabout Drive
Midlothian, Texas 76065

RE–PLAT
CATHEDRAL ADDITION

LOT 1, BLOCK 1

2.995 ACRES

ZONING GR & C

1 COMMERCIAL LOT

SITUATED IN THE

EMORY W. ROGERS SURVEY, ABSTRACT NUMBER 896

CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS

DATE: 5/15/2024 **SUB-__-____** **SHEET 2 OF 2**

stv
110A Roundabout Drive, Midlothian, Texas 76065
214.638.0500 - TBPELS 10194115

Job No.	Drawn By	Checked By	Filename
2200974.04	CLM	SJD	CATHEDRAL ADDN REPLAT.DWG

No.	Date	Revisions	By

Planning & Zoning Department

Plat Staff Report

Case: SUB-93-2023

MEETING DATE(S)

Planning & Zoning Commission: June 11, 2024
City Council: June 17, 2024

CAPTION

Public Hearing on a request by David Griffin, Griffin Land Surveying, for a **Replat** of a portion of Block 30 of the Bullards Addition, and abandonment of a portion of Rogers Street, 3 commercial lots, being 1.596 acres, located at 401 Cantrell Street (Property ID: 172424, 172425, & 196137) – Owner: Francisco Cuevas, Esparza Properties LTD Co., and John Jordan & Susan Jordan (SUB-93-2023) Staff: Zack King

RECOMMENDED MOTION

"I move to recommend approval of SUB-93-2023, a Replat of a portion of Block 30 of the Bullards Addition, the associated Petition for Hardship Waiver, and the associated right-of-way abandonment request, authorizing the Planning & Zoning Commissioner to sign the associated documents accordingly."

APPLICANT REQUEST

The applicant requests to abandon approximately 0.417 acres of Rogers Street right-of-way (ROW) and incorporate the abandoned area in to the three adjacent properties via a Replat.

CASE INFORMATION

Applicant:	Jennifer Dixon
Property Owner(s):	Francisco Cuevas, Esparza Properties LTD Co., and John Jordan & Susan Jordan
Site Acreage:	1.596 acres
Number of Lots:	3 lots
Number of Dwelling Units:	0 units
Park Land Dedication:	N/A
Adequate Public Facilities:	Adequate public facilities are in place for the subject properties.

SUBJECT PROPERTY

General Location:	401 Cantrell Street
Parcel ID Number(s):	172424, 172425, & 196137
Current Zoning:	Light Industrial-1 (LI-1)
Existing Use:	401 Cantrell Street is developed as a multi-tenant industrial building with several automotive repair-related tenants.

Existing Use (continued):

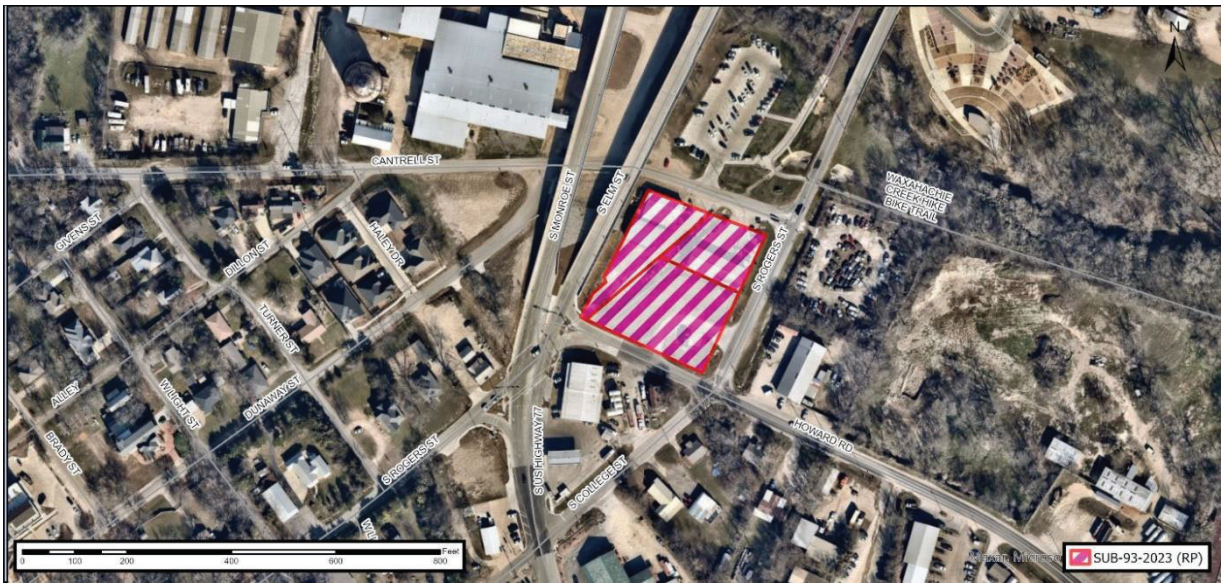
301 Cantrell Street is currently developed as a single-tenant industrial building occupied by A&E Automotive Solutions.

528 S Rogers Street is currently developed as an ice vending kiosk, operated by The Ice Chest.

Platting History:

The subject properties were originally platted as portions of Block 30 of the Bullards Addition.

Site Aerial:



PLANNING ANALYSIS

The applicant submitted this Replat Application in July of 2023. Before this application could proceed to the Planning & Zoning Commission, the applicant was required to revise the Replat to address technical errors and staff concerns. The applicant provided a revised submittal addressing all staff comments on May 24, 2024.

The applicant proposes to abandon approximately 0.417 acres of Old Rogers Street right-of-way (ROW) and incorporate the abandoned area into the three adjacent properties via a Replat. Specifically, the existing ROW is proposed to be split down the centerline of Old Rogers Street and incorporated into each adjacent property. To account for existing City utility infrastructure in the Old Rogers Street ROW, the Utilities Department has required the applicant to dedicate a 60' Utility Easement in the place of the abandoned ROW. The resulting lots meet all requirements of the Waxahachie Subdivision Ordinance.

The Old Rogers Street ROW proposed to be abandoned with this replat has not been maintained or utilized by the City for multiple decades. The ROW currently dead-ends into the intersection of Howard Road and US Highway 77. The ROW has historically been used by the neighboring property owners to access and maneuver on their respective sites. Abandonment of the ROW will formally transfer ownership and maintenance responsibility to the adjacent property owners. The abandonment will also afford adjacent property owners an opportunity to install parking in the former ROW area. However, new structures will not be permitted in the area due to the utility easement dedication over the former ROW.

As part of the proposed Replat, the applicant is providing a 20' right-of-way (ROW) dedication for Howard Road, as required by the 2023 Waxahachie Thoroughfare Plan.

Petition for Hardship Waiver:

Section 1.11 of the Waxahachie Subdivision Ordinance allows Plat and Replat applicants to submit a Petition for Hardship Waiver in the event that a requirement of the Subdivision Ordinance imposes a condition resulting in an unreasonable hardship if it is strictly enforced. In this instance, the applicant has requested a Petition for Hardship Waiver due to conflicts between the location of existing buildings on the subject property and the requirements of the Subdivision Ordinance.

The Waxahachie Subdivision Ordinance requires a 15' Utility Easement to be dedicated adjacent to all public ROW at the time the property is platted or replatted. The building located at 401 Cantrell Street is currently situated on the north and west property line. The applicant has requested to not provide ROW dedication along FM 1446 (Cantrell Street) and Highway 77, due to the fact that the utility easement would encroach on the existing building and require the removal of the building.

Similarly, the existing building at 528 S Rogers Street is situated just 3' from the southern property line, after considering the proposed ROW dedication for Howard Road. Due to this, the applicant has requested to only provide a 3' Utility Easement along the southern property line.

The applicant has provided Letters of No Objection for the easement elimination and reduction requests from franchise utility providers Atmos, Oncor, and Spectrum. These letters confirm that neither Atmos, Oncor, or Spectrum object to the reduced or eliminated utility easements. Due to the provision of these letters, and the presence of City utility infrastructure in existing ROW, staff is supportive of the Petition for Hardship Waiver.

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 and the associated ROW Abandonment request.

ATTACHED EXHIBITS

1. Replat
2. Franchise Utilities - Letters of No Objection

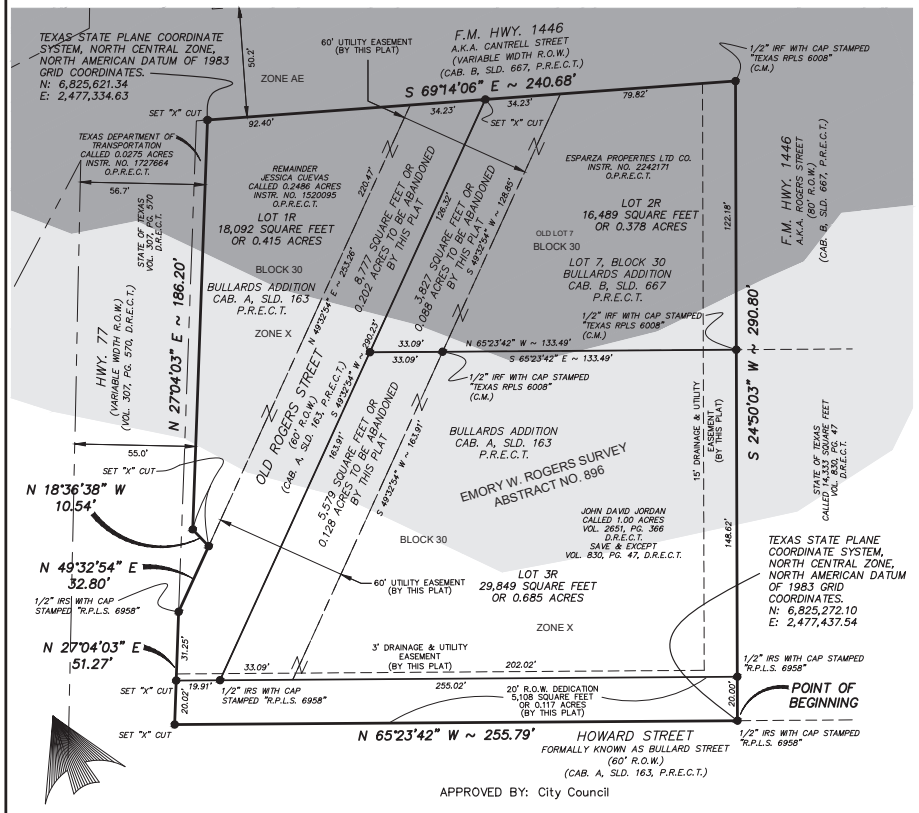
APPLICANT REQUIREMENTS

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

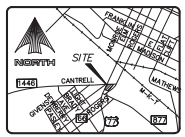
Prepared by:
Zack King, AICP
Senior Planner
zking@waxahachie.com

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



GENERAL NOTES:

1. Basis of Bearings is the State Plane Coordinate System of 1983, Texas North Central Zone (4202).
2. This property lies in Zone X & Zone AE according to Flood Insurance Rate Map No. 48139C0190F, dated June 3, 2013 as published by FEMA. Zone X (Unshaded) is defined as "Areas determined to be outside the 0.2% annual chance floodplain." Zone X (Shaded) is defined as "Areas determined to be inside the 0.2% annual chance floodplain." Zone AE is defined as "Areas determined to be inside the 0.1% annual chance floodplain with a detailed study. These areas have a Base Flood Elevation".
3. City of Waxahachie shall not be responsible for the maintenance of drainage easements or detention areas.



LOCATION MAP
(NOT TO SCALE)

ABBREVIATION LEGEND

O.P.R.E.C.T.	OFFICIAL PUBLIC RECORDS OF ELLIS COUNTY, TEXAS
D.R.E.C.T.	DEED RECORDS OF ELLIS COUNTY, TEXAS
P.R.E.C.T.	PLAT RECORDS OF ELLIS COUNTY, TEXAS
DOC. NO.	DOCUMENT NUMBER
VOL., PG.	VOLUME, PAGE
SQ. FT.	SQUARE FEET
R.O.W.	RIGHT-OF-WAY
ESMT.	EASEMENT
IRF	IRON ROD FOUND
CM	CONTROLLING MONUMENT

APPROVED BY: City Council

STATE OF TEXAS
COUNTY OF ELLIS
Certificate of approval by the City Council of tis CIty of Waxahachie, Texas:

Approved this date, the _____ day of _____, 2024,

_____
David Hill, Mayor

ATTEST:

_____

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, David S. Griffin, a Registered Professional Land Surveyor, licensed by the State of Texas, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Waxahachie.

Dated this the _____ day of _____, 2024.

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT". (RELEASE DATE: MAY, 2024)

_____
David S. Griffin, Texas R.P.L.S. No. 6958
Registered Professional Land Surveyor
Griffin Land Surveying
903 W. Ennis Ave., Suite 4
Ennis, Texas 75119
(903) 600-1072
TBPELS Firm No. 101948-13

APPROVED BY: Planning and Zoning Commission, City of Waxahachie

By: _____ _____
Chairperson Date

_____
Attest

OWNERS'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS Jessica Cuevas, Esparza Properties LTD Co, and John David Jordan are the owners of three tracts of land situated in the Emory W. Rogers Survey, Abstract No. 896, and being a portion of Block 30 of Bullards Addition, an addition to the City of Waxahachie, Ellis County, Texas according to the plat thereof recorded in Cabinet A, Slide 163 of the Plat Records of Ellis County, Texas (P.R.E.C.T.) and being the remainder of a called 0.2486 acre tract of land described in the Texas Warranty Deed with Vendor's Lien to Jessica Cuevas recorded in Instrument Number 1520095 of the Official Public Records of Ellis County, Texas (O.P.R.E.C.T.) and being all of a called 1.00 acre tract of land described in the Warranty Deed to John David Jordan recorded in Volume 2651, Page 366 of the Deed Records of Ellis County, Texas (D.R.E.C.T.), being all of Lot 7, Block 30 of Bullards Addition, an addition to the City of Waxahachie, Ellis County, Texas according to the plat thereof recorded in Cabinet B, Slide 667, P.R.E.C.T. and described in the Texas Warranty Deed with Vendor's Lien to Esparza Properties LTD Co recorded in Instrument Number 2242171, O.P.R.E.C.T., also being a portion of Old Rogers Street, a 60 foot wide Right of Way as shown on said Bullards Addition recorded in Cabinet A, Slide 163, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with cap stamped "RPLS 6958" set at the intersection of the northwest line of F.M. Highway 1446, also known as Rogers Street, a 80 foot wide Right of Way as shown on said Bullards Addition recorded in Cabinet B, Slide 667, with the northwest line of Bullard Street, a 60 foot wide Right of Way as shown on said Bullards Addition recorded in Cabinet A, Slide 163, for the south corner of said Jordan tract;

THENCE North 65 degrees 23 minutes 42 seconds West, along the northeast line of said Bullard Street, at a distance of 211.24 pass the southeast line of said Old Rogers Street and continuing for a total distance of 255.79 feet to an "X" cut in concrete set at the intersection of the northeast line of said Bullard Street with the southeast line of Highway 77, a variable width Right of Way for corner;

THENCE North 27 degrees 04 minutes 03 seconds East, along the southeast line of said Highway 77, a distance of 51.27 feet to a 1/2 inch iron rod with cap stamped "RPLS 6958" set for the southwest corner of a called 0.0275 acre tract of land described in the deed to the Texas Department of Transportation recorded in Instrument Number 1727664, O.P.R.E.C.T.;

THENCE North 49 degrees 32 minutes 54 seconds East, along the southeasterly line of said Texas Department of Transportation tract, a distance of 32.80 feet to an "X" cut in concrete set for corner;

THENCE North 18 degrees 36 minutes 38 seconds West, along the southeasterly line of said Texas Department of Transportation tract, a distance of 10.54 feet to an "X" cut in concrete set for corner;

THENCE North 27 degrees 04 minutes 03 seconds East, along the southeasterly line of said Texas Department of Transportation tract, a distance of 186.20 feet to an "X" cut in concrete set in the southwest line of F.M. Highway 1446, also known as Cantrell Street, a variable width Right of Way, for the northeast corner of said Texas Department of Transportation tract;

THENCE South 69 degrees 14 minutes 06 seconds East, along the southwest line of said F.M. Highway 1446 (Cantrell Street), at a distance of 92.40 feet pass the northwest line of said Old Rogers Street, at a distance of 160.86 feet pass the southeast line of said Old Rogers Street, and continuing for a total distance of 240.68 feet to a 1/2 inch iron rod with cap stamped "TEXAS RPLS 6008" found at the intersection of the southwest line of said F.M. Highway 1446 (Cantrell Street) with the northwest line of said F.M. Highway 1446 (Rogers Street) for corner;

THENCE South 24 degrees 50 minutes 03 seconds West, along the southeast line of said F.M. Highway 1446 (Rogers Street), a distance of 290.80 feet to the POINT OF BEGINNING and containing 69,538 square feet or 1.596 acres of land, more or less.

OWNERS'S DEDICATION

STATE OF TEXAS §
COUNTY OF DALLAS §
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Jessica Cuevas, Esparza Properties LTD Co, and John David Jordan, acting herein by and through their duly authorized officers, do hereby adopt this plat designating the herein above described property as LOT 1R, 2R, AND 3R OF CANTRELL ADDITION, an addition to the City of Waxahachie, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. 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 also be 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 purpose of constructing, reconstructing, 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 approved subject to all platting ordinances, rules, regulations and resolutions of the City of Waxahachie, Texas

WITNESS, our hand, this the _____ day of _____, 2024.

BY:

_____ _____
Jessica Cuevas

_____ _____
Printed Name

_____ _____
John David Jordan

_____ _____
Printed Name

STATE OF TEXAS §
COUNTY OF ELLIS §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared John David Jordan, Owner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/her executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2024.

_____ _____
Notary Public in and for the State of Texas

_____ _____
My Commission Expires On:

_____ _____
Eduardo A. Esparza

_____ _____
Printed Name

STATE OF TEXAS §
COUNTY OF ELLIS §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Eduardo A. Esparza, Owner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/her executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2024.

_____ _____
Notary Public in and for the State of Texas

_____ _____
My Commission Expires On:

STATE OF TEXAS §
COUNTY OF ELLIS §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Jessica Cuevas, Owner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/her executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2024.

_____ _____
Notary Public in and for the State of Texas

_____ _____
My Commission Expires On:

OWNER:
ESPARZA PROPERTIES LTD CO.
301 CANTRELL ST.
WAXAHACHIE, TEXAS 75165
(469) 309-8111

OWNER:
JESSICA CUEVAS
401 CANTRELL ST.
WAXAHACHIE, TEXAS 75165
(469) 297-0745

OWNER:
JOHN JORDAN
528 S. ROGERS ST.
WAXAHACHIE, TEXAS 75165
(972) 333-1992

GRIFFIN LAND SURVEYING
903 W. Ennis Ave., Ste. 4
Ennis, TX 75119
903.600.1072 • www.glsurveying.com
TBPELS Firm No. 101948-13

REPLAT

CANTRELL ADDITION

LOTS 1R, 2R, & 3R, BLOCK 1

69,538 SQUARE FEET OR 1.596 ACRES
BEING A REPLAT OF A PORTION OF BLOCK 30, OF BULLARDS ADDITION, AN ADDITION TO THE CITY OF WAXAHACHIE, TEXAS AS RECORDED IN CABINET A, SLIDE 163, P.R.E.C.T. AND ALL OF LOT 7, BLOCK 30 OF BULLARDS ADDITION, AN ADDITION TO THE CITY OF WAXAHACHIE, TEXAS AS RECORDED IN CABINET B, SLIDE 667, P.R.E.C.T.

EMORY W. ROGERS SURVEY, ABSTRACT NO. 896
CITY OF WAXAHACHIE
3 COMMERCIAL LOTS
ZONED LI-2
CASE NO. SUB-93-2023

MAY, 2024 *GLS JOB NO. 2305081*
SHEET 1 OF 1

Letter of No Objection - Spectrum

Item 5&6

From: Gardner, Quincy <Quincy.Gardner@charter.com>

Sent: Thursday, February 22, 2024 2:39 PM

To: Motley, Larry; dgriffin@glsurveying.com

Cc: Aduddell, Eric W; Kerric Bradford; ryan.lilley@oncor.com; jonathan.hutchason@oncor.com; Scott.Baumbach@oncor.com; Cox, Michael; Moses, John L; Lewis, Alton; jd8932@att.com; Tyrel.Draper@BNSF.com; jeffrey.estes@bnsf.com; King, Zack; Jennifer Dixon; Hunter, TJ

Subject: Re: Letter of No Objection - Waxahachie - Howard St and Old Rogers St

Spectrum will not be in conflict with the underground as our plant is Airel .

Thanks

Charter Spectrum
TV | INTERNET | VOICE

Quincy Gardner III | Construction Coordinator
206 E. Center St. Duncanville, TX 75116
Office -----817-945-1830 |Cell --------214-412-8801

Letter of No Objection - Oncor

Item 5&6

From: Brewster, Richard <Lloyd.Brewster@oncor.com>
Sent: Thursday, January 11, 2024 11:16 AM
To: Griffin Land Surveying <dgriffin@glsurveying.com>
Subject: RE: Letter of No Objection

Oncor Electric Delivery has no objection.

Richard Brewster
Design Services Supervisor
Oncor | Project Management & Design Services
Cell: 214-549-6590

***My Manager**: Anthony Gordon*
***Cell**: 713-702-4201 **Email**: Anthony.Gordon@oncor.com*

For new Service, please use the link below:
https://www.oncor.com/content/oncorwww/us/en/home/constructionanddevelopment.html

"For new Governmental Relocation Projects, Please send project information to Relocations@oncor.com"

April 12, 2024

David Griffin, RPLS
Griffin Land Surveying, LLC
903 W Ennis Avenue, Suite 4
Ennis, Texas 75119
dgriffin@glsurveying.com
(903) 600-1072

Re: Reduction of the existing 15' (fifteen-feet) Drainage & Utility Easement on the North side of Howard Street, between S. College St and Old Rogers St. (32.380420°, -96.851708°)

Dear Mr. Griffin;

It is Atmos Energy Corporation's (Atmos Energy) understanding that the existing 15' (fifteen-feet) Drainage & Utility Easement on the North side of Howard Street, between Old Rogers St. and S. College St. in Waxahachie, TX, is being proposed to be reduced to 3' (three-feet) .

Based on the email from you on 4-11-2024 (9:02 am) and the attached drawing (see attachment), Atmos Energy does not object to the narrowing of the Drainage & Utility Easement.

Atmos does have an 8" (eight-inch) steel pipeline in the adjacent 20' R.O.W. Dedication shown on the attachment and on the East side of Old Rogers St.. During any construction activities, equipment crossing the pipeline shall utilize an Atmos Energy approved temporary crossing method, meeting Atmos Energy's engineering standard drawing 'STD 11-100-00' to prevent any direct loading on the pipeline.

1. *At no time shall construction equipment be allowed to travel parallel with the pipeline, directly over the top of any Atmos pipeline in areas without paving over the pipeline.*

2. Please contact Texas 811 for line locates 72 hours prior to excavation. Please contact **Atmos Energy Damage Prevention Representative Matt Penwarden (214) 316-4514** in advance of excavation or construction activities within the vicinity of Atmos Energy facilities.

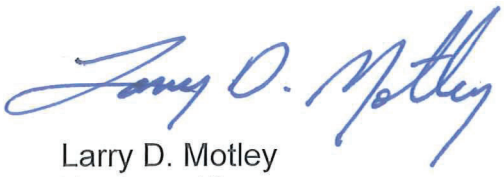
3. Mechanical excavation (and/or compaction), with the exception of hydro-vacuuming method, **is not allowed within three feet (3') horizontally from Atmos Energy's facilities. Excavation (and / or compaction) closer than three feet (3') horizontally from Atmos Energy's facilities must be done by non-mechanical excavation or hand operated compaction methods.**

4. Atmos Energy will not be responsible for damage to any allowed encroachments or crossings.

This letter is only for the above-described activity. All other crossings or activities above or near Atmos pipelines, whether indicated on the referenced drawings or future crossings, will require additional letters-of-no-objection and/or encroachment agreements.

If you have any questions or if I may be of additional assistance, please feel free to contact Larry Motley, at 469-285-6090.

Sincerely,

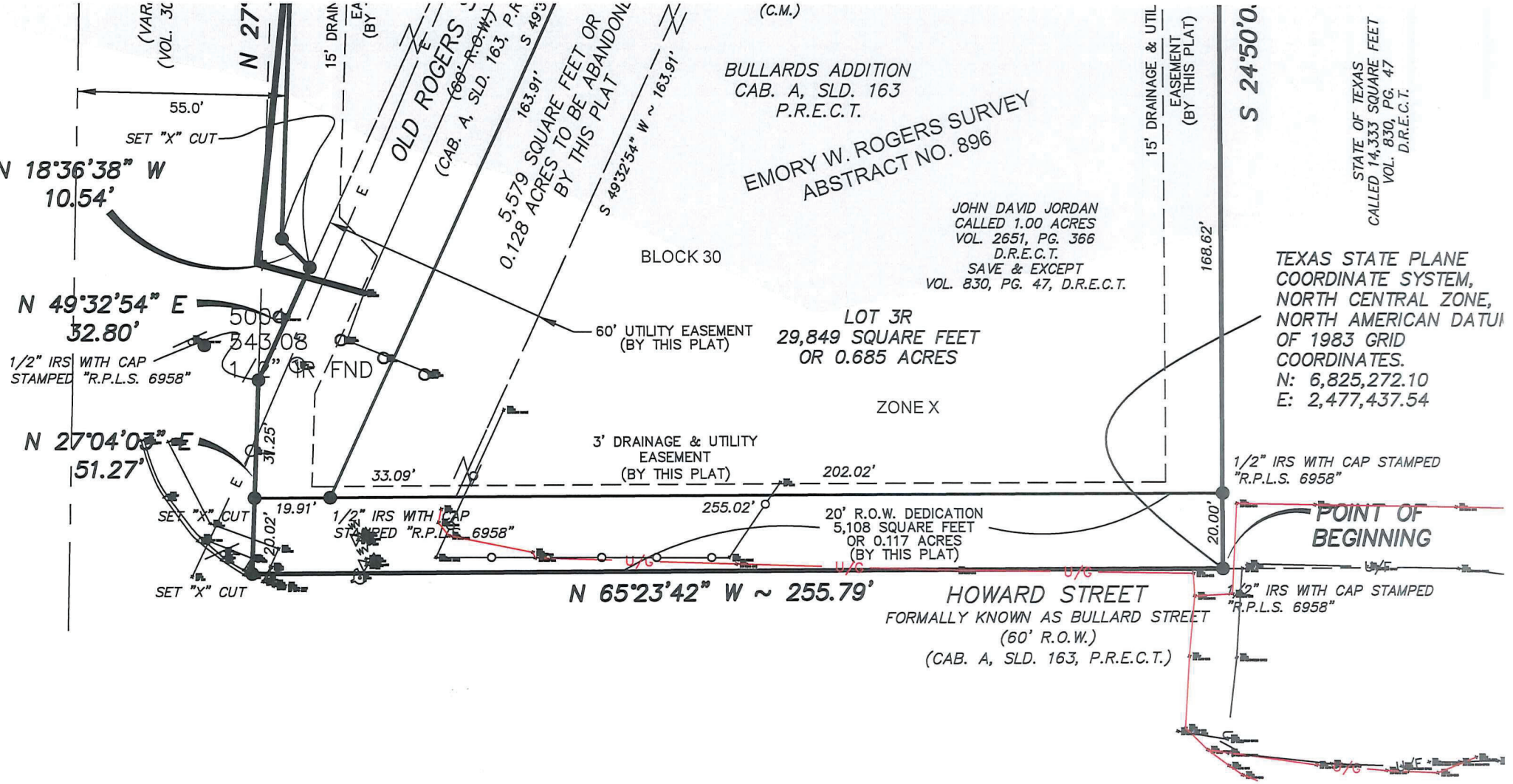


Larry D. Motley
Engineer III
Atmos Energy Corporation
3525 Hwy 77
Waxahachie, TX 75165

cc: Marco Delira (Atmos Engr Manager)
Matt Penwarden (Atmos Damage Prevention)
Larry D. Motley (Atmos Engr)

Letter of No Objection - Atmos

Item 5&6



Planning & Zoning Department

Zoning Staff Report

Case: SP-106-2024

MEETING DATE(S)

Planning & Zoning Commission: June 11, 2024

City Council: June 17, 2024

CAPTION

Public Hearing on a request by Katy Dockery, HKS Inc., for an **Amended Site Plan** for the Baylor Scott & White Hospital Tower Expansion II, located at 2400 N Interstate 35E (Property ID: 180334) – Owner: Baylor Health Care System (SP-106-2024) Staff: Zack King

RECOMMENDED MOTION

"I move to recommend approval of SP-106-2024, an Amended Site Plan Application for Baylor Scott & White Hospital Tower Expansion II, subject to the conditions the staff report."

APPLICANT REQUEST

The applicant requests approval of an Amended Site Plan to allow for a revised Elevation/Façade Plan for the Baylor Scott & White Hospital Tower Expansion II project.

CASE INFORMATION

Applicant:	Katy Dockery, HKS Inc.
Property Owner(s):	Baylor Health Care System
Site Acreage:	43.76 acres
Current Zoning:	Planned Development-Commercial (PD-C) – Ord. 2649 & 3287
Requested Zoning:	Planned Development-Commercial (PD-C) – Ord. 2649 & 3287, with Amended Site Plan

SUBJECT PROPERTY

General Location:	2400 N Interstate 35E
Parcel ID Number(s):	180334
Existing Use:	Baylor Scott & White Hospital
Development History:	On May 7, 2012, City Council approved a zoning change to a Planned Development (PD) district on the subject property, allowing the development of the Baylor Scott & White Hospital.

Development History (continued):

On November 17, 2014, City Council approved a Final Plat for the subject property.

On February 1, 2021, City Council approved relocating a billboard sign for the subject property.

On August 16, 2021, City Council approved a PD Amendment for the subject property to allow for an additional Medical Facility use on the subject property.

On November 20, 2023, City Council approved a Site Plan and Development Agreement for the Baylor Hospital Tower Expansion II project.

Adjoining Zoning & Uses:

Direction	Zoning	Current Use
North	Heavy Industrial (HI)	Altec Service Center
East	Heavy Industrial (HI)	Lifoam Industries
South	N/A – Right of Way (ROW)	US Highway 287 Bypass
West	N/A – Right of Way (ROW)	Interstate 35E

Future Land Use Plan:

Regional Commercial & Industrial

Comprehensive Plan:

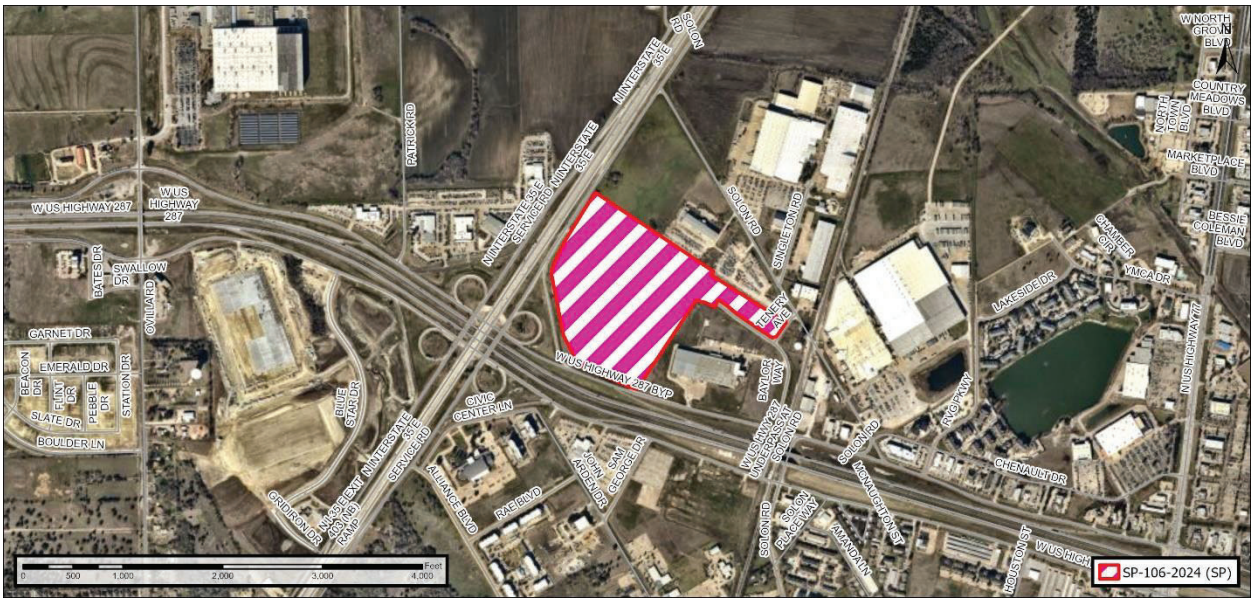
Commercial: These places are first identified by their principal focus on auto-oriented traffic. Logically placed near high-traffic intersections, these spaces bring people from many surrounding neighborhoods. Typical uses will include regional businesses including but not limited to restaurants, retail, gas stations, and offices. To create a more sustainable development, care should be given to make the experience for users pleasant once they exit their vehicle. A focus on adding spaces for public gathering and pedestrian shading to encourage people to walk from one establishment to another and interact with other patrons should be a priority of future development in the Regional Commercial Placetype. Though the size of a regional commercial node is flexible based on local context, generally these are about a half mile in diameter.

Industrial: Industrial uses vary from the technology industry to manufacturing. The designated locations for heavier industrial uses are intended to keep them away from residential categories. These are located along roadways that have adequate capacity to serve the larger industrial vehicles. Required parking is encouraged to be placed behind structures to keep these areas more readily able to redevelop into more urban places over time. When uses are abutting a residential property, a separation should be provided such as a landscape buffer, deeper setback, and/or a screening wall.

Thoroughfare Plan:

The subject property is accessible via the North I35E service road, the US Highway 287 Bypass service road, and Baylor Way.

Site Image:



PLANNING ANALYSIS

Purpose of Request:

The applicant proposes an Amended Site Plan to allow for a revision to the Elevation/Façade Plan for the Baylor Scott & White Hospital Tower Expansion II project. In November of 2023, the City Council approved the Site Plan (SP-141-2023) and Development Agreement for the hospital tower expansion. Following this approval, the applicant submitted a building permit for the expansion that included an elevation/façade plan that did not match the approved Development Agreement. Due to the conflict with the development agreement, the applicant was informed that approval of an Amended Site Plan application and revised Development Agreement would be needed.

This Amended Site Plan application only revises the Elevation/Façade Plan approved with SP-141-2023. The Site Plan, Landscape Plan, Signage Plan, and Phasing Plan sheets from SP-141-2023 are not proposed to be altered in any way with this application.

Revised Elevation/Façade Plan:

The applicant has proposed multiple revisions to the elevation/façade plan with this application. Specifically, the east façade of the new bed tower and portions of the ICU addition were updated. The applicant has noted that these alterations are proposed to simplify the design of the building and reduce the amount of steel needed for structural support. The new design for the bed tower increases the amount of brick and decreases the amount of glazing used for the east façade. Similarly, the revised façade for the ICU addition features a greater amount of brick and a decreased amount of glazing. The revised elevation/façade plan also corrects a technical error in the summary table for exterior construction materials that were found in the original design.

Original Elevation:



Revised Elevation:



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 Amended Site Plan request subject to the condition noted below.

Conditions:

1. A physical copy of the revised 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.

ATTACHED EXHIBITS

1. Applicant Letter
2. Original Elevation/Façade Plan (SP-141-2023)
3. Revised Elevation/Façade Plan
4. Site Plan (SP-141-2023)
5. Landscape Plan (SP-141-2023)
6. Signage Plan (SP-141-2023)
7. Phasing Plan (SP-141-2023)

APPLICANT REQUIREMENTS

1. If approved by City Council, the applicant is required to provide the City with a hard copy of the signed Development Agreement for the Amended Site Plan.
    a. Once the development agreement is recorded, the applicant can complete the building permitting process with the Building and Community Services Department.

STAFF CONTACT INFORMATION

Prepared by:
Zack King, AICP
Senior Planner
zking@waxahachie.com

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

HKS

May 20, 2024

Planning and Zoning Board
City of Waxahachie
401 S. Rogers
Waxahachie, Texas 75168

Re: Baylor Scott and White Hospital - Tower II expansion
HKS Project No. 25866

Baylor Scott and White Health is planning to construct a new addition to the main hospital at its existing campus in Waxahachie, Texas located at the intersection of I-35E and Hwy 287 Bypass. The current address for the site is:

2400 N. Interstate 35E
Waxahachie, TX 75165

The project would like to revise the elevation submissions to align with revisions that have been made to the project that affect the current development agreement between Baylor Scott & White and the City of Waxahachie.

Changes to the development Agreement:

Since the submission of the initial site plan application to the City of Waxahachie, changes have been made to the north, east, and west facades at the 6-story tower expansion and the 2 story ICU expansion. When updating the elevations for the new design an error was noted on the schedules that were previously issued the south and east on the initial submission. On those schedules the overall total area was double counted, and the total percentage only added up to 50%. The adjusted percentage has been noted in the markup of the previously issued areas. The new schedules have been revised on all elevations to align with the project as it was refined throughout the design process. Many of the changes were more minor, but there were two more significant changes described in more detail below.

On the east elevation of the 6-story tower the glazing element was refined to reduce the amount of steel required to support the glazing. The initial design required a significant amount of steel to support both the glazing and the brick at the end of the tower. The reduction of the glazing also helps the existing tower to remain as a key feature of the campus to draw the community to the front door of the hospital.

On the north, east, and west elevations of the ICU addition of the project. The design was refined to reduce the metal panel elements and refine the design to simplify the construction of the expansion. Some of the glazing was reduced in the design on the west façade to align with the function of the spaces on the interior. The ribbon area was added with the portion of the addition that will provide two critical care patient rooms on the second floor. This aligns with other areas on the existing building and tower additional where patient rooms are being provided. The glazing is maximized at public areas such as the dining expansion and the entry vestibule.

The revised designs for both the tower and the ICU addition have allowed the project to reduce the cost of the exterior skin. The changes to the façade were collaboratively developed with Baylor Scott & White to meet the design aesthetic of the campus. The

HKS, Inc.
350 N Saint Paul St #100
Dallas, TX 75201

HKS

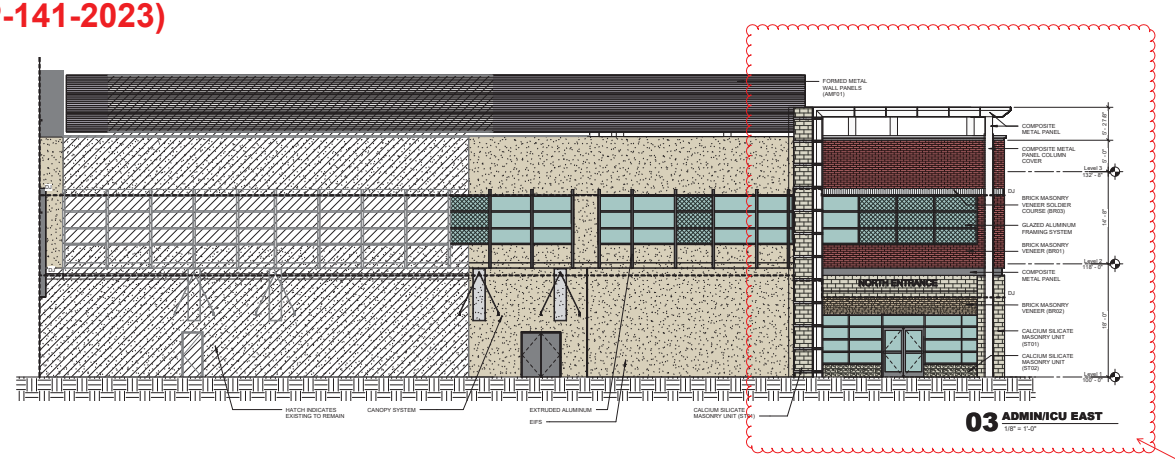
project's main goal is to provide an expansion that can be utilized to meet the growing needs of the community of Waxahachie.

Additional attachments:

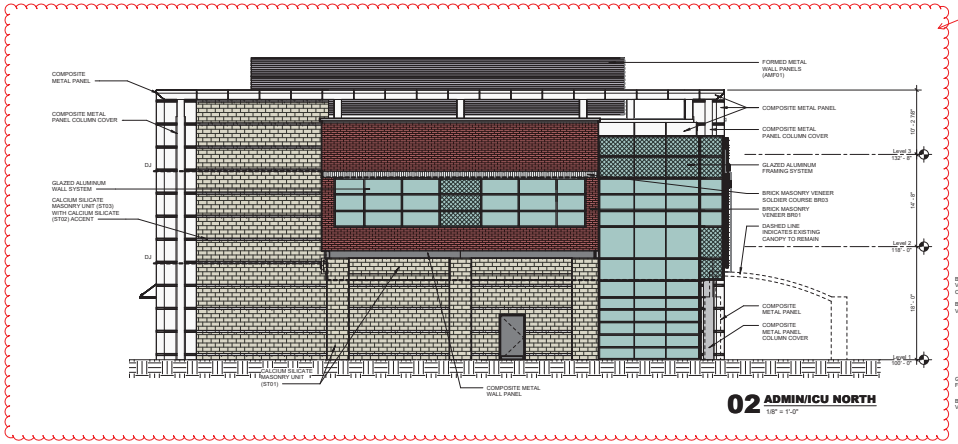
- BSWW-ExhibitD-Markups
  - Marked up changes from the existing development agreement.
- 2024-0520-BSWW-ExteriorElevations
  - Revised elevation sheets for approval.

HKS, Inc.
350 N Saint Paul St #100
Dallas, TX 75201

Original Elevation/Facade Plan (SP-141-2023)



03 ADMIN/ICU EAST 1/8" = 1'-0"



02 ADMIN/ICU NORTH 1/8" = 1'-0"

01 ADMIN/ICU WEST 1/8" = 1'-0"

EXTERIOR MATERIAL LEGEND

BR01 - BRICK MASONRY VENEER (RED)	ST01 - CALCIUM SILICATE MASONRY UNIT (SMOOTH)
BR02 - BRICK MASONRY VENEER (TAN)	ST02 - CALCIUM SILICATE MASONRY UNIT (ROCK FACE)
BR03 - BRICK MASONRY VENEER (WHITE SOLDIER COURSE)	ST03 - CALCIUM SILICATE MASONRY UNIT (CAFE)
EIFS	RIBBED METAL PANEL
GLAZING - SPANDREL PANEL	GLAZING - VISION PANEL
COMPOSITE METAL WALL PANEL	CMU

HKS

ARCHITECT
HKS, INC.
350 N. ST PAUL STREET, STE 100
DALLAS, TEXAS 75201
CIVIL ENGINEER
RLG CONSULTING ENGINEERS
12001 N. CENTRAL EXPRESSWAY, SUITE 300
DALLAS, TEXAS 75243
LANDSCAPE ARCHITECT
TALLEY ASSOCIATES, INC
3301 ELM STREET, SUITE 100
DALLAS, TEXAS 75226
PARKING
WALTER P MOORE
1301 MCKINNEY, SUITE 1100
HOUSTON, TEXAS 77010
INTERIOR DESIGNER
EDWARDS + MULHAUSEN INTERIOR DESIGN
2301a E RIVERSIDE DRIVE, STE 60
AUSTIN, TX 78741
STRUCTURAL ENGINEER
WALTER P MOORE
500 N. AKARD STREET, STE 2300
DALLAS, TEXAS 75201
MEP ENGINEER
HENDERSON ENGINEERS
5201 TENNYSON PKWY, SUITE 210
PLANO, TX 75024
TECHNOLOGY
SMITH SECKMAN REID (SSR)
10670 N. CENTRAL EXPRESSWAY, SUITE 440
DALLAS, TEXAS 75231
FOOD SERVICES
RICCA DESIGN STUDIOS
5613 DTC PARKWAY, SUITE 100
GREENWOOD VILLAGE, CO 80111
MEDICAL EQUIPMENT
HOEFER WELKER
500 NORTH AKARD STREET, SUITE 2450
DALLAS, TEXAS 75201

BaylorScott&White HEALTH

TOWER EXPANSION II AT WAXAHACHIE

OWNER
BAYLOR SCOTT & WHITE HEALTH
301 N. WASHINGTON ST
DALLAS, TX 75246
OWNER REPRESENTATIVE
ADAMS MANAGEMENT SERVICES CORPORATION
515 W. SOUTHLAKE BOULEVARD, SUITE 130
SOUTHLAKE, TX 76092
GENERAL CONTRACTOR

INTERIM REVIEW ONLY

These documents are incomplete, and are released for interim review only and are not intended for regulatory approval, permit, or construction purposes.

Architect:
Arch. Reg. No.:
Date:

KEY PLAN

TRUE NORTH

REVISION

NO.	DESCRIPTION	DATE
1	Revision 1	Date 1

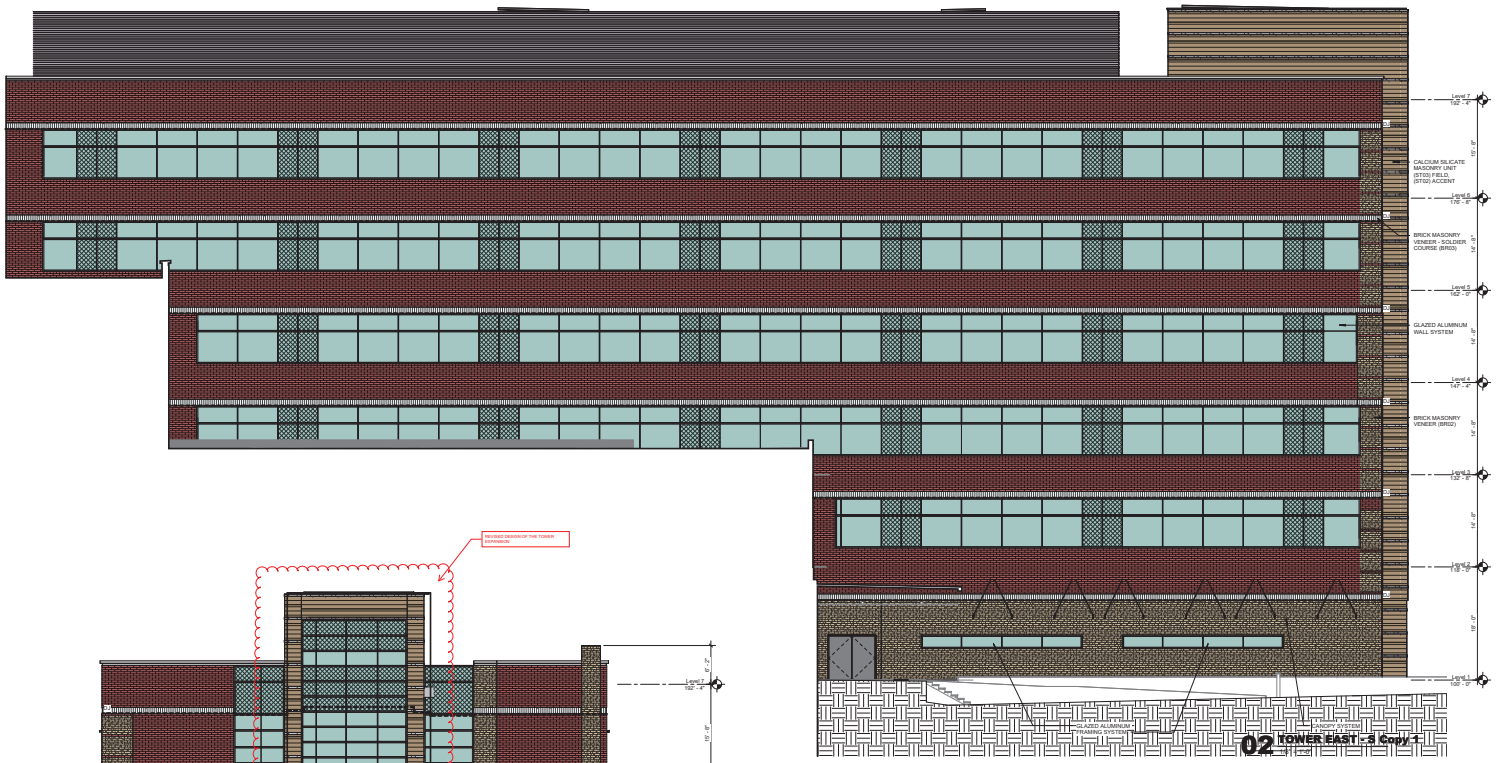
HKS PROJECT NUMBER
25866.000
DATE
13 SEPTEMBER 2023
ISSUE
CITY OF WAXAHACHIE SITE PLAN REVIEW
SHEET TITLE
ICU/OVERBUILD ELEVATIONS

SHEET NO.
A5.01

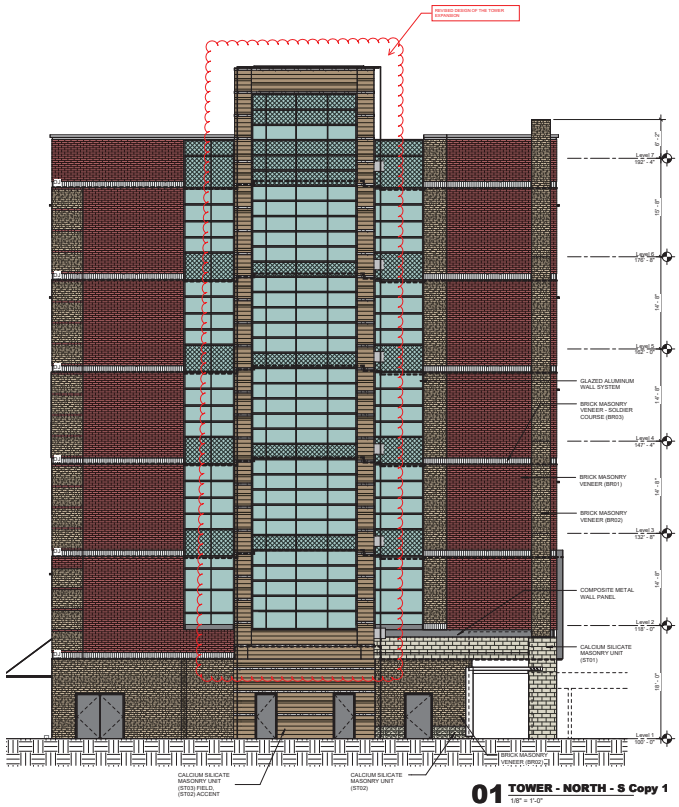
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PLOT DATE:
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Original Elevation/Facade Plan (SP-141-2023)



02 TOWER EAST - S Copy 1



01 TOWER - NORTH - S Copy 1
1/8" = 1'-0"

EXTERIOR MATERIAL LEGEND

- BR01 - BRICK MASONRY VENEER (RED)
- BR02 - BRICK MASONRY VENEER (TAN)
- BR03 - BRICK MASONRY VENEER (WHITE SOLDIER COURSE)
- EIFS
- GLAZING - SPANDREL PANEL
- COMPOSITE METAL WALL PANEL
- ST01 - CALCIUM SILICATE MASONRY UNIT (SMOOTH)
- ST02 - CALCIUM SILICATE MASONRY UNIT (ROCK FACE)
- ST03 - CALCIUM SILICATE MASONRY UNIT (CAFE)
- RIBBED METAL PANEL
- GLAZING - VISION PANEL
- CMU

HKS

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Architect:
Arch. Reg. No.:
Date:

KEY PLAN

TRUE NORTH

REVISION
NO. DESCRIPTION DATE

HKS PROJECT NUMBER
25866.000
DATE
13 SEPTEMBER 2023
ISSUE
CITY OF WAXAHACHIE SITE PLAN REVIEW
SHEET TITLE
TOWER ELEVATIONS

SHEET NO.
A5.03

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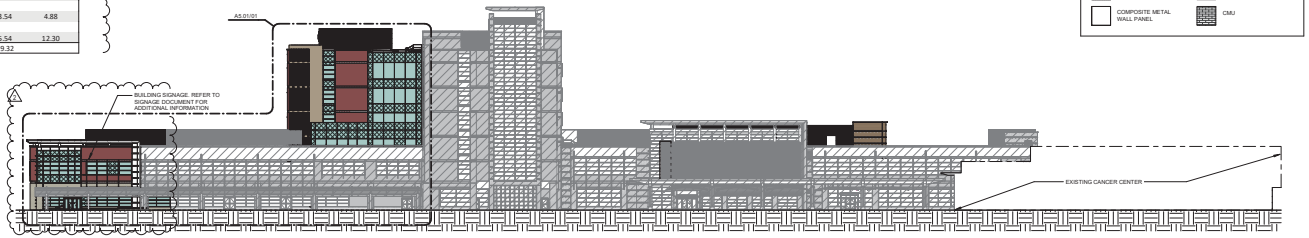
PLOT DATE: 09/13/2023 11:04:26 AM TEMPLATE VERSION: 20.0.0

Revised Elevation/Facade Plan

WEST FACADE MATERIAL TAKEOFF - HOSPITAL_NEW		
MATERIAL	SF	%
BRICK MASONRY	2,503.83	27.98
CALCIUM SILICATE	86.25	0.96
CMU	0.00	0.00
GLAZING	4,674.68	52.24
EIFS	0.00	0.00
COMPOSITE METAL PANEL	454.58	5.08
RIBBED METAL PANEL	1,229.48	13.74
TOTAL FAÇADE SF	8,948.82	

WEST FACADE MATERIAL TAKEOFF - HOSPITAL_EXISTING		
MATERIAL	SF	%
BRICK MASONRY	8,606.29	31.14
CALCIUM SILICATE	3,968.83	14.36
CMU	1,714.56	6.20
GLAZING	8,575.80	31.03
EIFS	209.80	0.76
COMPOSITE METAL PANEL	1,318.96	4.77
RIBBED METAL PANEL	3,246.06	11.74
TOTAL FAÇADE SF	27,640.30	

WEST FACADE MATERIAL TAKEOFF - HOSPITAL_TOTAL		
MATERIAL	SF	%
BRICK MASONRY	11,110.12	30.54
CALCIUM SILICATE	4,055.08	11.15
CMU	1,714.56	4.71
GLAZING	13,250.48	36.42
EIFS	0.00	0.00
COMPOSITE METAL PANEL	1,773.54	4.88
RIBBED METAL PANEL	4,475.54	12.30
TOTAL FAÇADE SF	36,379.32	

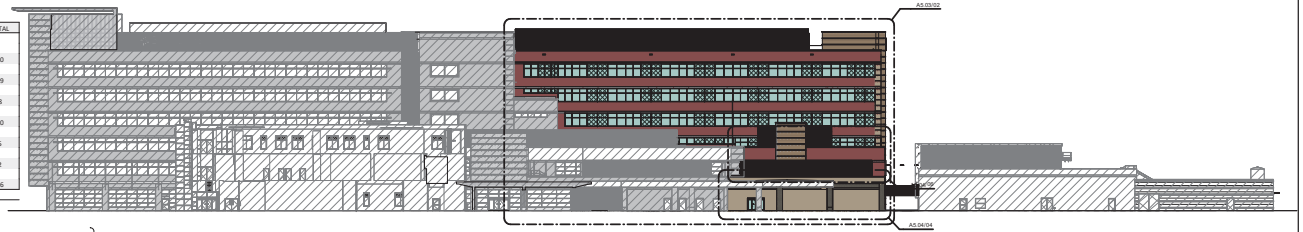


04 OVERALL WEST ELEVATION
1" = 30'-0"

SOUTH FACADE MATERIAL TAKEOFF - HOSPITAL_NEW		
MATERIAL	SF	%
BRICK MASONRY	7,813.58	43.96
CALCIUM SILICATE	1,330.57	7.49
CMU	0.00	0.00
GLAZING	5,283.98	29.73
EIFS	0.00	0.00
COMPOSITE METAL PANEL	316.77	1.78
RIBBED METAL PANEL	3,028.51	17.04
TOTAL FAÇADE SF	17,773.41	

SOUTH FACADE MATERIAL TAKEOFF - HOSPITAL_EXISTING		
MATERIAL	SF	%
BRICK MASONRY	18,628.20	43.17
CALCIUM SILICATE	6,398.44	14.83
CMU	1,390.69	3.22
GLAZING	10,497.27	24.33
EIFS	212.85	0.49
COMPOSITE METAL PANEL	1,219.23	2.83
RIBBED METAL PANEL	4,806.37	11.14
TOTAL FAÇADE SF	43,153.05	

SOUTH FACADE MATERIAL TAKEOFF - HOSPITAL_TOTAL		
MATERIAL	SF	%
BRICK MASONRY	26,441.78	43.40
CALCIUM SILICATE	7,729.01	12.69
CMU	1,390.69	2.28
GLAZING	15,781.25	25.90
EIFS	212.85	0.35
COMPOSITE METAL PANEL	1,536.00	2.52
RIBBED METAL PANEL	7,834.88	12.86
TOTAL FAÇADE SF	60,926.46	

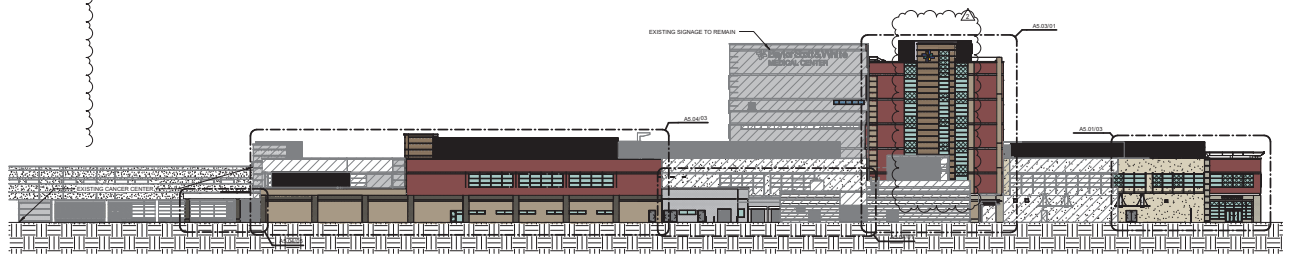


03 OVERALL SOUTH ELEVATION
1" = 30'-0"

EAST FACADE MATERIAL TAKEOFF - HOSPITAL_NEW		
MATERIAL	SF	%
BRICK MASONRY	8,909.07	41.71
CALCIUM SILICATE	3,175.60	14.87
CMU	968.17	4.53
GLAZING	3,532.11	16.54
EIFS	1,617.22	7.57
COMPOSITE METAL PANEL	715.63	3.35
RIBBED METAL PANEL	2,441.66	11.43
TOTAL FAÇADE SF	21,359.46	

EAST FACADE MATERIAL TAKEOFF - HOSPITAL_EXISTING		
MATERIAL	SF	%
BRICK MASONRY	6,344.09	38.72
CALCIUM SILICATE	271.81	1.66
CMU	2,556.51	15.60
GLAZING	1,184.77	7.23
EIFS	4,175.64	25.48
COMPOSITE METAL PANEL	0.00	0.00
RIBBED METAL PANEL	1,853.64	11.31
TOTAL FAÇADE SF	16,386.46	

EAST FACADE MATERIAL TAKEOFF - HOSPITAL_EXIST TOTAL		
MATERIAL	SF	%
BRICK MASONRY	15,253.16	40.41
CALCIUM SILICATE	3,447.41	9.13
CMU	3,524.68	9.34
GLAZING	4,716.88	12.50
EIFS	5,792.86	15.35
COMPOSITE METAL PANEL	715.63	1.90
RIBBED METAL PANEL	4,295.30	11.38
TOTAL FAÇADE SF	37,745.92	

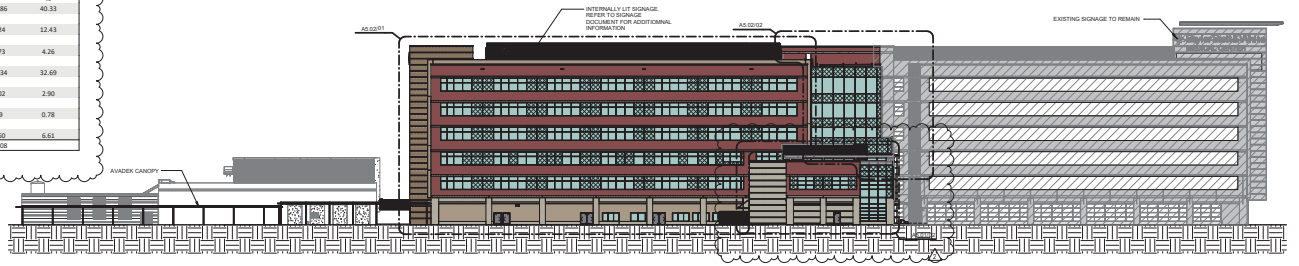


02 OVERALL EAST ELEVATION
1" = 30'-0"

NORTH FACADE MATERIAL TAKEOFF - HOSPITAL_NEW		
MATERIAL	SF	%
BRICK MASONRY	11,324.84	35.54
CALCIUM SILICATE	4,462.21	14.00
CMU	968.17	3.04
GLAZING	11,282.88	35.41
EIFS	1,617.22	5.07
COMPOSITE METAL PANEL	492.29	1.54
RIBBED METAL PANEL	1,719.37	5.40
TOTAL FAÇADE SF	31,866.98	

NORTH FACADE MATERIAL TAKEOFF - HOSPITAL_EXISTING		
MATERIAL	SF	%
BRICK MASONRY	14,080.02	45.24
CALCIUM SILICATE	3,366.03	10.82
CMU	1,714.56	5.51
GLAZING	9,309.46	29.91
EIFS	209.80	0.67
COMPOSITE METAL PANEL	0.00	0.00
RIBBED METAL PANEL	2,443.23	7.85
TOTAL FAÇADE SF	31,123.10	

NORTH FACADE MATERIAL TAKEOFF - HOSPITAL_TOTAL		
MATERIAL	SF	%
BRICK MASONRY	25,404.86	40.33
CALCIUM SILICATE	7,828.24	12.43
CMU	2,682.73	4.26
GLAZING	20,592.34	32.69
EIFS	1,827.02	2.90
COMPOSITE METAL PANEL	492.29	0.78
RIBBED METAL PANEL	4,162.60	6.61
TOTAL FAÇADE SF	62,990.08	



01 OVERALL NORTH ELEVATION
1" = 30'-0"

EXTERIOR MATERIAL LEGEND

- BR01 - BRICK MASONRY VENEER (RED)
- BR02 - BRICK MASONRY VENEER (TAN)
- BR03 - BRICK MASONRY VENEER (WHITE SOLDIER COURSE)
- EIFS
- GLAZING - SPANDREL PANEL
- COMPOSITE METAL WALL PANEL
- ST01 - CALCIUM SILICATE MASONRY UNIT (SMOOTH)
- ST02 - CALCIUM SILICATE MASONRY UNIT (ROCK FACE)
- ST03 - CALCIUM SILICATE MASONRY UNIT (CAFE)
- RIBBED METAL PANEL
- GLAZING - VISION PANEL
- CMU

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BaylorScott&White HEALTH

TOWER EXPANSION II AT WAXAHACHIE

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301 N. WASHINGTON ST
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OWNER REPRESENTATIVE
ADAMS MANAGEMENT SERVICES CORPORATION
515 W. SOUTHLAKE BOULEVARD, SUITE 130
SOUTHLAKE, TX 76092
GENERAL CONTRACTOR
THE WHITING-TURNER CONTRACTING COMPANY
5800 GRANITE PARKWAY, SUITE 300
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INTERIM REVIEW ONLY
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Architect:
Arch. Reg. No.:
Date:

KEY PLAN

TRUE NORTH / PROJECT NORTH

REVISION

NO.	DESCRIPTION	DATE
1	CITY REVISIONS 1	10/10/2023
2	CITY REVISIONS 2	05/20/2024

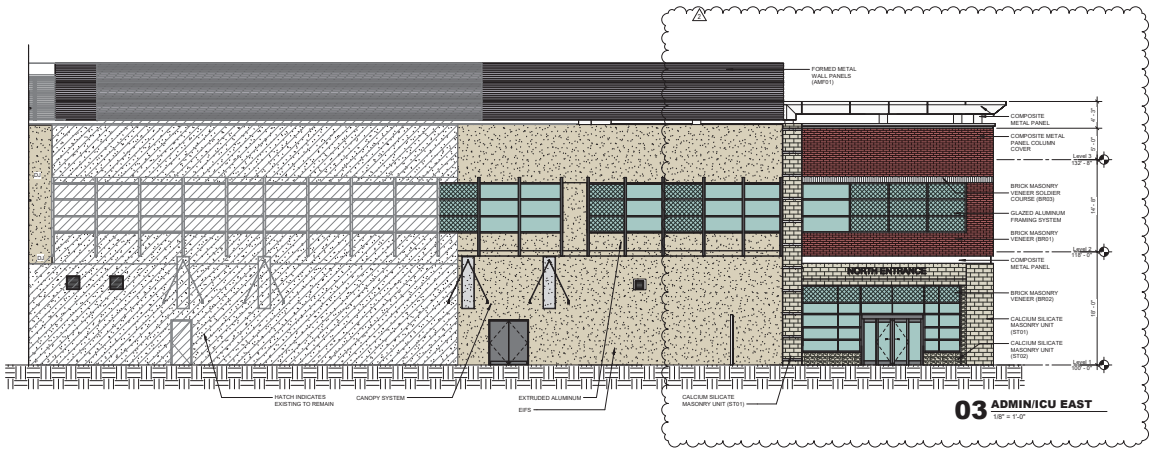
HKS PROJECT NUMBER
25866.000
DATE
13 SEPTEMBER 2023
ISSUE
CITY OF WAXAHACHIE SITE PLAN REVIEW
SHEET TITLE
OVERALL BUILDING ELEVATIONS

SHEET NO.
A5.00

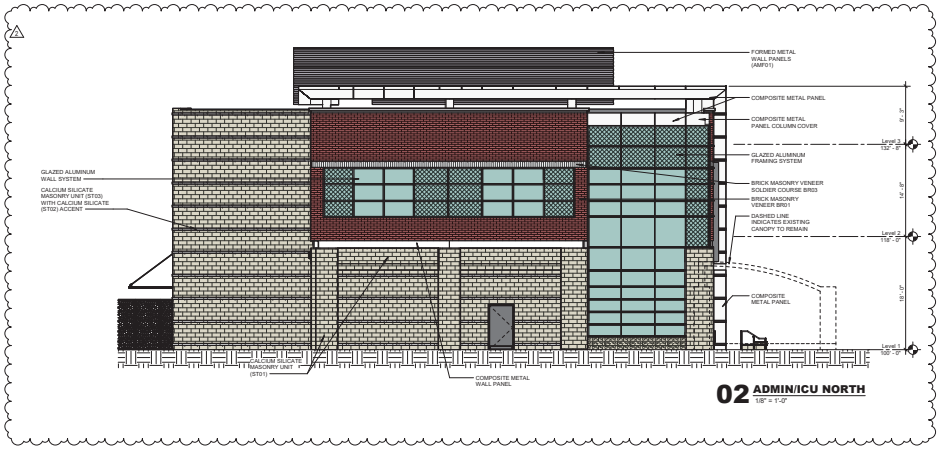
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PLOT DATE
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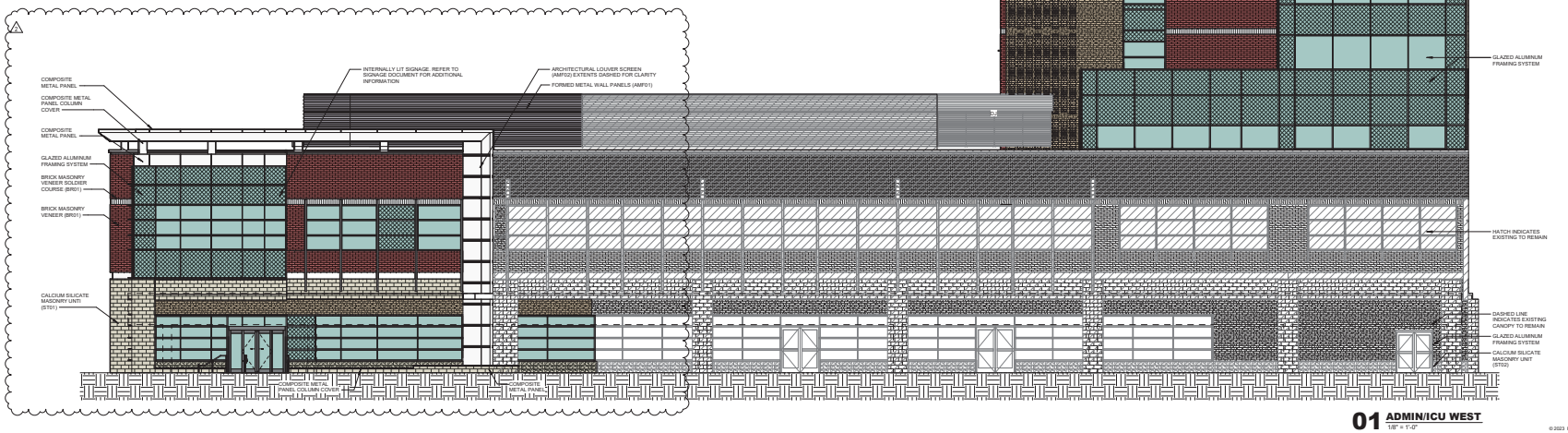
Revised Elevation/Facade Plan



03 ADMIN/ICU EAST 1/8" = 1'-0"



02 ADMIN/ICU NORTH 1/8" = 1'-0"



01 ADMIN/ICU WEST 1/8" = 1'-0"

EXTERIOR MATERIAL LEGEND

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- BR02 - BRICK MASONRY VENEER (TAN)
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- GLAZING - VISION PANEL
- CMU

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KEY PLAN

TRUE NORTH / PROJECT NORTH

REVISION

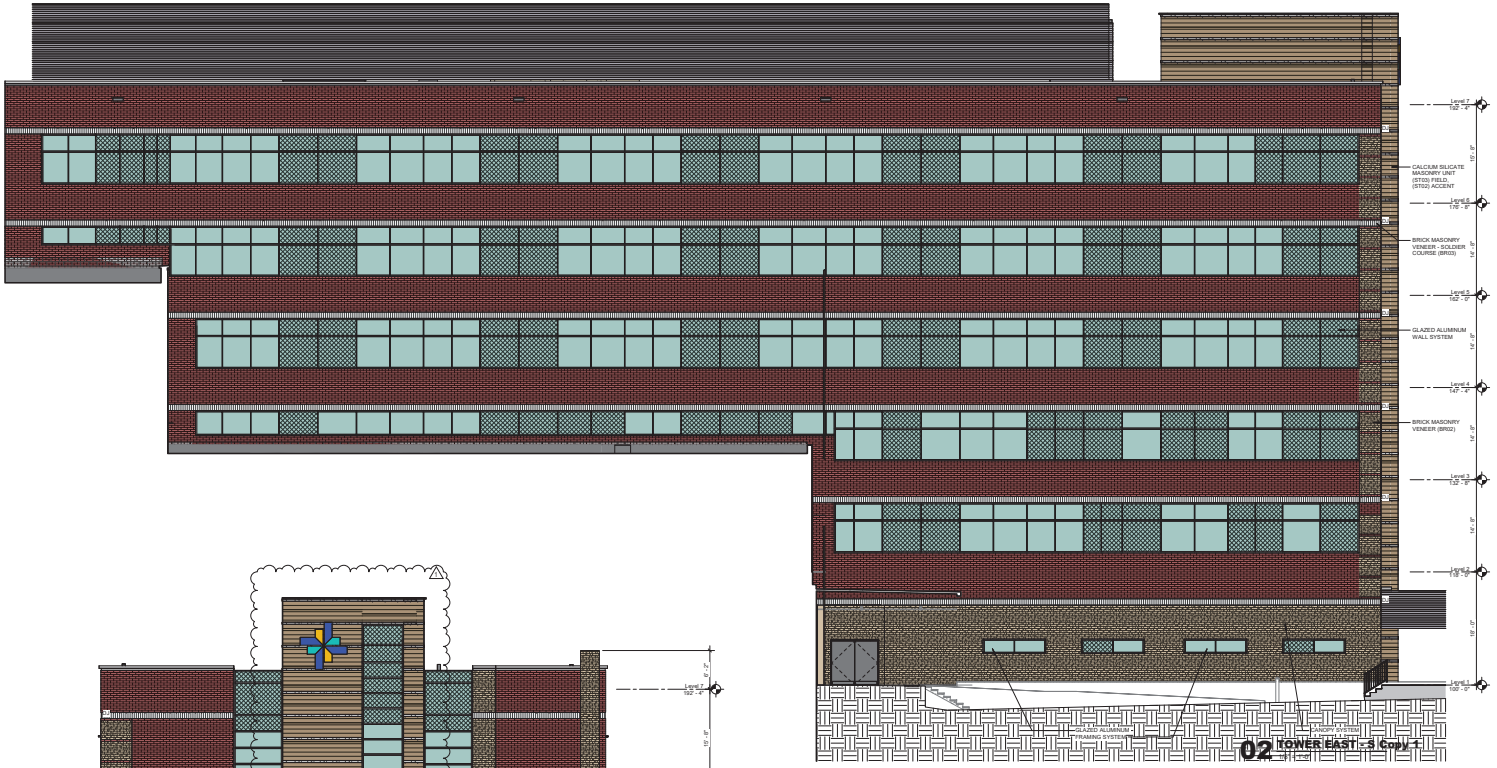
NO.	DESCRIPTION	DATE
1	CITY REVISIONS 1	10/10/2023
2	CITY REVISIONS 2	05/20/2024

HKS PROJECT NUMBER
25866.000
DATE
13 SEPTEMBER 2023
ISSUE
CITY OF WAXAHACHIE SITE PLAN REVIEW
SHEET TITLE
ICU/OVERBUILD ELEVATIONS
SHEET NO.
A5.01

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PLOT DATE
EXTERIOR 12/12/2023 PM TEMPLATE VERSION 20.0.1

Revised Elevation/Facade Plan



02 TOWER EAST - S Copy 1
1/8" = 1'-0"



01 TOWER - NORTH - S Copy 1
1/8" = 1'-0"

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Arch. Reg. No.:
Date:

KEY PLAN

TRUE NORTH / PROJECT NORTH

REVISION

NO.	DESCRIPTION	DATE
1	PACKAGE 05	05/17/2024

HKS PROJECT NUMBER
25866.000
DATE
13 SEPTEMBER 2023
ISSUE
CITY OF WAXAHACHIE SITE PLAN REVIEW
SHEET TITLE
TOWER ELEVATIONS

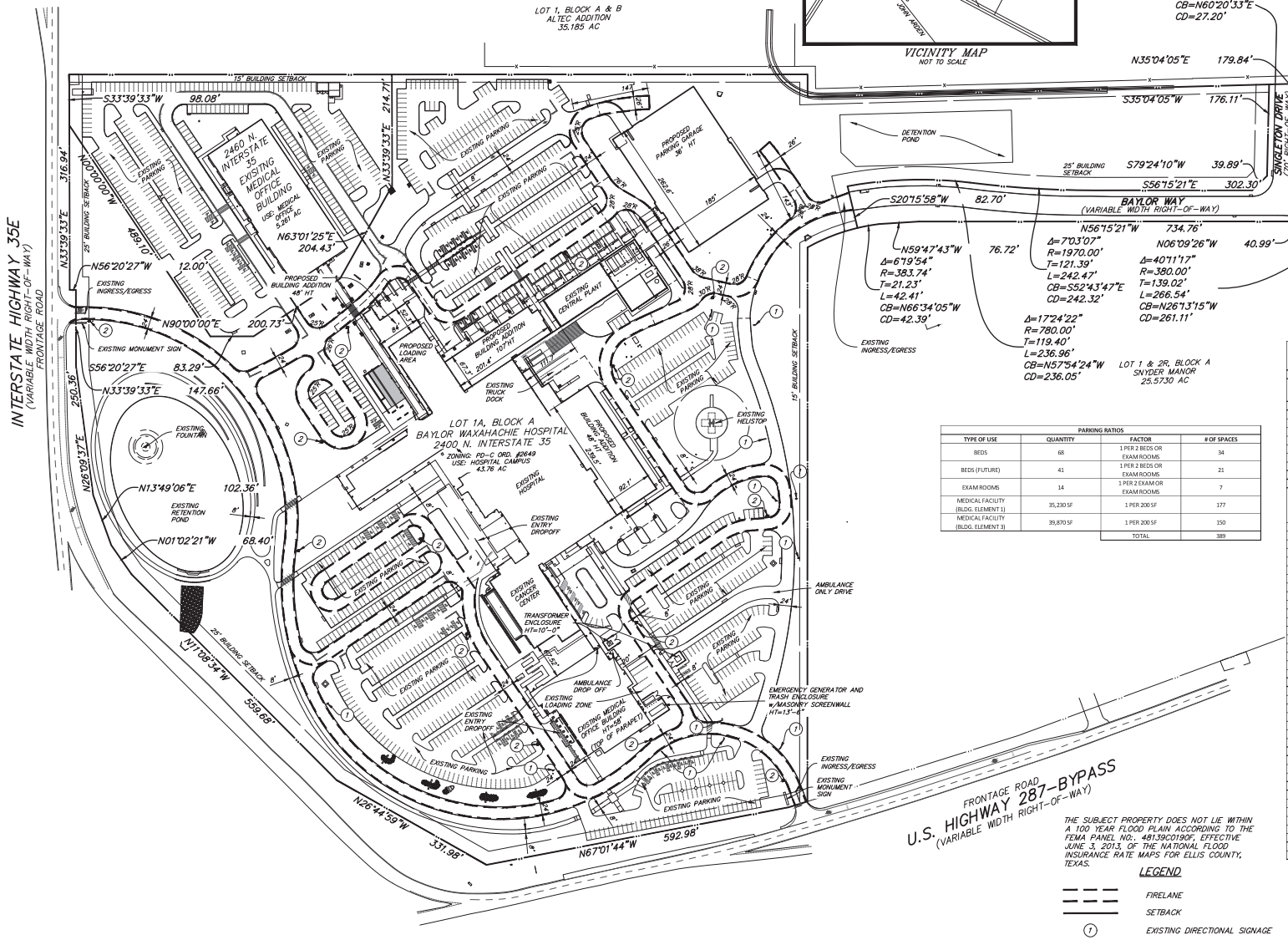
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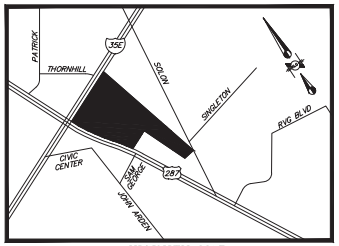
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PLOT DATE
5/17/2024 12:23:53 PM TEMPLATE VERSION: 20.0.1

Site Plan (SP-141-2023)

Item 7&8





VICINITY MAP
NOT TO SCALE

PARKING RATIOS			
TYPE OF USE	QUANTITY	FACTOR	# OF SPACES
BEDS	68	1 PER 2 BEDS OR EXAM ROOMS	34
BEDS (FUTURE)	41	1 PER 2 BEDS OR EXAM ROOMS	21
EXAM ROOMS	14	1 PER 2 EXAM OR EXAM ROOMS	7
MEDICAL FACILITY (BLDG. ELEMENT 1)	35,230 SF	1 PER 200 SF	177
MEDICAL FACILITY (BLDG. ELEMENT 3)	39,870 SF	1 PER 200 SF	150
		TOTAL	389

PROPOSED HOSPITAL EXPANSION AND PARKING GARAGE SITE DATA SUMMARY TABLE		
ZONING:		PD-C, ORD. 2649 & 3287)
PROPOSED USE:		HOSPITAL, ACUTE OR CHRONIC CARE, MEDICAL FACILITY, AND PARKING STRUCTURE
SETBACKS		
	FRONT	25 FT
	SIDE	15 FT
	IF ADJACENT TO STREET	20 FT
	IF ADJACENT TO RESIDENTIAL	25 FT
	REAR	15 FT
	IF ADJACENT TO STREET	20 FT
	IF ADJACENT TO RESIDENTIAL	25 FT
BUILDING DATA		AREA
EXISTING HOSPITAL		276,646 SF
EXISTING CANCER CENTER		16,048 SF
EXISTING MEDICAL OFFICE BUILDING I		75,000 SF
EXISTING MEDICAL OFFICE BUILDING II		79,610 SF
BUILDING ELEMENT #1 (6 FLOOR ADDITION)		
	FLOOR 1	18,600 SF
	FLOOR 2	19,340 SF
	FLOOR 3	22,140 SF
	FLOOR 4	22,080 SF
	FLOOR 5	22,080 SF
	FLOOR 6	22,080 SF
	TOTAL:	126,320 SF
BUILDING ELEMENT #2 (4 FLOOR PARKING GARAGE)		
	FLOOR 1	48,750 SF
	FLOOR 2	48,750 SF
	FLOOR 3	48,750 SF
	FLOOR 4	48,750 SF
	TOTAL:	195,000 SF
BUILDING ELEMENT #3 (2 FLOOR ADDITION)		
	FLOOR 1	24,320 SF
	FLOOR 2	15,310 SF
	TOTAL:	39,630 SF
BUILDING HEIGHT		
EXISTING HOSPITAL		121 FT
EXISTING CANCER CENTER		29 FT
EXISTING MEDICAL OFFICE BUILDING I		44 FT
EXISTING MEDICAL OFFICE BUILDING II		62 FT
BUILDING ELEMENT #1 (6 FLOOR ADDITION)		107 FT
BUILDING ELEMENT #2 (4 FLOOR PARKING GARAGE)		36 FT
BUILDING ELEMENT #3 (2 FLOOR ADDITION)		48 FT
AREA OF IMPERVIOUS SURFACE		
	EXISTING	22.42 AC
	PROPOSED	3.28 AC
	TOTAL	25.70 AC
PARKING		
	EXISTING SURFACE CAMPUS	1406
	LOST TO EXPANSION	22
	ADDITIONAL REQUIRED (SEE PARKING RATIOS)	389
	NEW TOTAL SURFACE PARKING	1384
	NEW PARKING GARAGE	503
	TOTAL CAMPUS PARKING	1887
	NEW REQUIRED ACCESSIBLE PARKING	11
	NEW ACCESSIBLE PARKING PROVIDED	12

THE SUBJECT PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD PLAIN ACCORDING TO THE FEMA PANEL NO.: 48139C0190F, EFFECTIVE JUNE 3, 2013, OF THE NATIONAL FLOOD INSURANCE RATE MAPS FOR ELLIS COUNTY, TEXAS.

LEGEND

- FIRELANE
- SETBACK
- (1) EXISTING DIRECTIONAL SIGNAGE
- (2) FIRE HYDRANT

BS&W HOSPITAL EXPANSION AND PARKING GARAGE
SITE PLAN
BAYLOR WAXAHACHIE HOSPITAL, LOT 1A, BLOCK A
PD-C, ORD. 2649 & 3287
AREA: 43.76ac
CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS
SEPTEMBER 13, 2023
SP-141-2023

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AT WAXAHACHIE

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REVISION

HKS PROJECT NUMBER
25866.000 & .001

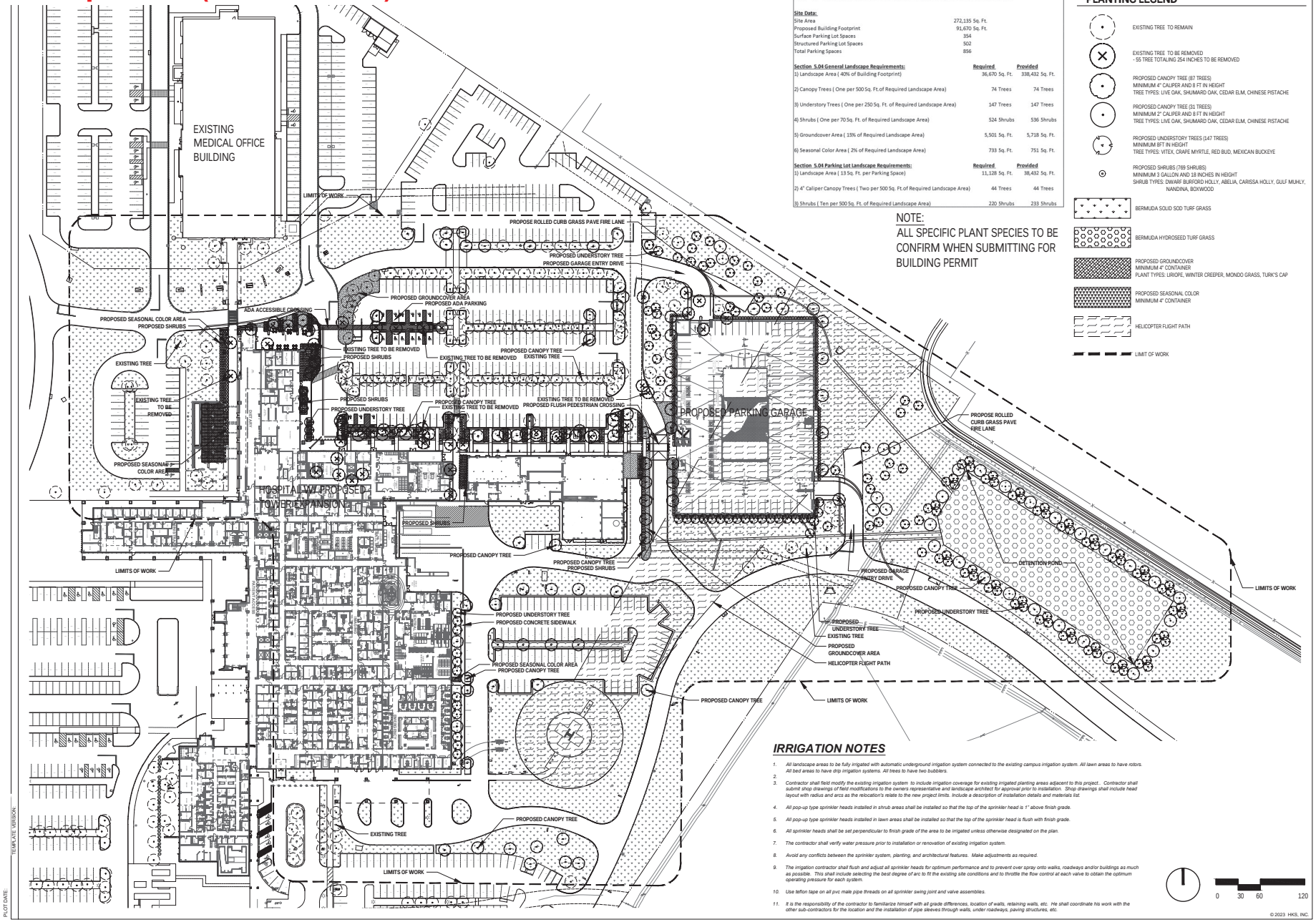
DATE
17 OCTOBER 2023

ISSUE
PROGRESS PRINT #02
(95%)

SHEET TITLE
SITE PLAN

SHEET NO.
C1.00

Landscape Plan (SP-141-2023)



CITY OF WAXAHACHIE SECTION 5.04 LANDSCAPE REQUIREMENTS

Site Data:

Site Area	272,135 Sq. Ft.
Proposed Building Footprint	91,670 Sq. Ft.
Surface Parking Lot Spaces	354
Structured Parking Lot Spaces	502
Total Parking Spaces	856

Section 5.04 General Landscape Requirements:	**Required**	**Provided**
1) Landscape Area (40% of Building Footprint)	36,670 Sq. Ft.	338,432 Sq. Ft.
2) Canopy Trees (One per 500 Sq. Ft.of Required Landscape Area)	74 Trees	74 Trees
3) Understory Trees (One per 250 Sq. Ft. of Required Landscape Area)	147 Trees	147 Trees
4) Shrubs (One per 70 Sq. Ft. of Required Landscape Area)	524 Shrubs	536 Shrubs
5) Groundcover Area (15% of Required Landscape Area)	5,501 Sq. Ft.	5,718 Sq. Ft.
6) Seasonal Color Area (2% of Required Landscape Area)	733 Sq. Ft.	751 Sq. Ft.

Section 5.04 Parking Lot Landscape Requirements:	**Required**	**Provided**
1) Landscape Area (13 Sq. Ft. per Parking Space)	11,128 Sq. Ft.	38,432 Sq. Ft.
2) 4" Caliper Canopy Trees (Two per 500 Sq. Ft.of Required Landscape Area)	44 Trees	44 Trees
3) Shrubs (Ten per 500 Sq. Ft. of Required Landscape Area)	220 Shrubs	233 Shrubs

NOTE:
ALL SPECIFIC PLANT SPECIES TO BE CONFIRM WHEN SUBMITTING FOR BUILDING PERMIT

PLANTING LEGEND

- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED - 55 TREE TOTALING 254 INCHES TO BE REMOVED
- PROPOSED CANOPY TREE (87 TREES) MINIMUM 4" CALIPER AND 8 FT IN HEIGHT TREE TYPES: LIVE OAK, SHUMARD OAK, CEDAR ELM, CHINESE PISTACHE
- PROPOSED CANOPY TREE (31 TREES) MINIMUM 2" CALIPER AND 8 FT IN HEIGHT TREE TYPES: LIVE OAK, SHUMARD OAK, CEDAR ELM, CHINESE PISTACHE
- PROPOSED UNDERSTORY TREES (147 TREES) MINIMUM 8FT IN HEIGHT TREE TYPES: VITEX, CRAPE MYRTLE, RED BUD, MEXICAN BUCKEYE
- PROPOSED SHRUBS (769 SHRUBS) MINIMUM 3 GALLON AND 18 INCHES IN HEIGHT SHRUB TYPES: DWARF BURFORD HOLLY, ABELIA, CARISSA HOLLY, GULF MUHLY, NANDINA, BOXWOOD
- BERMUDA SOLID SOD TURF GRASS
- BERMUDA HYDROSEED TURF GRASS
- PROPOSED GROUNDCOVER MINIMUM 4" CONTAINER PLANT TYPES: LIRIOPE, WINTER CREEPER, MONDO GRASS, TURK'S CAP
- PROPOSED SEASONAL COLOR MINIMUM 4" CONTAINER
- HELICOPTER FLIGHT PATH
- LIMIT OF WORK

IRRIGATION NOTES

1. All landscape areas to be fully irrigated with automatic underground irrigation system connected to the existing campus irrigation system. All lawn areas to have rotors. All bed areas to have drip irrigation systems. All trees to have two bubblers.
2.
3. Contractor shall field modify the existing irrigation system to include irrigation coverage for existing irrigated planting areas adjacent to this project. Contractor shall submit shop drawings of field modifications to the owners representative and landscape architect for approval prior to installation. Shop drawings shall include head layout with radius and arcs as the relocation's relate to the new project limits. Include a description of installation details and materials list.
4. All pop-up type sprinkler heads installed in shrub areas shall be installed so that the top of the sprinkler head is 1" above finish grade.
5. All pop-up type sprinkler heads installed in lawn areas shall be installed so that the top of the sprinkler head is flush with finish grade.
6. All sprinkler heads shall be set perpendicular to finish grade of the area to be irrigated unless otherwise designated on the plan.
7. The contractor shall verify water pressure prior to installation or renovation of existing irrigation system.
8. Avoid any conflicts between the sprinkler system, planting, and architectural features. Make adjustments as required.
9. The irrigation contractor shall flush and adjust all sprinkler heads for optimum performance and to prevent over spray onto walks, roadways and/or buildings as much as possible. This shall include selecting the best degree of arc to fit the existing site conditions and to throttle the flow control at each valve to obtain the optimum operating pressure for each system.
10. Use teflon tape on all pvc male pipe threads on all sprinkler swing joint and valve assemblies.
11. It is the responsibility of the contractor to familiarize himself with all grade differences, location of walls, retaining walls, etc. He shall coordinate his work with the other sub-contractors for the location and the installation of pipe sleeves through walls, under roadways, paving structures, etc.

0 30 60 120

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REVISION
NO. DESCRIPTION DATE

HKS PROJECT NUMBER
25866.000 & .001

DATE
SEPTEMBER 13, 2023

ISSUE
CITY OF WAXAHACHIE SITE PLAN REVIEW

SHEET TITLE
LANDSCAPE PLAN

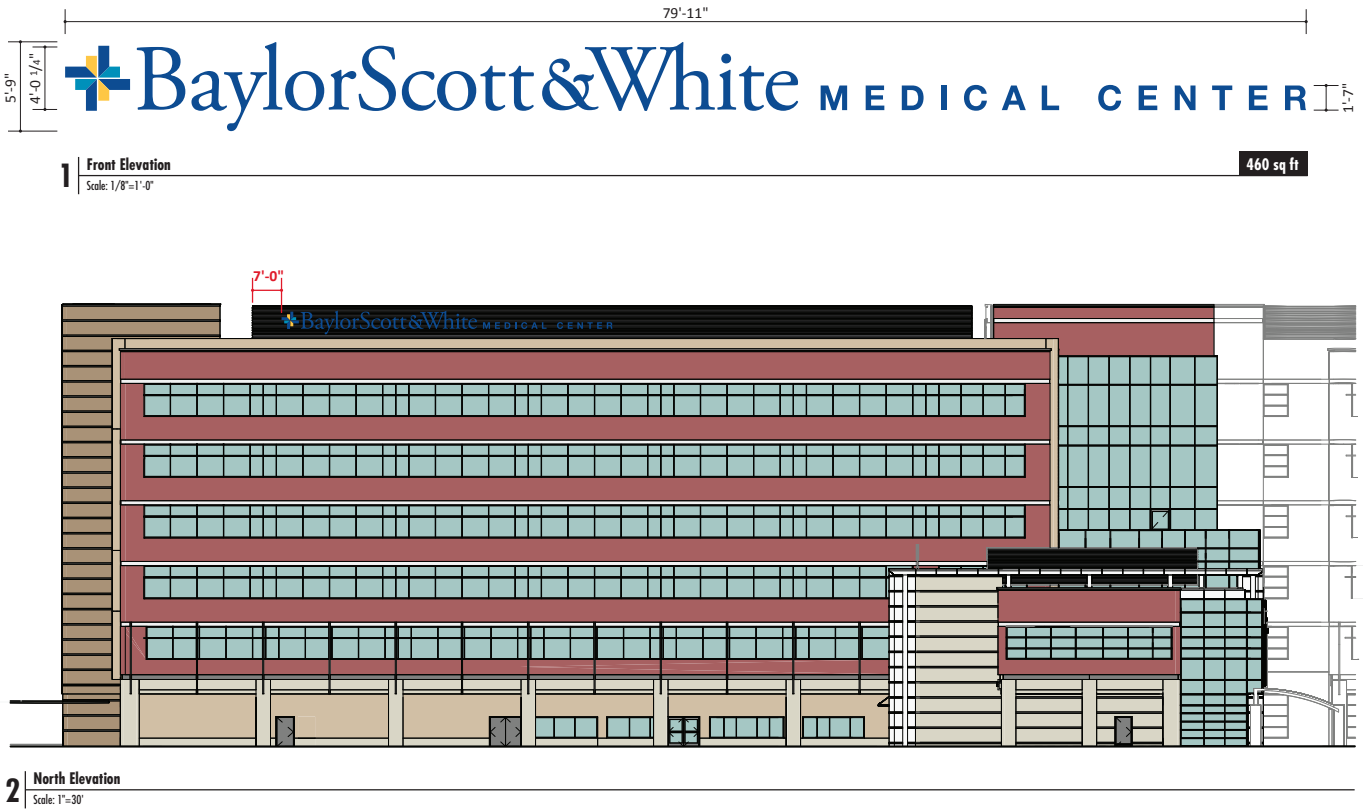
SHEET NO.
L 1.00

PLOT DATE:
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Signage Plan (SP-141-2023)

Item 7&8

Fabricated internally-illuminated logo





Logo glows white at night

BDG

Babendure Design Group
8140 Walnut Hill Ln. #950
Dallas, Texas 75231
214.265.1960
www.babendure.com

Illuminated Logo

BSW Waxahachie Medical Center

October 06, 2023

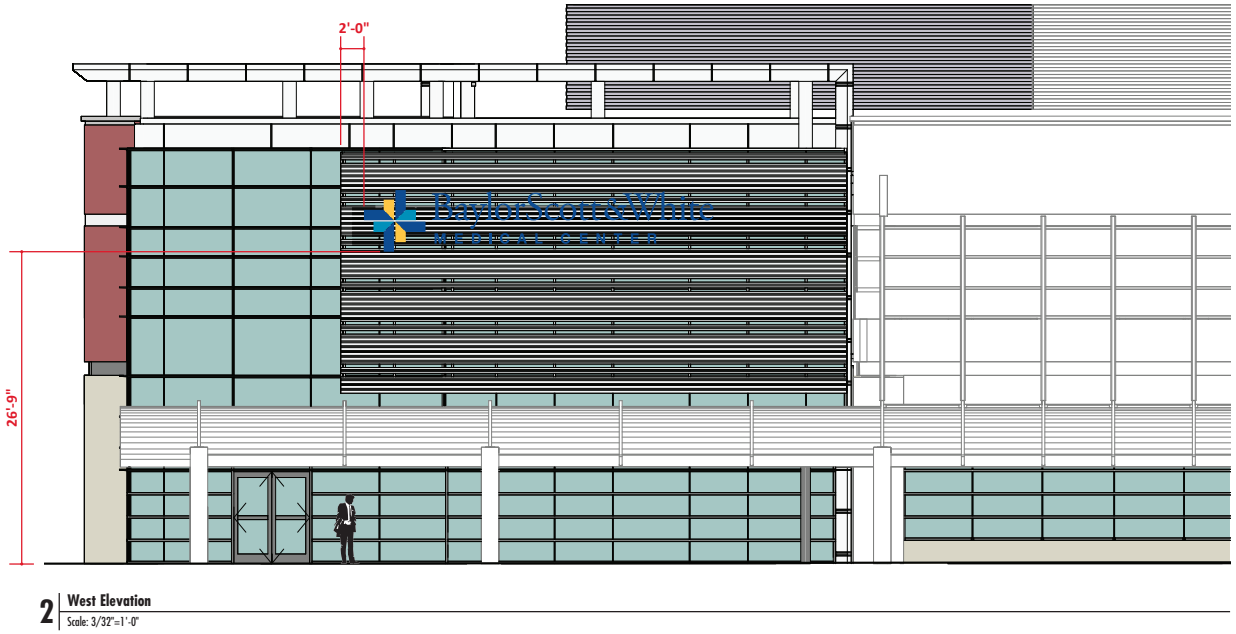
Signage Plan (SP-141-2023)

Item 7&8





Size to match existing



Babendure Design Group
8140 Walnut Hill Ln. #950
Dallas, Texas 75231
214.265.1960
www.babendure.com

Non-Illuminated Logo

BSW Waxahachie Medical Center

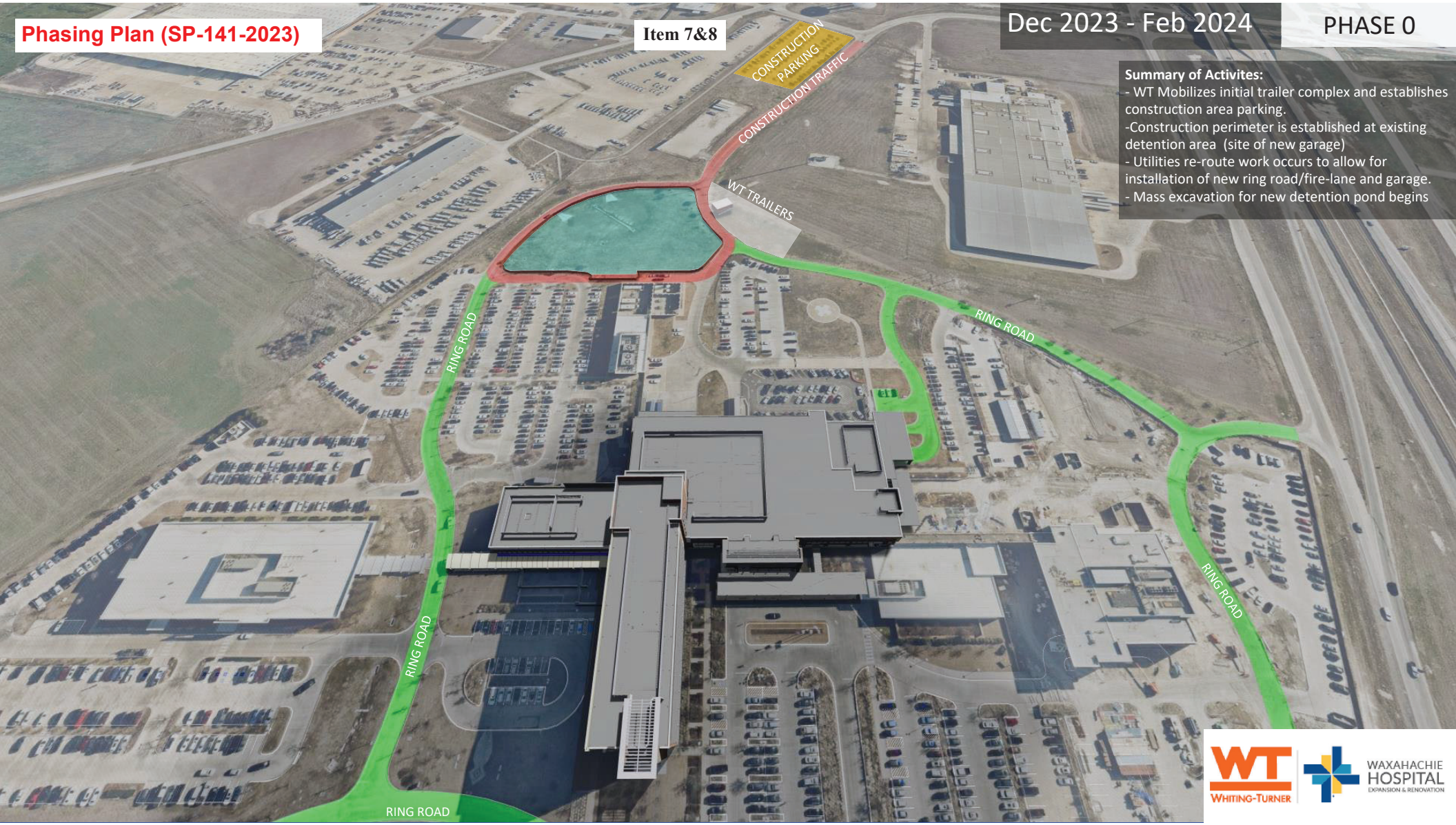
October 06, 2023

Phasing Plan (SP-141-2023)

Item 7&8

Dec 2023 - Feb 2024

PHASE 0



Summary of Activites:

- WT Mobilizes initial trailer complex and establishes construction area parking.
-Construction perimeter is established at existing detention area (site of new garage)
- Utilities re-route work occurs to allow for installation of new ring road/fire-lane and garage.
- Mass excavation for new detention pond begins

WHITING-TURNER

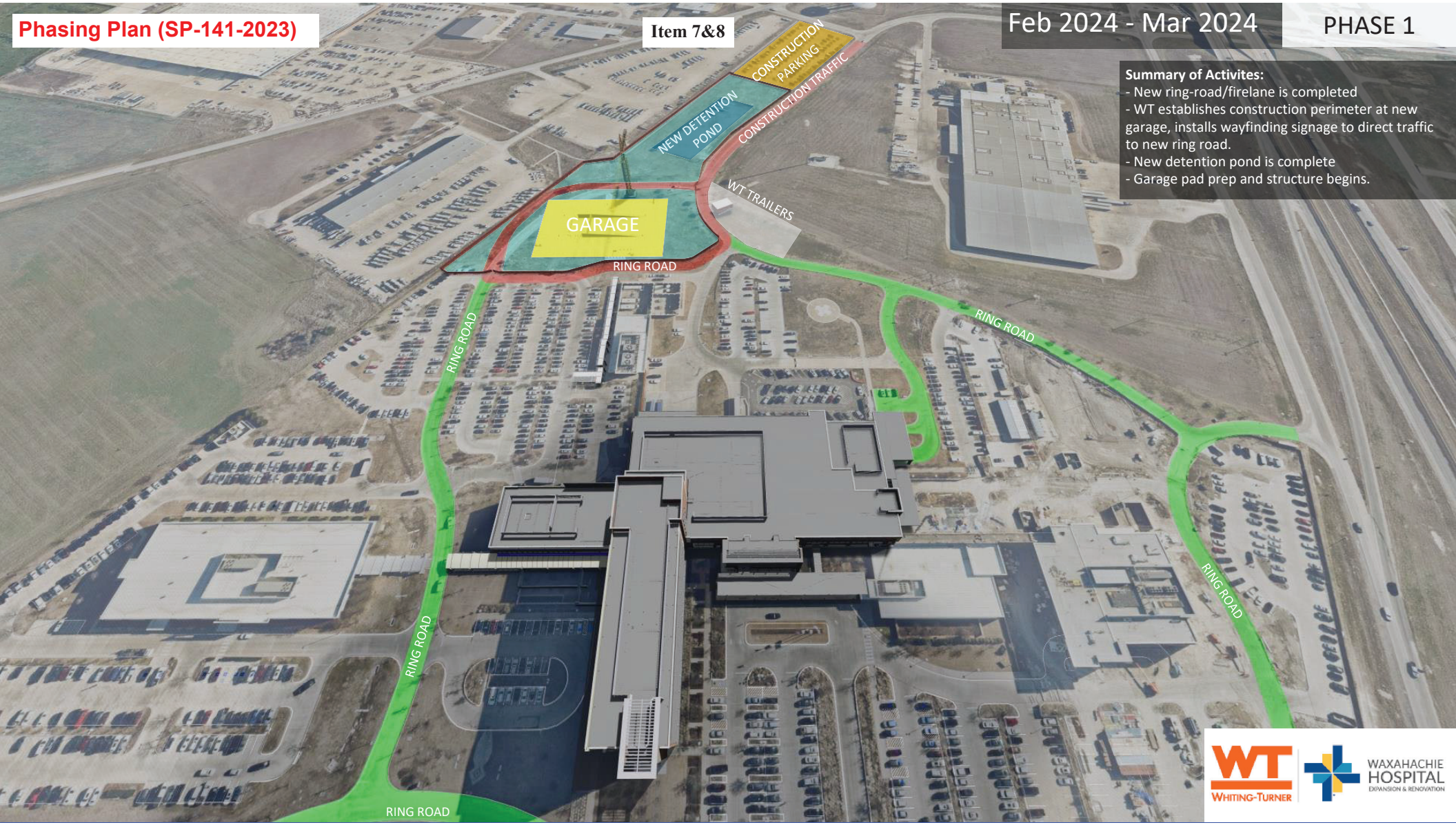
WAXAHACHIE HOSPITAL
EXPANSION & RENOVATION

Phasing Plan (SP-141-2023)

Item 7&8

Feb 2024 - Mar 2024

PHASE 1



Summary of Activites:

- New ring-road/firelane is completed
- WT establishes construction perimeter at new garage, installs wayfinding signage to direct traffic to new ring road.
- New detention pond is complete
- Garage pad prep and structure begins.

WHITING-TURNER

WAXAHACHIE HOSPITAL
EXPANSION & RENOVATION

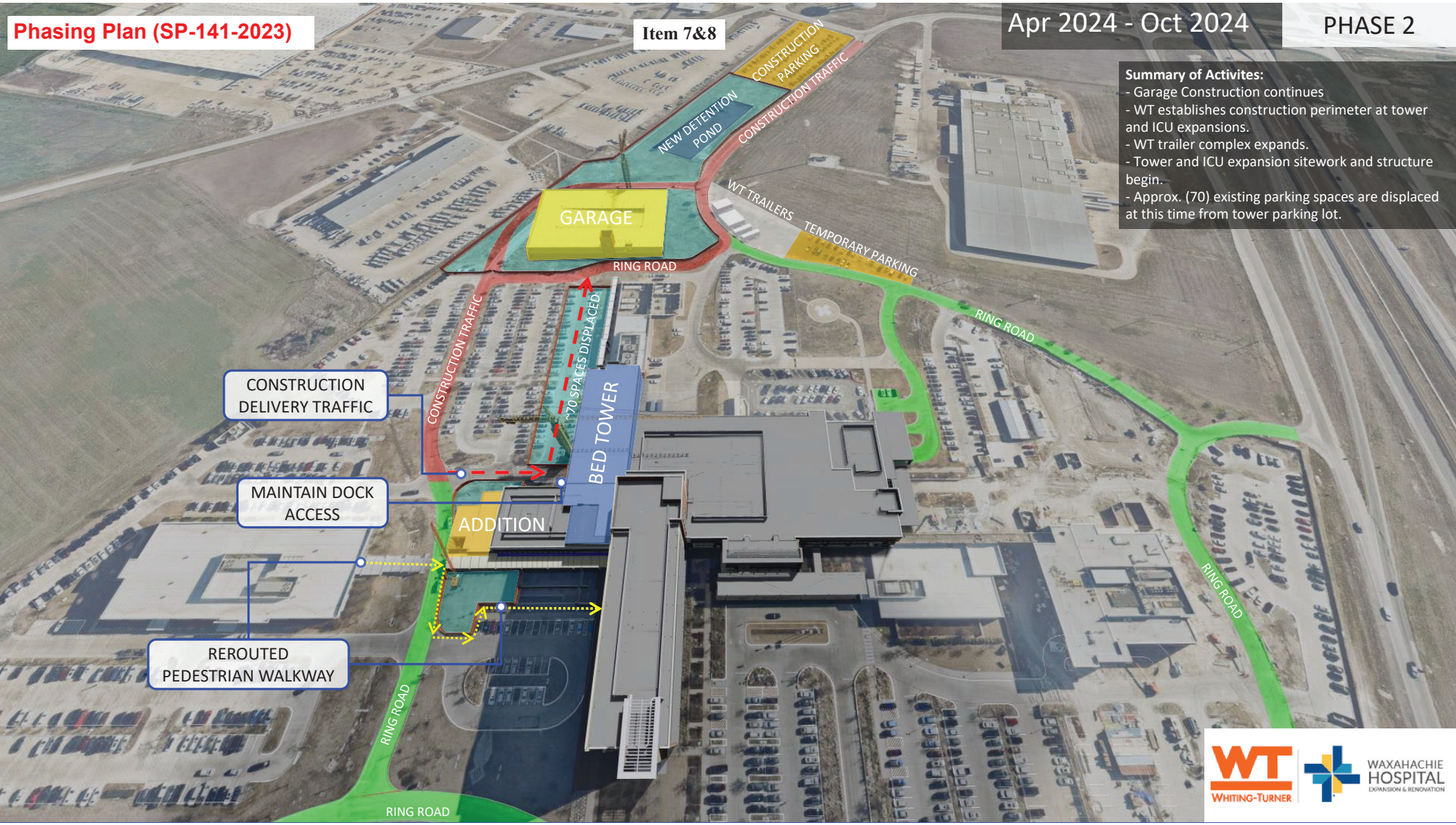
Phasing Plan (SP-141-2023)

Item 7&8

Apr 2024 - Oct 2024

PHASE 2

Summary of Activites:
- Garage Construction continues
- WT establishes construction perimeter at tower and ICU expansions.
- WT trailer complex expands.
- Tower and ICU expansion sitework and structure begin.
- Approx. (70) existing parking spaces are displaced at this time from tower parking lot.



WHITING-TURNER

WAXAHACHIE HOSPITAL
EXPANSION & RENOVATION

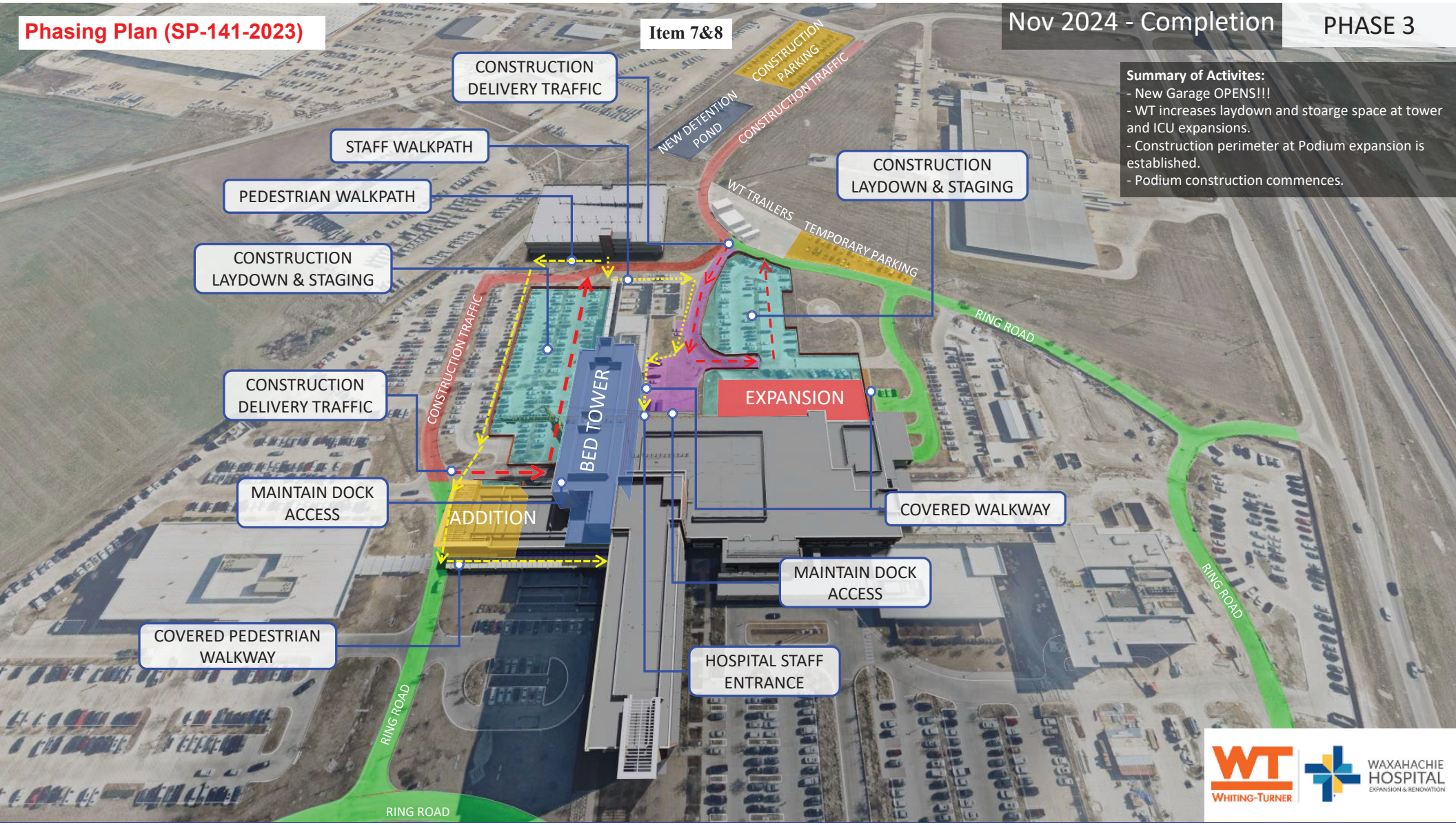
Phasing Plan (SP-141-2023)

Item 7&8

Nov 2024 - Completion

PHASE 3

Summary of Activites:
- New Garage OPENS!!!
- WT increases laydown and stoarge space at tower and ICU expansions.
- Construction perimeter at Podium expansion is established.
- Podium construction commences.



WHITING-TURNER

WAXAHACHIE HOSPITAL
EXPANSION & RENOVATION

Planning & Zoning Department

Zoning Staff Report

Case: ZDC-55-2024

MEETING DATE(S)

Planning & Zoning Commission: June 11, 2024
City Council: June 17, 2024

CAPTION

Public Hearing on a request by Dorothea Russell, Russell Living Trust, for a **Specific Use Permit (SUP)** for a Short-Term Rental use within a Single Family-3 (SF-3) zoning district located at 902 E Marvin Avenue (Property ID 282999) - Owner: Russell Living Trust (ZDC-55-2024)

RECOMMENDED MOTIONS

- *"I move to recommend denial of ZDC-55-2024, a Specific Use Permit (SUP) for a Short-Term Rental use."*
- *"I move to recommend approval of ZDC-55-2024, a Specific Use Permit (SUP) for a Short-Term Rental use, subject to the conditions the staff report, authorizing the City Manager and/or Mayor to execute all documents accordingly."*

APPLICANT REQUEST

The applicant requests a Specific Use Permit for a Short-Term Rental use at 902 E Marvin Avenue.

CASE INFORMATION

Applicant:	Dorothea Russell, Russell Living Trust
Property Owner(s):	Russell Living Trust
Site Acreage:	0.2288 acres
Current Zoning:	Single Family-3 (SF-3)
Requested Zoning:	SF-3 with Specific Use Permit (SUP) for Short-Term Rental

SUBJECT PROPERTY

General Location:	902 E Marvin Avenue
Parcel ID Number(s):	282999
Existing Use:	A single-family home currently occupies the subject property.
Development History:	The subject property is currently platted as Lot 1 of the Russell Addition.

Adjoining Zoning & Uses:

Direction	Zoning	Current Use
North	SF-3	Single Family Residence
East	SF-3	Single Family Residence
South	SF-3	Single Family Residence
West	SF-3	Single Family Residence

Future Land Use Plan: Mixed Use Neighborhood

Item 9&10

Comprehensive Plan: A mixed-use neighborhood hearkens back to the pre-suburban development pattern with smaller lots, smaller setbacks, shorter blocks, diverse housing typologies and very importantly, a mix of uses. This mixing of activities and uses allows the area to adapt and change over time to suit the needs of its inhabitants. Though it is not imperative for uses to always be mixed within the same building, it is important to note that large monolithic developments with near exclusive uses such as large multiplex apartments or retail centers with large land area being devoted to automobile parking do not suit mixed-use neighborhoods. Mixed-use neighborhoods are places where residents can live, work and play and are primarily accessible by foot. Given the various housing typologies encouraged in this placetype, it is essential to make sure residential uses appropriately transition from one another based on the housing typology.

Thoroughfare Plan: The subject property is accessible via N College Street.

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 902 E Marvin Avenue because it is located within the SF-3 zoning district. The subject property consists of a primary structure of approximately 1,505 square feet with three (3) bedrooms, situated on an approximately 0.2288-acre (9,966 square feet) lot. The applicant submitted this SUP Application in March of 2024. However, the application was not considered complete and eligible to proceed to the Planning & Zoning Commission and City Council until the application fee ($500.00) was paid on May 9, 2024.

Notably, only a single bedroom in the home is available for a short-term rental lease. The property owner resides full-time in the remainder of the home. There is sufficient improved surface to accommodate for the maximum parking requirement of one (1) vehicle for short-term rental use. The existing driveway also provides sufficient space for the homeowner to park on-site while the STR is in use. The applicant has operated a short-term rental at this location since May of 2022. 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.

The applicant's local emergency contact is Dorothea Russell (928-459-3758), 902 E Marvin Avenue, Waxahachie, TX. 75165, ddbrussell@juno.com, who resides on the subject property.

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 75 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 three (3) letters of support and two (2) letters of opposition were received by staff, with two (2) letters of support and two (2) letters of opposition 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 two (2) guests per stay.
4. The short-term rental operator shall provide a maximum of one (1) off-street parking space.
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:
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-55-2024

<>

RECEIVED MAY 2 8 2024

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

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, June 11, 2024 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, June 17, 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 Dorothea Russell, Russell Living Trust, for a Specific Use Permit (SUP) for a Short-Term Rental use within a Single Family-3 (SF-3) zoning district located at 902 E Marvin Avenue (Property ID 282999) - Owner: Russell Living Trust (ZDC-55-2024) Staff: Zack King

You received this notice because your property is within the area of notification as required by law. As an interested party you are welcome to make your views known by attending the hearings. If you cannot attend the hearings, you may express your views by filling in and returning the bottom portion of this notice. Please contact the Planning Department at (469) 309-4290 or via email: Planning@Waxahachie.com for additional information on this request.

Case Number: ZDC-55-2024 **City Reference: 171472**

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

5/25/24
Date

Brad Yates manager
Printed Name and Title

204 Dunlap
Address

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-55-2024

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

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Case Number: ZDC-55-2024 **City Reference: 175235**

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☒ SUPPORT ☐ OPPOSE

Comments:

Signature

5/25/24
Date

Brad Yates Manager
Printed Name and Title

904 E. Ross
Address

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-55-2024

<>

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

RECEIVED MAY 2 8 2024

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Case Number: ZDC-55-2024 **City Reference: 171463**

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

5/28/24
Date

Brad Yates manger
Printed Name and Title

224 Dunlap
Address

Item 9&10

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-55-2024

SEXTON BRENDA TURNER
208 DUNLAP ST
WAXAHACHIE, TX 75165-3511

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, June 11, 2024 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, June 17, 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-55-2024 **City Reference: 171465**

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

Brenda L. Sexton
Signature

5-30-24
Date

Brenda L. Sexton
Printed Name and Title

208 Dunlap
Address

Item 9&10

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-55-2024

WARD SHEILA & LINCOLN P
915 E MARVIN AVE
WAXAHACHIE, TX 75165

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, June 11, 2024 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, June 17, 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-55-2024 **City Reference: 175327**

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

6-3-24
Date

Lincoln P. WARD Owner
Printed Name and Title

915 E Marvin Ave
Address

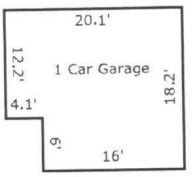

Exhibit A - Location Map
Item 9&10
N
KAUFMAN ST
ANDERSON ST
ALLEY
LAKE PARK AVE
ALLEY
PECAN ST
LEWIS ST
E MARVIN AVE
E ROSS ST
BRADSHAW ST
BRADSHAW CT
ALLEY
THOMPSON ST
E PARK AVE
DUNLAP ST
ALLEY
PETERS ST
COATS ST
SADLER ST
HENDERSON ST
WYATT ST
BATE ST
ALLEY
JARRETT ST
ALLEY
GRIFFIN ST
ALLEY
BURNETT ST
ALLEY
MUNDHUS ST
COOK ST
HEATHERWOOD ST
0
125
250
500
750
1,000
Feet
ZDC-55-2024 (SUP)


Exhibit B - Zoning Map
Item 9&10
N
ANDERSON ST
ALLEY
LAKE PARK AVE
PECAN ST
LEWIS ST
KAUFMAN ST
BRADSHAW ST
BRADSHAW CT
E MARVIN AVE
E ROSS ST
ALLEY
THOMPSON ST
E PARKS AVE
DUNLAP ST
HENDERSON ST
ALLEY
COATS ST
SADLER ST
WYATT ST
BATE ST
JARRETT ST
GRIFFIN ST
BURNETT ST
MUNCHUS ST
COOK ST
LEATHERWOOD ST
ALLEY
ALLEY
ALLEY
ALLEY
ALLEY
ZDC-55-2024 (SUP)
SUP
LI-1
NS
PD-C
PD-SF-1
PD-SF-3
SF-1
SF-2
SF-3
Feet
0
125
250
500
750
1,000

Exhibit C - Floor Plan

Borrower	DOROTHEA M. & DELBERT EARL RUSSELL
Property Address	902 E Marvin Ave
City	Waxahachie
County	ELLIS
State	TX
Zip Code	75165
Lender/Client	ASSEMBLIES OF GOD CREDIT UNION





* Our AirBNB room is a 15x15 room on the back of the house with an exterior Entrance that our guests use.

TOTAL Sketch by a la mode, Inc.

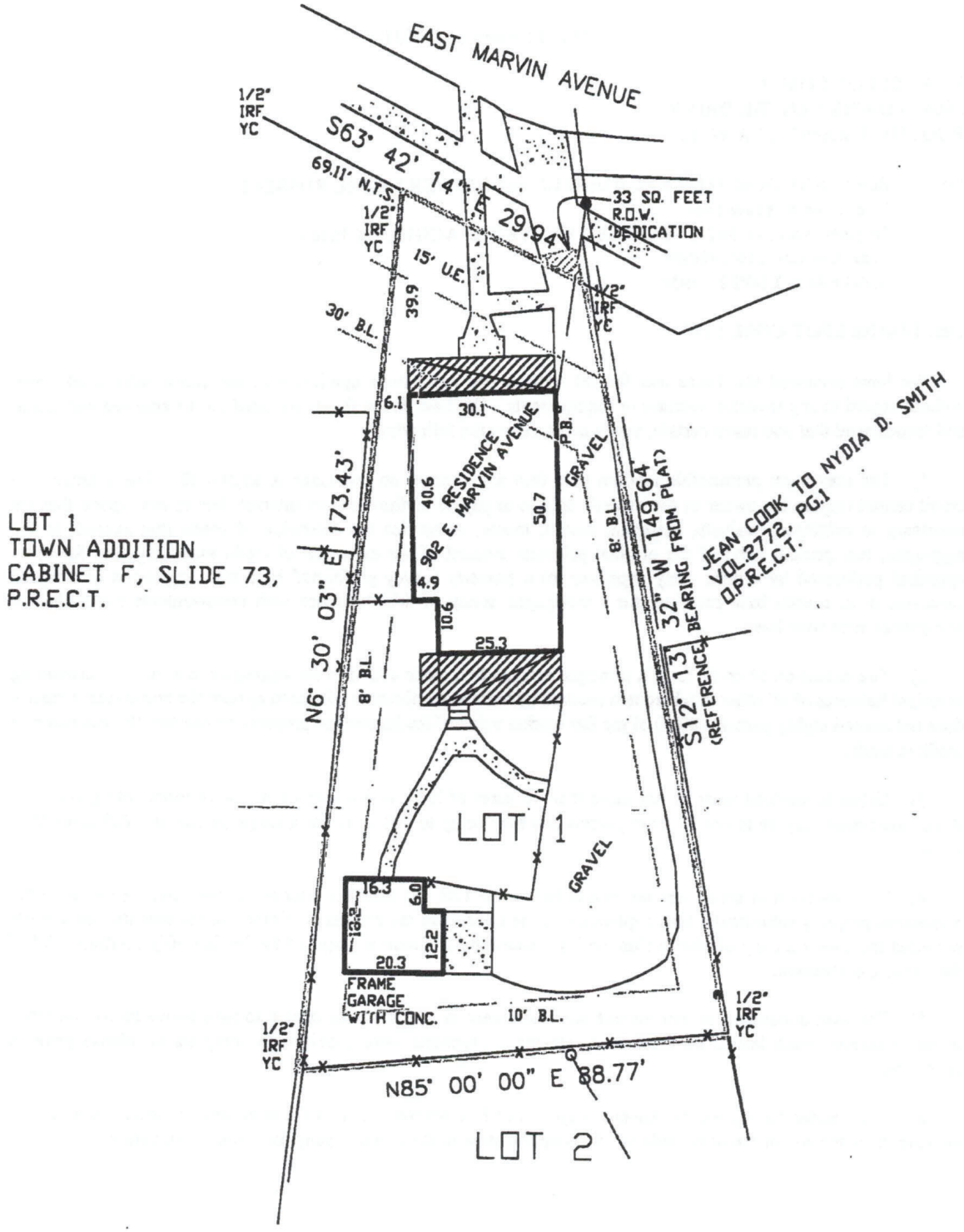
Area Calculations Summary

		Calculation Details	
Living Area			
First Floor	1505.03 Sq ft	30.4 × 40.7 =	1237.28
		25.5 × 10.5 =	267.75
Total Living Area (Rounded):	**1505 Sq ft**		
Non-living Area			
1 Car Detached	341.22 Sq ft	18.2 × 16 =	291.2
		4.1 × 12.2 =	50.02
Covered Porch	243.2 Sq ft	30.4 × 8 =	243.2
Covered Porch	255 Sq ft	10 × 25.5 =	255

SURVEY PLAT

COPYRIGHT© DATE 2-14-2020

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND BEING KNOWN AND DESIGNATED AS LOT 1, RUSSELL ADDITION, A REPLAT OF BLOCK 206 TOWN ADDITION, AN ADDITION TO THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET K, SLIDE 33, PLAT RECORDS, ELLIS COUNTY, TEXAS.



LEGEND			
●	POWER POLE	X	FENCE
	WOOD DECK	B.L.	BUILDING LINE
	CONCRETE	E.L.	EASEMENT LINE
	GRAVEL	IRF	IRON ROD FOUND
	BRICK	IRS	IRON ROD SET
	ASPHALT	P.W.L.	POWER LINE
	ROCK	P.B.	POWER BOX
	RAILROAD TIES	R.O.W.	RIGHT OF WAY
	COLUMN	E	ELECT. BOX

ACCEPTED BY: _____

NOTES

N

IMPORTANT INFORMATION

CONTACT INFORMATION: email through AirBNB account
Phone: 928-759-3758

In an emergency, just come knock on the front door. If you need help cleaning up a mess, please let us know right away. We'd rather help clean it up than it be left 'til you leave. There are bar towels in the kitchenette for small spills. If there are any bathroom issues, please let us know immediately!

CHECK IN 3 pm
CHECK OUT 11 am

QUIET TIME 10 pm-6am

Our NO list: no smoking and no pets. Pretty short but strictly enforced.

MAXIMUM GUESTS: 2 adults

WELCOME TO OUR VINTAGE 1914 Craftsman home. Oh, the stories she could tell! Yes, she does have a few creaky floorboards and a slight sag in a few places, but you would too, if you were 109 years old! We just ask that you enjoy her comfort and respect her age.

As is usual in vintage homes, the driveway is narrow. **Please park next to the house and porch rail (by the "PARK" sign).** You may use our short garage concrete pad as a turnaround so you can exit pointing towards the street. Much easier than trying to back out.

My husband leaves at 6 am for work and our grandson leaves at 7 am for school. Please do not block their white pickups. I don't want to have to come to the door that early to ask you to move your vehicle

A few items for your consideration

- A small supply of toiletries is in the top drawer of the bathroom chest if you forgot something. There is a blow dryer on the shelf in the bathroom along with a steamer for your clothes.

- For longer stays, fresh linens will be supplied. An extra blanket is in the dresser drawer.

- A circulating fan and a small heater are in the corner if you need them. Since this room does not have its own HVAC controls, please let us know if you are uncomfortable. We would rather err on the side of "cool" than "too hot!" for summer and opposite for the winter.

- We've tried to anticipate every kitchenette need, but if you can't find something, just let us know.

ANIMALS

Please don't open our backyard gate. Buttercup, our Lab/Great Pyrenees "puppy" just turned two and she's 75+ pounds! Se is very sweet natured, loves head scratches and may give you a few dog-licks over the fence. However, she is still a puppy and quite rambunctious, so we don't want her knocking you down in her excitement. Also, please don't feed her anything as she has some food issues. She barks "hello", "sorry to see you go", and at the squirrels, birds, and the sirens! We do kennel her at night, so she won't bother your sleep!

We do have a small brood of laying hens – love those fresh eggs! You're welcome to observe them put please don't enter their space.

WHAT IN THE WORLD IS THERE TO DO IN WAXAHACHIE??

Lots of interesting architecture – historic neighborhoods
Historic courthouse that has self-guided tours
Vibrant downtown area – free parking garage on Jefferson St. between Jackson St. and Flat St.
Amphitheatre that hosts frequent concerts and movies
Great coffee shops, restaurants and shopping
Lots of biking/hiking trails, short and long ones available
Getzendaner Park and many other parks around the city
Disc golf course
Lake Waxahachie
LOTS of antique shops
Old fashioned bowling alley – Hilltop Bowling
ShowBiz theatre, video games and bowling lanes
The Munster Mansion – a replica of the house used in *The Munster's* 1960 sitcom. They also have a monthly dinner murder mystery.

Use this link to find the trails, parks and lots more to do – https://www.waxahachiecvb.com/businesses/things-to-see--do/sports--recreation

Some of our favs (this is not a paid advertisement – we just frequent these businesses

Did you know?

►Waxahachie native, Robert Benton, wrote and directed PLACES IN THE HEART, starring Sally Field. Notice all the hearts throughout the city!

►Waxahachie is known as the Crepe Myrtle Capital. They're everywhere!

Recurring events in Waxahachie

April	Vintage Market Days
	Crossroads of Texas Film Festival
June	Gingerbread Tour of Homes
October	Texas Country Reporter Festival
	Vintage Market Days
December	Christmas Tour of Homes

The calendar on the wall has a lot of Waxahachie's events listed – check out the dates you're here.

ABOUT US

We have a somewhat different business model. We charge the same nightly fee for the room, even on busy local weekends. We do not charge a cleaning fee. We believe our guests want value for their dollars.

We do have discounts for 7 days or longer or 28 days or longer.

This is a family business. Our autistic grandson is in charge of the laundry. He washes all linens and towels in hot water with bleach so you are sure that everything has been disinfected. Our "doodling" granddaughter provided the line drawings for our guest book. This endeavor is our retirement. We've both worked our entire lives and retirement will be no different!

We do not have a guest book. We feel that our guests deserve their privacy.

We hope that your stay here is restful and that you enjoy our vintage 1914 Craftsman home as much as we do.

Many blessings --

PLEASE PARK NEXT TO THE HOUSE AND PORCH RAIL – BY THE 'PARK' SIGN.
The two white pickups leave each morning at 6 and 7 am for work & school. Please don't block them in. Thanks.

SpectrumSetup-62
Urbanfamous617
(wifi info)

Contact info Dorothea 928-759-3758

Planning & Zoning Department

Zoning Staff Report

Case: ZDC-98-2024

MEETING DATE(S)

Planning & Zoning Commission: June 11, 2024

City Council: June 17, 2024

CAPTION

Public Hearing on a request by Katherine Lagomarsino, for a **Specific Use Permit (SUP)** for a **Short-Term Rental** use within a Single Family-2 (SF-2) zoning district located at 304 Oldham St (Property ID 170863) - Owner: Katherine Lagomarsino (ZDC-98-2024) Staff: Harper Lindamood

RECOMMENDED MOTION

- *"I move to recommend denial of ZDC-98-2024, a Specific Use Permit (SUP) for Short-Term Rental use."*
- *"I move to recommend approval of ZDC-98-2024, a Specific Use Permit (SUP) for a Short-Term Rental use, subject to the conditions the staff report, authorizing the City Manager and/or Mayor to execute all documents accordingly."*

APPLICANT REQUEST

The Applicant requests a specific use permit for a Short-Term Rental use at 304 Oldham St.

CASE INFORMATION

Applicant: Katherine Lagomarsino

Property Owner(s): Katherine Lagomarsino

Site Acreage: 0.29 acres

Current Zoning: Single Family-2 (SF-2)

Requested Zoning: SF-2 with a Specific Use Permit (SUP) for a Short-Term Rental

SUBJECT PROPERTY

General Location: 304 Oldham St

Parcel ID Number(s): 170863

Existing Use: A single-family residence occupies the subject property.

Development History: The subject property is platted as Lot 12, Block 42B of the Town addition.

Adjoining Zoning & Uses:

Direction	Zoning	Current Use
North	SF-2	Single Family Residence
East	SF-2	Single Family Residence
South	SF-2	Single Family Residence
West	SF-2	Single Family Residence

Future Land Use Plan: Downtown

Comprehensive Plan: Downtown Neighborhood District is intended to serve as a transition district between the Central Area (CA) and single-family residential zoning districts. The City's goal is to reduce the separation between residential areas and services. The principal permitted land uses include multiple-family and single-family attached dwellings, and central area, general retail, neighborhood services, and office uses. This District surrounds the Central Area district.

Thoroughfare Plan: The subject property is accessible via 304 Oldham St.

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 a SUP.

Proposed Use:

The applicant requests a SUP for short-term rental use at 304 Oldham St. because it is located within the SF-2 zoning district. The subject property consists of a primary structure of approximately 2,501 square feet, built in 1895 with three (3) bedrooms, (2.5) bathrooms and enough improved surface to accommodate for the maximum parking spaces of three (3) vehicles, situated on an approximately 0.29-acre (10,018 square feet) lot.

The applicant submitted this SUP Application on May 10, 2024. The applicant has been operating a short-term rental since 2018 and has not been paying local hotel occupancy taxes. 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.

The applicant's local emergency contact is Katherine Lagomarsino (512)-659-7405, 1444 Greathouse Rd., Waxahachie, TX. 75167, Klagomarsino@yahoo.com, which is located 11.4 miles from the subject property.

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 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. At the time of the publishing of this staff report, a total of one (1) letter of opposition and seven (7) Support letters were received by staff, with three (3) letters of support and zero (0) letters of opposition 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:
Harper Lindamood
Planner
Harper.lindamood@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-98-2024

DARMAR INVESTMENTS DARRELL JAMES PRESIDENT
706 N HWY 67
CEDAR HILL, TX 75104

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, June 11, 2024 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, June 17, 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 Katherine Lagomarsino, for a Specific Use Permit (SUP) for a Short-Term Rental use within a Single-Family-2 (SF-2) zoning district located at 304 Oldham Avenue (Property ID 170863) - Owner: Katherine Lagomarsino (ZDC-98-2024) Staff: Harper Lindamood

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-98-2024 **City Reference: 170778**

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

[X] SUPPORT [ ] OPPOSE

Comments:

Darrell James
Signature

24 May 2024
Date

Darrell James owner
Printed Name and Title

297 Finley
Address

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-98-2024

<>

RECEIVED MAY 28 2024

HEINE LISA D
305 OLDHAM ST
WAXAHACHIE, TX 75165-3331

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, June 11, 2024 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, June 17, 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-98-2024 **City Reference: 170526**

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☒ SUPPORT ☐ OPPOSE

Comments: She has been very good at renting to the right people. I've lived here the whole time (2007) no problems.

Jay M. West
Signature

5/24/2024
Date

Jay M. West Resident Partial owner
Printed Name and Title

305 Oldham St.
Address

Lisa Heine is my sister.

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-98-2024

<>

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

RECEIVED MAY 2 8 2024

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, June 11, 2024 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, June 17, 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-98-2024 **City Reference: 170653**

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

5/25/24
Date

Brad Yates manager
Printed Name and Title

406 N. Jackson
Address

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-98-2024

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

RECEIVED MAY 2 8 2024

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Case Number: ZDC-98-2024 **City Reference: 170614**

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

5/25/24
Date

Brad Yates manager
Printed Name and Title

300 E. Parks
Address

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-98-2024

RECEIVED MAY 2 8 2024

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

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, June 11, 2024 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, June 17, 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-98-2024 **City Reference: 170635**

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

5/25/24
Date

Brad Yates manager
Printed Name and Title

311 N. Flat
Address

Case Number: ZDC-98-2024 **Item 11&12** **City Reference: 170794**

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *June 5, 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 MAY 3 1 2024

Comments: See attachment

Jimmy K. Cox
Signature

June 3, 2024
Date

Jimmy K. Cox owner
Printed Name and Title

408 Oldham st.
Address

Item 11&12

Case Number ZDC-98-2024 City Ref. 170794

Oldham street in Waxahachie is zoned a historical street in downtown historical boundary. Short term rental property does not conform to the other historical homes in the area but only deteriorates their value. Parking at 304 Oldham is very limited (2 spaces) and then overflows to the street. So for parties with 10 or more persons attending, street is very congested and dangerous. Oldham street now is a very busy street because of post office traffic and thoroughfare to east Waxahachie.

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-98-2024

<>

KINSALA ROBERT D & VANESSA S
401 OLDHAM ST
WAXAHACHIE, TX 75165

RECEIVED JUN 0 3 2024

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, June 11, 2024 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, June 17, 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-98-2024 **City Reference: 170532**

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

Vanessa Kinsala
Signature

5-25-24
Date

Vanessa Kinsala
Printed Name and Title

401 Oldham St.
Address

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-98-2024

<>

PIERCE MICHAEL D
308 OLDHAM ST
WAXAHACHIE, TX 75165-3332

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, June 11, 2024 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, June 17, 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-98-2024 **City Reference: 170801**

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☑ SUPPORT ☐ OPPOSE

Comments:
I LIVE RIGHT NEXT DOOR. STR HAS BEEN OPERATING FOR SEVERAL YEARS. HAVE NEVER HAD A PROBLEM

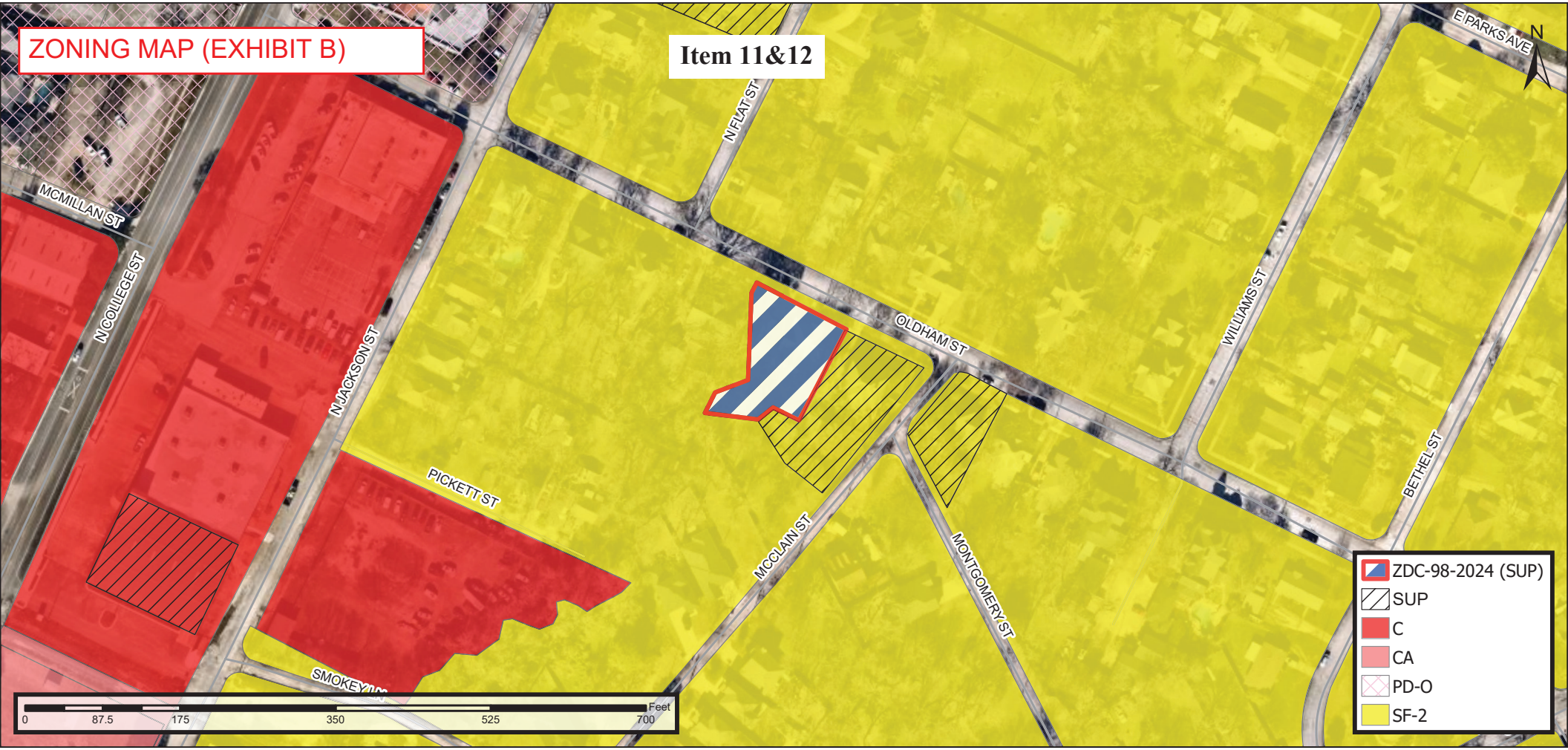
Michael D Pierce
Signature

6-3-2024
Date

MICHAEL D PIERCE
Printed Name and Title

308 OLDHAM ST
Address

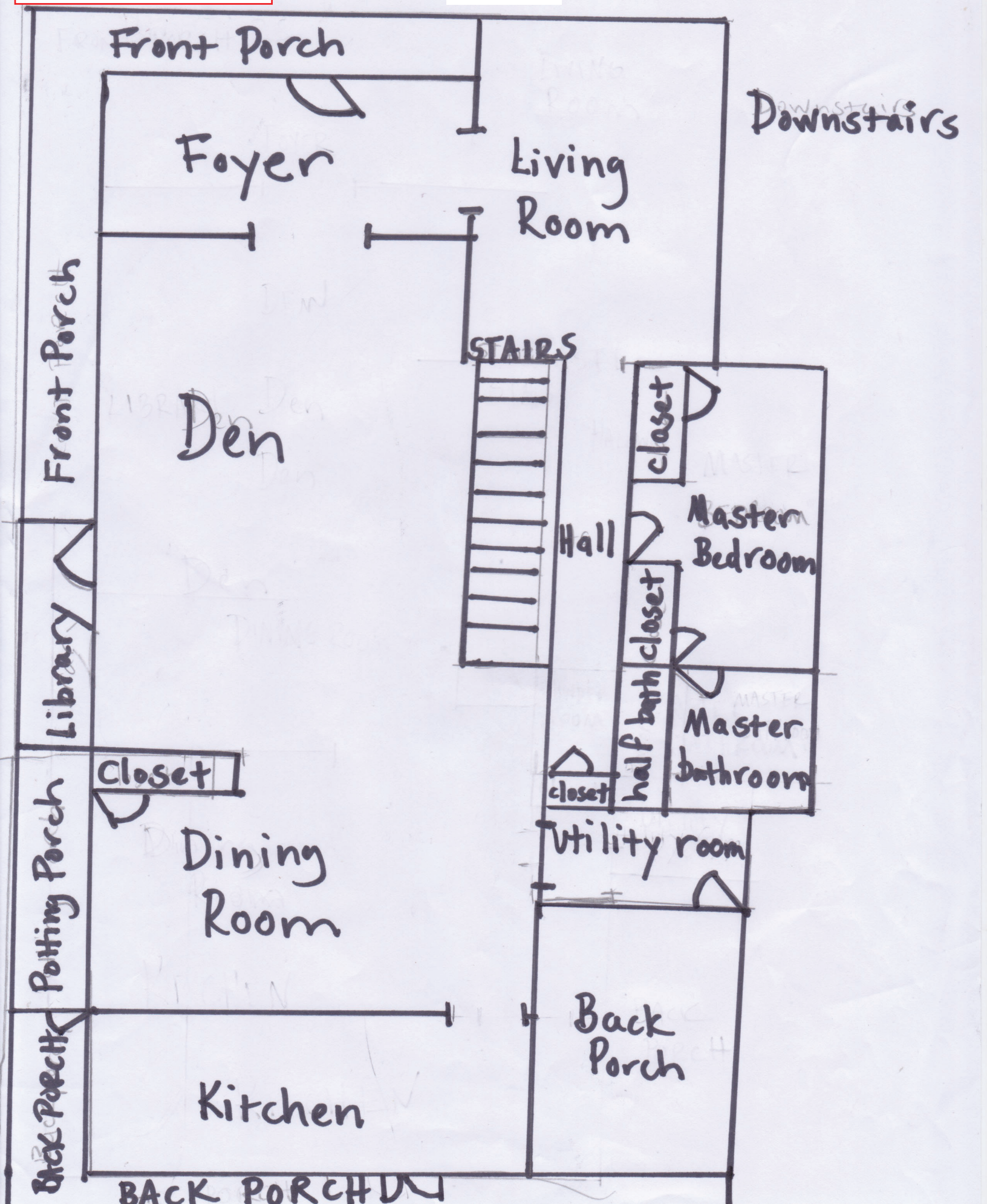

LOCATION MAP (EXHIBIT A)
Item 11&12
N
E PARKS AVE
N FLAT ST
MCMILLAN ST
N COLLEGE ST
N JACKSON ST
OLDHAM ST
WILLIAMS ST
BETHEL ST
PICKETT ST
MCCLAIN ST
MONTGOMERY ST
SMOKEY
0
87.5
175
350
525
700
Feet
ZDC-98-2024 (SUP)


ZONING MAP (EXHIBIT B)
Item 11&12
N FLAT ST
E PARKS AVE
N
MCMILLAN ST
N COLLIEGE ST
N JACKSON ST
OLDHAM ST
WILLIAMS ST
BETHEL ST
PICKETT ST
MCCLAIN ST
MONTGOMERY ST
SMOKEY LN
0
87.5
175
350
525
700
Feet
ZDC-98-2024 (SUP)
SUP
C
CA
PD-O
SF-2

304 Oldham St. Waxahachie, TX 75165

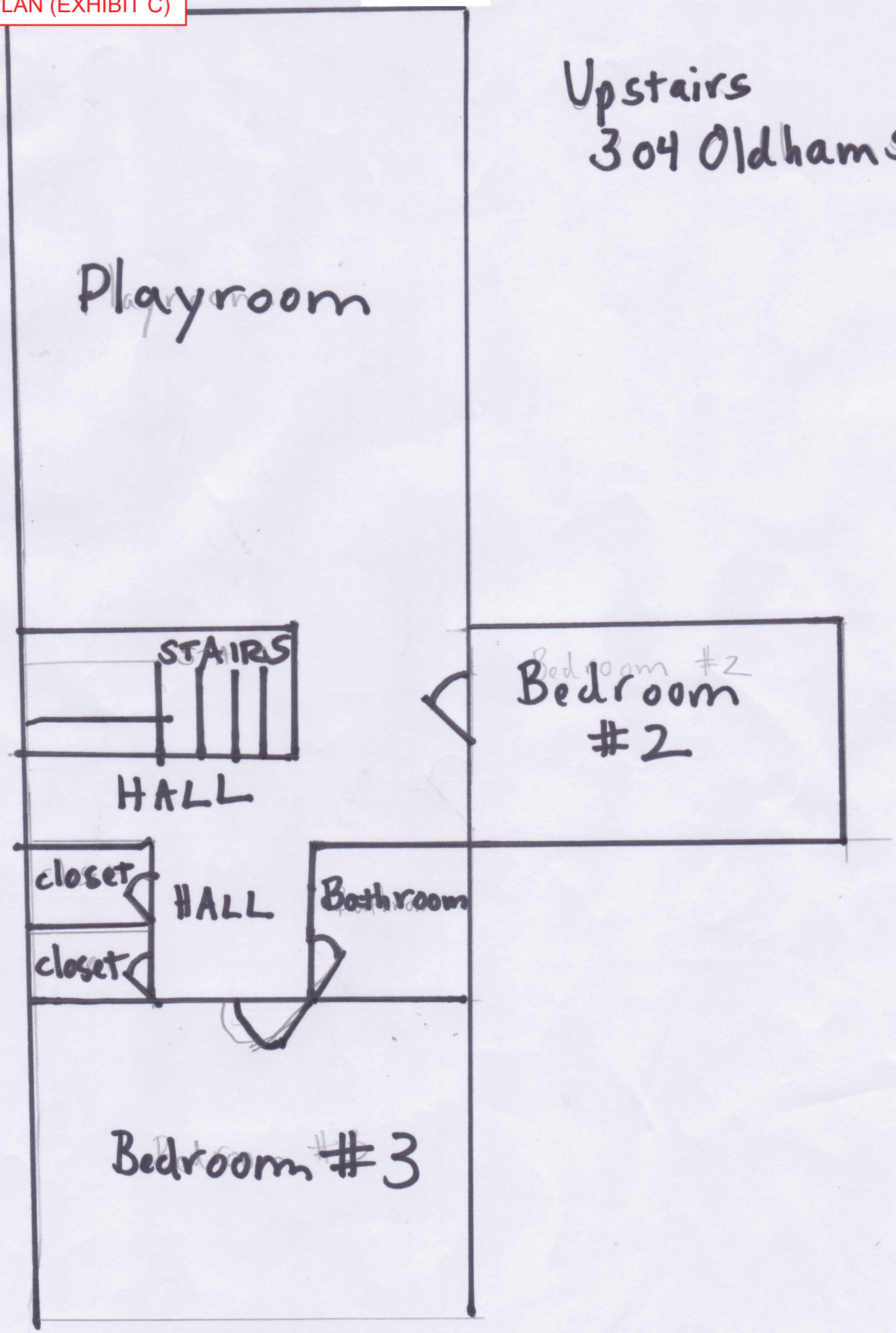
FLOOR PLAN (EXHIBIT C)

Item 11&12



FLOOR PLAN (EXHIBIT C)

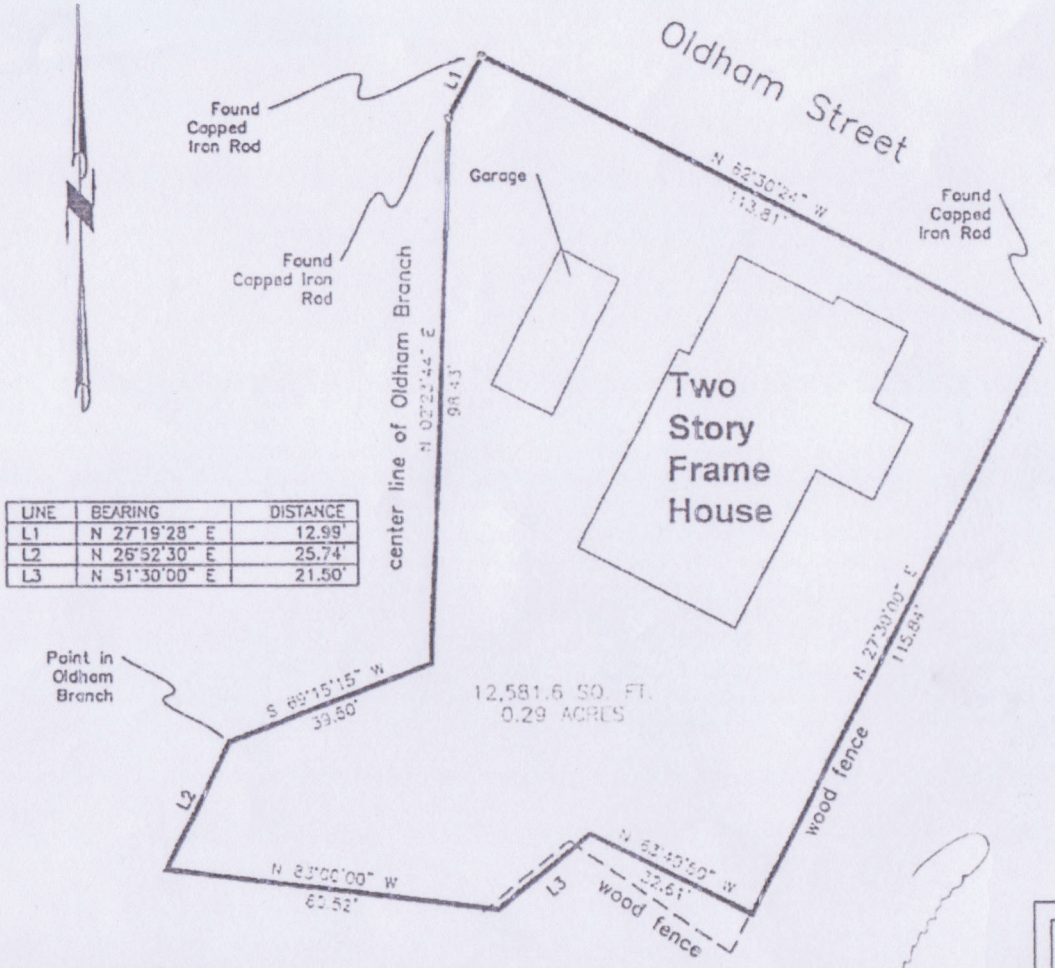
Item 11&12



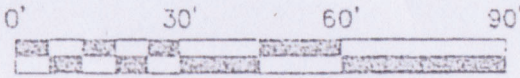
SITE PLAN (EXHIBIT D)

Item 11&12

Map showing survey of a .29 acre tract of land in Block 42B of the City of Waxahachie, Ellis County, Texas.



LINE	BEARING	DISTANCE
L1	N 27°19'28" E	12.99'
L2	N 26°52'30" E	25.74'
L3	N 51°30'00" E	21.50'



Surveyors Certification:

I, Albert E. Hall, hereby certify that this survey was made on the ground under my supervision and correctly shows the boundary lines and dimensions of the land indicated thereon, March 2009.

Albert E. Hall
Registered Professional Land Surveyor
377

10/16/09

K.L.

J & H Surveying		
DRAWN jmj	DATE 03/16/09	P. O. Box 770 Wortham, Texas 76693 Phn 817-229-5365
APPROVED	DATE	
SCALE 1" = 30'	SHEET 1 of 1	PROJECT NO. 304 Oldham St.

HOST RULES (EXHIBIT E)

Item 11&12

Rules and policies

Give feedback

Cancellation policy | Check-in & out times | House rules | Rental agreement | Booking type

Maximum overnight guests

Enter the total number of guests that you'll allow to sleep at your property.

Max overnight guests
6

Max adults (optional)

Additional note for guests

Does the primary renter need to meet a minimum age requirement?

- (●) Yes, the primary renter needs to meet a minimum age requirement.

  Age
  24

- ( ) No, the primary renter does not need to meet a minimum age requirement.

Additional note for guests

Are events allowed?

- ( ) Yes, events are allowed.
- (●) No, events are not allowed.

HOST RULES (EXHIBIT E)

Item 11&12

olicies

Are pets allowed?

- ○ Yes, pets are allowed.
- ● No, pets are not allowed.

Are children allowed?

- ● Yes, children are allowed.

  Which ages are allowed?

  - ☑ 0 - 2 years
  - ☑ 3 - 12 years
  - ☑ 13 - 17 years

- ○ No, children are not allowed.

✎ Additional note for guests

Is smoking allowed?

- ○ Yes, smoking is allowed.
- ● No, smoking is not allowed.

Custom rules

Use up to three custom rules to let guests know of any other do's and don'ts when booking your property.

Rule 1 (optional) Delete

HOST RULES (EXHIBIT E)

Item 11&12

l policies

No parties and no pets. The house is in a quiet neighborhood, so please be considerate of neighbors. Please keep noise to a minimum after 10 pm.

150 character maximum

5

+ **Add a custom house rule**

Save

Planning & Zoning Department

Zoning Staff Report

Case: ZDC-99-2024

MEETING DATE(S)

Planning & Zoning Commission: June 11, 2024
City Council: June 17, 2024

CAPTION

Public Hearing on a request by Katherine Lagomarsino, for a **Specific Use Permit (SUP)** for a **Short-Term Rental** use within a Single Family-2 (SF-2) zoning district located at 1500 Ferris Ave. (Property ID 173413) - Owner: Katherine Lagomarsino (ZDC-99-2024) Staff: Harper Lindamood

RECOMMENDED MOTION

- *"I move to recommend denial of ZDC-99-2024, a Specific Use Permit (SUP) for Short-Term Rental use."*

- *"I move to recommend approval of ZDC-99-2024, a Specific Use Permit (SUP) for a Short-Term Rental use, subject to the conditions the staff report, authorizing the City Manager and/or Mayor to execute all documents accordingly."*

APPLICANT REQUEST

The Applicant requests a specific use permit for a Short-Term Rental use at 1500 Ferris Ave.

CASE INFORMATION

Applicant:	Katherine Lagomarsino
Property Owner(s):	Katherine Lagomarsino
Site Acreage:	0.22 acres
Current Zoning:	Single Family-2 (SF-2)
Requested Zoning:	SF-2 with a Specific Use Permit (SUP) for a Short-Term Rental

SUBJECT PROPERTY

General Location:	1500 Ferris Ave.
Parcel ID Number(s):	173413
Existing Use:	A single-family residence occupies the subject property.
Development History:	The subject property is platted as Lot 150A and 151A of the Ferris Second Revision.

Adjoining Zoning & Uses:

Direction	Zoning	Current Use
North	SF-2	Single Family Residence
East	SF-2	Single Family Residence
South	SF-2	Single Family Residence
West	SF-2	Single Family Residence

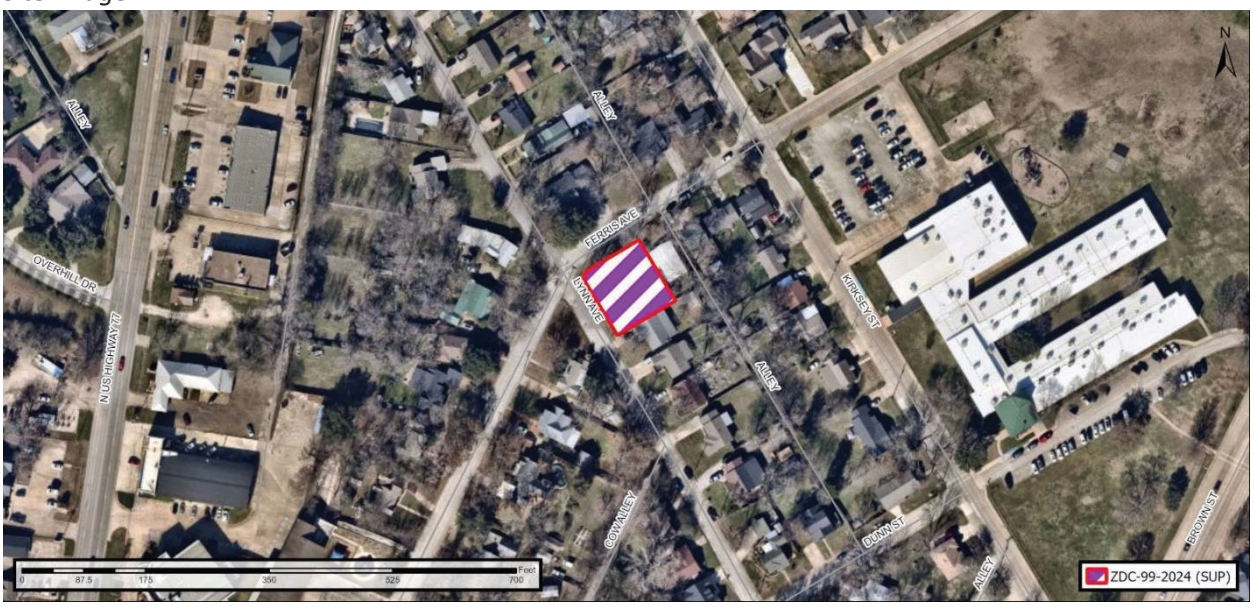
Future Land Use Plan: Local commercial & Mixed-Use Neighborhood

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

A mixed-use neighborhood hearkens back to the pre-suburban development pattern with smaller lots, smaller setbacks, shorter blocks, diverse housing typologies and very importantly, a mix of uses. This mixing of activities and uses allows the area to adapt and change over time to suit the needs of its inhabitants. Though it is not imperative for uses to always be mixed within the same building, it is important to note that large monolithic developments with near exclusive uses such as large multiplex apartments or retail centers with large land area being devoted to automobile parking do not suit mixed-use neighborhoods. Mixed-use neighborhoods are places where residents can live, work and play and are primarily accessible by foot. Given the various housing typologies encouraged in this place type, it is essential to make sure residential uses appropriately transition from one another based on the housing typology

Thoroughfare Plan: The subject property is accessible via 1500 Ferris Ave.

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 a SUP.

The applicant requests a SUP for short-term rental use at 1500 Ferris Avenue because it is located within the SF-2 zoning district. The subject property consists of a primary structure of approximately 1,730 square feet, built in 1950 with two (2) bedrooms, (1) bathroom and enough improved surface to accommodate for the maximum parking spaces of two (2) vehicles, situated on an approximately 0.22-acre (9,539 square feet) lot. The applicant has been operating a short-term rental since 2018. The applicant submitted this SUP Application on May 10, 2024. Has not been paying local hotel occupancy taxes. 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.

The applicant's local emergency contact is Katherine Lagomarsino (512-659-7405), 1444 Greathouse Road, Waxahachie, TX. 75167, Klagomarsino@yahoo.com, which is located 12.2 miles from the subject property.

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 77 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 four (4) letters of opposition and four (4) letters of support were received by staff, with three (3) letters of opposition and two (2) letters of support 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 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. 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:
Harper Lindamood
Planner
Harper.lindamood@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-99-2024

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, June 11, 2024 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, June 17, 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 Katherine Lagomarsino, for a Specific Use Permit (SUP) for a Short-Term Rental use within a Single-Family-2 (SF-2) zoning district located at 1500 Ferris Avenue (Property ID 173413) - Owner: Katherine Lagomarsino (ZDC-99-2024) Staff: Harper Lindamood

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-99-2024 **City Reference: 239569**

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

5-24-24
Date

Printed Name and Title

1408 Ferris Ave Wax TX 75165
Address

Item 13&14

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-99-2024

GORDON PAIGE F
1411 FERRIS AVE
WAXAHACHIE, TX 75165-1863

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, June 11, 2024 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, June 17, 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-99-2024 **City Reference: 239568**

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *June 5, 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 home has been a short-term rental for a while now with ZERO issues

Paige Gordon
Signature

5/24/2024
Date

Paige Gordon
Printed Name and Title

1411 Ferris Ave
Address
Waxa 75165

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-99-2024

OWENS JAMES R & LYNDA J L/E OWENS JAMES & LYNDA REVOCABLE TRUST
1603 FERRIS AVE
WAXAHACHIE, TX 75165

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, June 11, 2024 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, June 17, 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-99-2024 **City Reference: 172006**

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *June 5, 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:
1) We oppose noisy parties like those at a STR near Lake Waxahachie; 2) Nowhere to park extra vehicles – should not use school parking lot – there are already cars parked on the street in that area; 3) one block from Northside Elementary School. 4) house in that block was the site of a murder/suicide a few years ago

Signature Date 5-25-24

Jim & Joyce Owens
Printed Name and Title

1603 Ferris Ave
Address Waxahachie

James R. Owens
Lynda Joyce Owens

P.S. We already have noise from loud vehicles on our very busy street – early morning and late evening.

We would attend the hearing but we will be out of town that week.

Case Number: ZDC-99-2024 **Item 13&14** **City Reference: 173404**

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *June 5, 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 MAY 31 2024

Comments: See attachment

Jimmy K. Cox
Signature

June 3, 2024
Date

Jimmy K. Cox
Printed Name and Title

408 Oldham St.
Address
owner 1502 Ferris

Item 13&14

Case Number ZDC-99-2024 City Ref. 173404

For 1500 Ferris Ave. to be designated short Term Rental is not advantageous to the area, Northside elementary is just one block away. Any activity at this home only adds to vehicle congestion and safety concerns to our school children. This street is very vehicle active at school starts and closing. Parking is very limited only in driveway as Ferris Ave and Lynn streets remain open for vehicle movement.

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-99-2024

<>◇<>

BSD & M PROPERTIES LLC
133 OLD BRIDGE RD
WAXAHACHIE, TX 75165

RECEIVED MAY 3 1 2024

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, June 11, 2024 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, June 17, 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-99-2024 **City Reference: 173411**

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *June 5, 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 don't want this type of "bussiness" activity in a "Residential" area/setting

Signature

5/25/24
Date

Howard Koch
Printed Name and Title

133 Old Bridge Rd (Homestead)
Address

Managing Manager/Owner L.L.C.

212 Lynn St. (Affected Address)

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-99-2024

<><><>

KOCH HOWARD & JACKIE SPINGER-KOCH
133 OLD BRIDGE RD
WAXAHACHIE, TX 75165

RECEIVED MAY 3 1 2024

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, June 11, 2024 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, June 17, 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-99-2024 **City Reference: 173409**

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *June 5, 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: - Risk of UnRuly Guests etc, -
- Keep/Maintain family Atmosphere

Signature

5/25/24
Date

Howard Koch (OWNER) Co-Owner
Printed Name and Title

133 Old Bridge Rd. (Home Stead)
Address ↳ 208 Lynn St. (Affected Address)

Case Number: ZDC-99-2024 **Item 13&14** **City Reference: 173435**

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *June 5, 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 MAY 31 2024

Comments:

Signature

May 29, 2024
Date

Ms. Barbara Barcus
Printed Name and Title

1415 Ferris Avenue
Address

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-99-2024

HILLER ROBERT
207 CATAWBA RD
WAXAHACHIE, TX 75165-6423

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Case Number: ZDC-99-2024 **City Reference: 173497**

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

6/3/2024
Date

Robert Hiller
Printed Name and Title

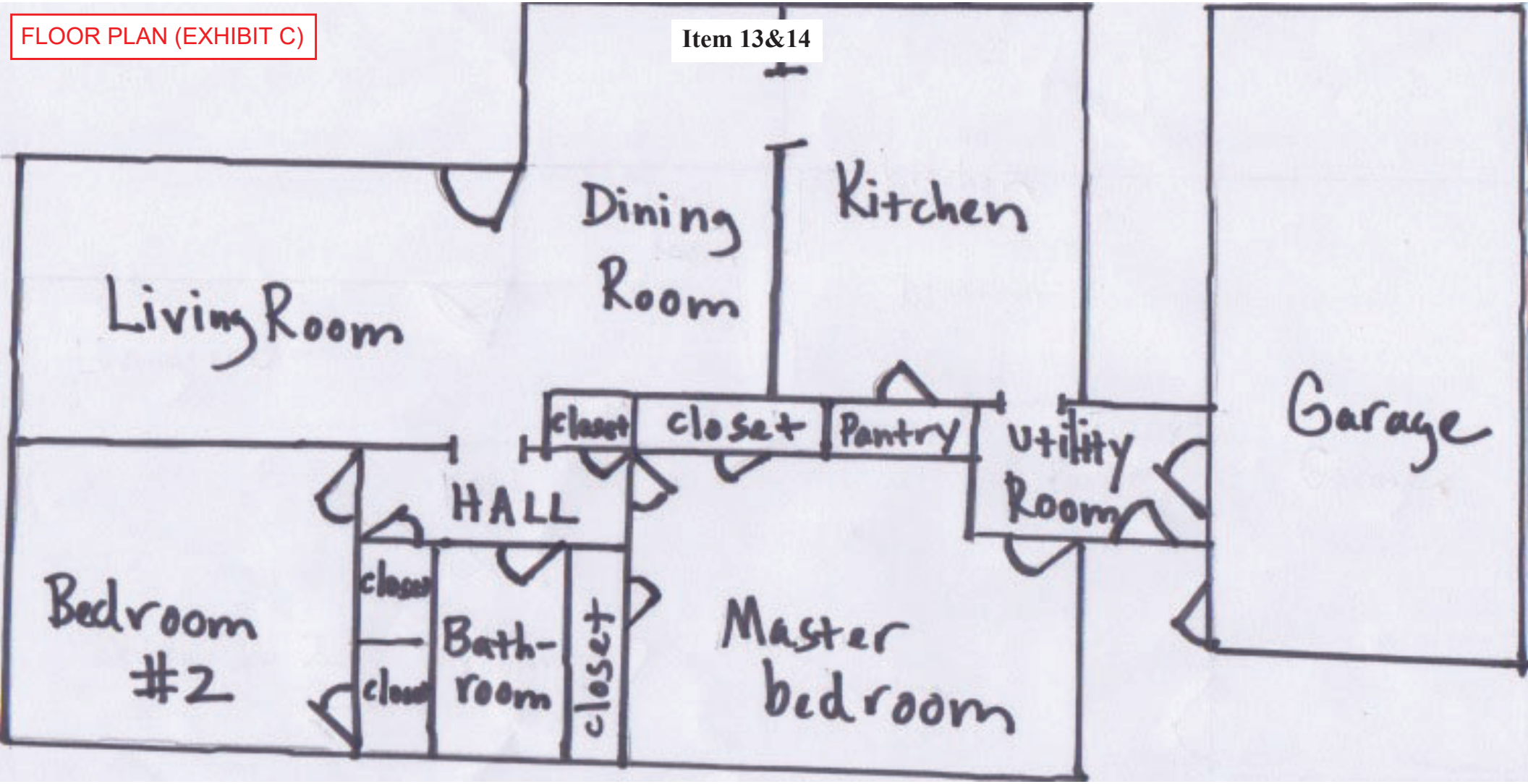
201 Kirksey St.
Address


LOCATION MAP (EXHIBIT A)
Item 13&14
N
ALLEY
OVERHILL DR
N US HIGHWAY 77
FERRIS AVE
LYNN AVE
ALLEY
COW ALLEY
ALLEY
KIRKSEY ST
DUNN ST
ALLEY
BROWN ST
0
87.5
175
350
525
700
Feet
ZDC-99-2024 (SUP)


ZONING MAP (EXHIBIT B)
Item 13&14
N
ALLEY
ALLEY
FERRIS AVE
OVERHILL DR
N US HIGHWAY 77
LYNN AVE
KIRKSEY ST
ALLEY
COW ALLEY
DUNN ST
ALLEY
0
87.5
175
350
525
700
Feet
ZDC-99-2024 (SUP)
SUP
GR
PD-GR
PD-SF-2
SF-2

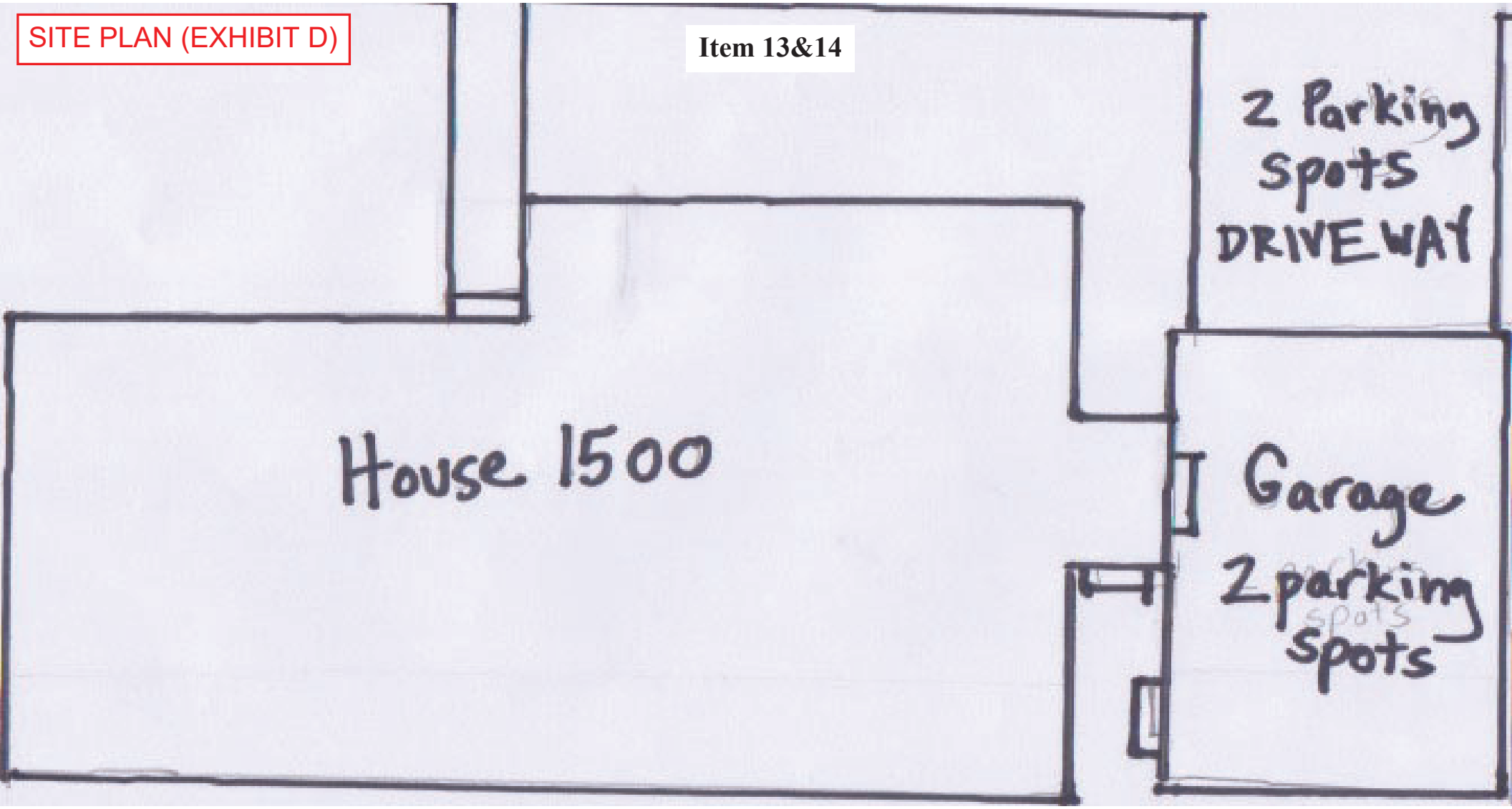
FLOOR PLAN (EXHIBIT C)

Item 13&14



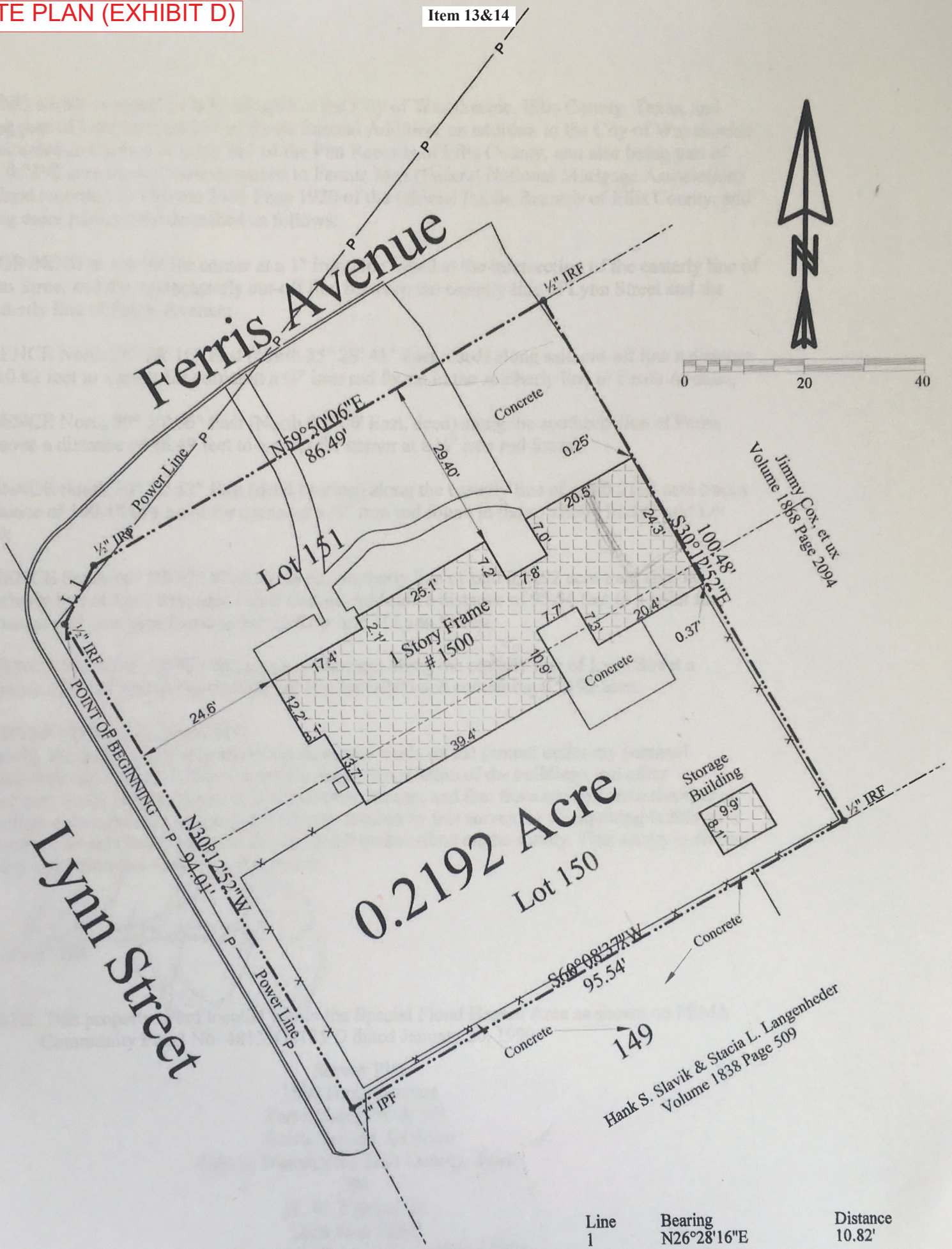
SITE PLAN (EXHIBIT D)

Item 13&14



SITE PLAN (EXHIBIT D)

Item 13&14



Line	Bearing	Distance
1	N26°28'16"E	10.82'

HOST RULES (EXHIBIT E)

Item 13&14

Rules and policies

Give feedback

Cancellation policy | Check-in & out times | House rules | Rental agreement | Booking type

Maximum overnight guests

Enter the total number of guests that you'll allow to sleep at your property.

Max overnight guests
4

Max adults (optional)

Additional note for guests

Does the primary renter need to meet a minimum age requirement?

- (●) Yes, the primary renter needs to meet a minimum age requirement.

  Age
  24

- ( ) No, the primary renter does not need to meet a minimum age requirement.

Additional note for guests

Are events allowed?

- ( ) Yes, events are allowed.
- (●) No, events are not allowed.

HOST RULES (EXHIBIT E)

Item 13&14

Are pets allowed?

- ○ Yes, pets are allowed.
- ● No, pets are not allowed.

Are children allowed?

- ● Yes, children are allowed.

  Which ages are allowed?

  - ☑ 0 - 2 years
  - ☑ 3 - 12 years
  - ☑ 13 - 17 years

- ○ No, children are not allowed.

Additional note for guests

Is smoking allowed?

- ○ Yes, smoking is allowed.
- ● No, smoking is not allowed.

Custom rules

Use up to three custom rules to let guests know of any other do's and don'ts when booking your property.

Rule 1 (optional) Delete

HOST RULES (EXHIBIT E)

Item 13&14

No parties and no pets. The house is in a quiet neighborhood. Please keep noise to a minimum after 10 pm.

150 character maximum 44

+ Add a custom house rule

Save

Planning & Zoning Department

Zoning Staff Report

Case: ZDC-101-2024

MEETING DATE(S)

Planning & Zoning Commission: June 11, 2024
City Council: June 17, 2024

CAPTION

Public Hearing on a request by Anthony S. Rieper dba Rieper properties LLC., for a **Specific Use Permit (SUP)** for a **Short-Term Rental** use within a Single Family-2 (SF-2) zoning district located at 411 N. Hawkins St. (Property ID 173335) - Owner: John Marlin (ZDC-101-2024) Staff: Harper Lindamood

RECOMMENDED MOTION

- *"I move to recommend denial of ZDC-101-2024, a Specific Use Permit (SUP) for Short-Term Rental use."*

- *"I move to recommend approval of ZDC-101-2024, a Specific Use Permit (SUP) for a Short-Term Rental use, subject to the conditions the staff report, authorizing the City Manager and/or Mayor to execute all documents accordingly."*

APPLICANT REQUEST

The Applicant requests a specific use permit for a Short-Term Rental use at 411 N. Hawkins St.

CASE INFORMATION

Applicant:	Anthony S. Rieper dba Rieper properties LLC.
Property Owner(s):	John Marlin
Site Acreage:	0.26 acres
Current Zoning:	Single Family-2 (SF-2)
Requested Zoning:	SF-2 with a Specific Use Permit (SUP) for a Short-Term Rental

SUBJECT PROPERTY

General Location:	411 N. Hawkins St.
Parcel ID Number(s):	173335
Existing Use:	A single-family residence occupies the subject property.
Development History:	The subject property is platted as Lot 31B of the Ferris Revision.

Adjoining Zoning & Uses:

Direction	Zoning	Current Use
North	SF-2	Single Family Residence
East	PD-SF-2	Single Family Residence
South	SF-2	Single Family Residence
West	SF-2	Single Family Residence

Future Land Use Plan: Mixed-Use Neighborhood

Comprehensive Plan: A mixed-use neighborhood hearkens back to the pre-suburban development pattern with smaller lots, smaller setbacks, shorter blocks, diverse housing typologies and very importantly, a mix of uses. This mixing of activities and uses allows the area to adapt and change over time to suit the needs of its inhabitants. Though it is not imperative for uses to always be mixed within the same building, it is important to note that large monolithic developments with near exclusive uses such as large multiplex apartments or retail centers with large land area being devoted to automobile parking do not suit mixed-use neighborhoods. Mixed-use neighborhoods are places where residents can live, work and play and are primarily accessible by foot. Given the various housing typologies encouraged in this place type, it is essential to make sure residential uses appropriately transition from one another based on the housing typology

Thoroughfare Plan: The subject property is accessible via N. Hawkins St.

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 a SUP.

The applicant requests a SUP for short-term rental use at 411 N Hawkins Street because it is located within the SF-2 zoning district. The subject property consists of a primary structure of approximately 2,501 square feet, with three (3) bedrooms, (2.5) bathrooms and enough improved surface to accommodate for the maximum parking spaces of three (3) vehicles, situated on an approximately 0.26-acre (11,456 square feet) lot.

The applicant submitted this SUP Application on May 10, 2024. The applicant has been operating a short-term rental since February 2023 and has not been paying local hotel occupancy taxes. 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.

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.

The applicant's local emergency contact is Anthony S. Rieper (469)-337-8541, 202 S. Jackson St., Waxahachie, TX. 75165, tonyrieper@gmail.com , which is located 0.8 miles from the subject property.

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 62 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 three (3) letters of opposition and four (4) letters of support were received by staff, with two (2) letters of opposition and three (3) letters of support 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:
Harper Lindamood
Planner
Harper.lindamood@waxahachie.com

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

Item 15&16

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-101-2024

BROWN WILLIAM L JR
503 W PARKS AVE
WAXAHACHIE, TX 75165

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, June 11, 2024 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, June 17, 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 Anthony Rieper, for a Specific Use Permit (SUP) for a Short-Term Rental use within a Single-Family-2 (SF-2) zoning district located at 411 N Hawkins Street (Property ID 173335) - Owner: John Marlin (ZDC-101-2024) Staff: Harper Lindamood

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-101-2024 **City Reference: 173329**

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

☐ SUPPORT ☒ OPPOSE

Comments:
This will make 3 seperate request for different houses in a one month span for this neighborhood enough is enough

Signature

5/24/24
Date

William L Brown
Printed Name and Title

503 W. Parks Ave
Address

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-101-2024

<>

COX RON & CATHY
510 ROYAL ST
WAXAHACHIE, TX 75165

RECEIVED MAY 2 8 2024

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, June 11, 2024 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, June 17, 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-101-2024 **City Reference: 273313**

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *June 5, 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:
WANT OUR NEIGHBORHOOD TO REMAIN S.F. RESIDENCES WHERE WE KNOW OUR NEIGHBORS.

R/C Cathy Cox
Signature

5/22/2024
Date

RON & CATHY COX
Printed Name and Title

510 ROYAL ST.
Address

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-101-2024

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

RECEIVED MAY 2 8 2024

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Case Number: ZDC-101-2024 **City Reference: 173342**

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

5/25/24
Date

Brad Yates Manager
Printed Name and Title

408 N. Gibson
Address

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-101-2024

RECEIVED MAY 2 8 2024

COLONIAL RESTORATION GROUP INC
PO BOX 2868
WAXAHACHIE, TX 75168-8868

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, June 11, 2024 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, June 17, 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-101-2024 **City Reference: 273296**

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

5/25/24
Date

Brad Yates pres/Dir
Printed Name and Title

404 N. Hawkins
Address

Item 15&16

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-101-2024

<>

COLONIAL RESTORATION GROUP INC
PO BOX 2868
WAXAHACHIE, TX 75168-8868

RECEIVED MAY 2 8 2024

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Case Number: ZDC-101-2024 **City Reference: 273315**

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

5/25/24
Date

Brad Yates
Printed Name and Title

506 Royal
Address

Case Number: ZDC-101-2024 **Item 15&16** **City Reference:** 171940

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *June 5, 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 JUN 0 3 2024

☐ SUPPORT ☒ OPPOSE

Comments: I oppose converting residential areas to commercial properties. It destroys the character of the neighborhood.

Signature [signature]

Date May 30, 2024

Printed Name and Title MARIA ORTEGA homeowner

Address 603 W. Marvin Ave. Waxahachie, TX 75165

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-101-2024

RICKETTS DAVID M & LISA L
410 N. HAWKINS ST
WAXAHACHIE, TX 75165

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, June 11, 2024 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, June 17, 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-101-2024 **City Reference: 273293**

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *June 5, 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 believe that no one has the right to dictate what an individual does with their property unless an HOA is in tact. It is law enforcements job to keep peace. This home does not cause any issues within our neighborhood and I welcome the owner to use his property as he sees fit. Short Term Rentals are an excellent addition to our city!

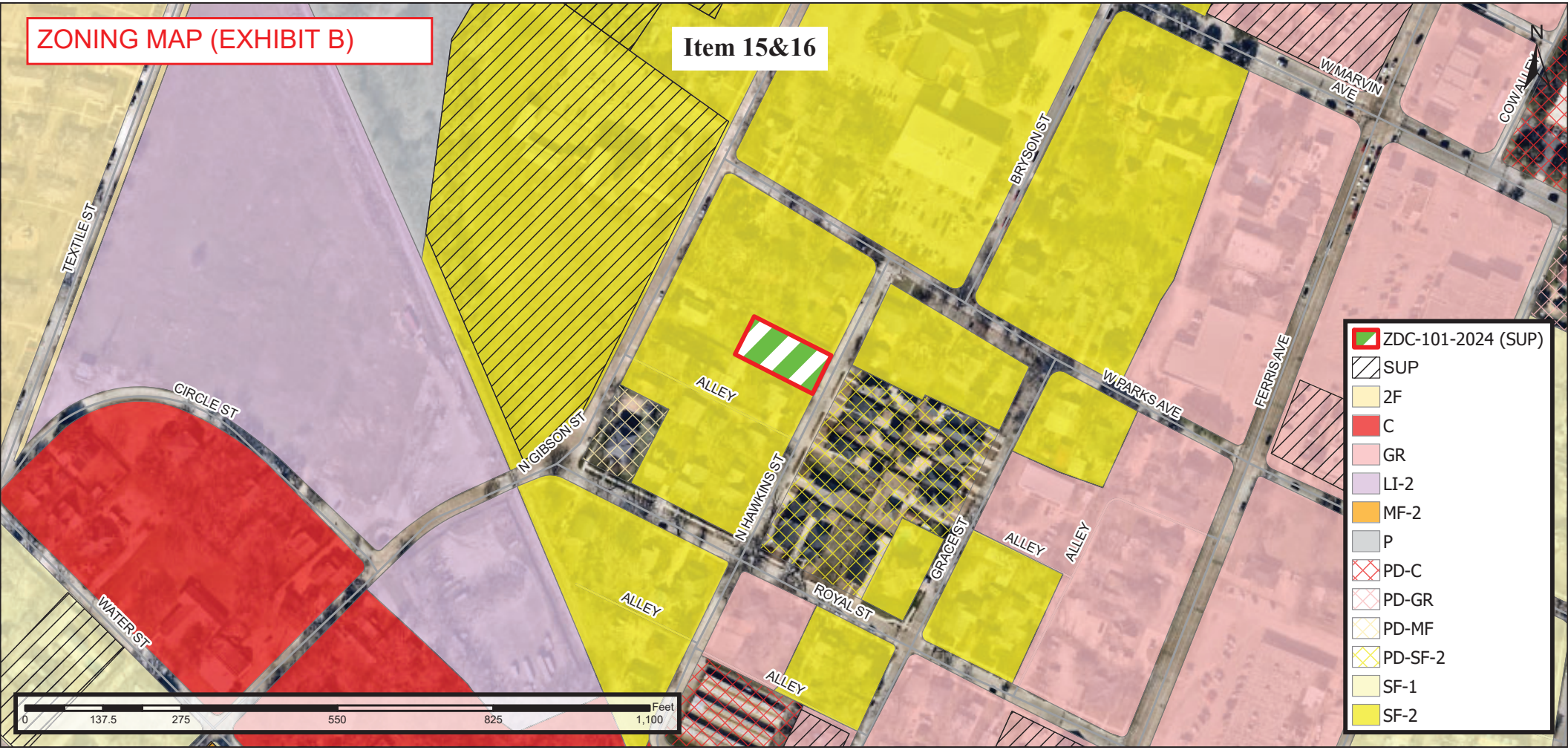
Lisa Ricketts
Signature

June 4, 2024
Date

Lisa Ricketts
Printed Name and Title

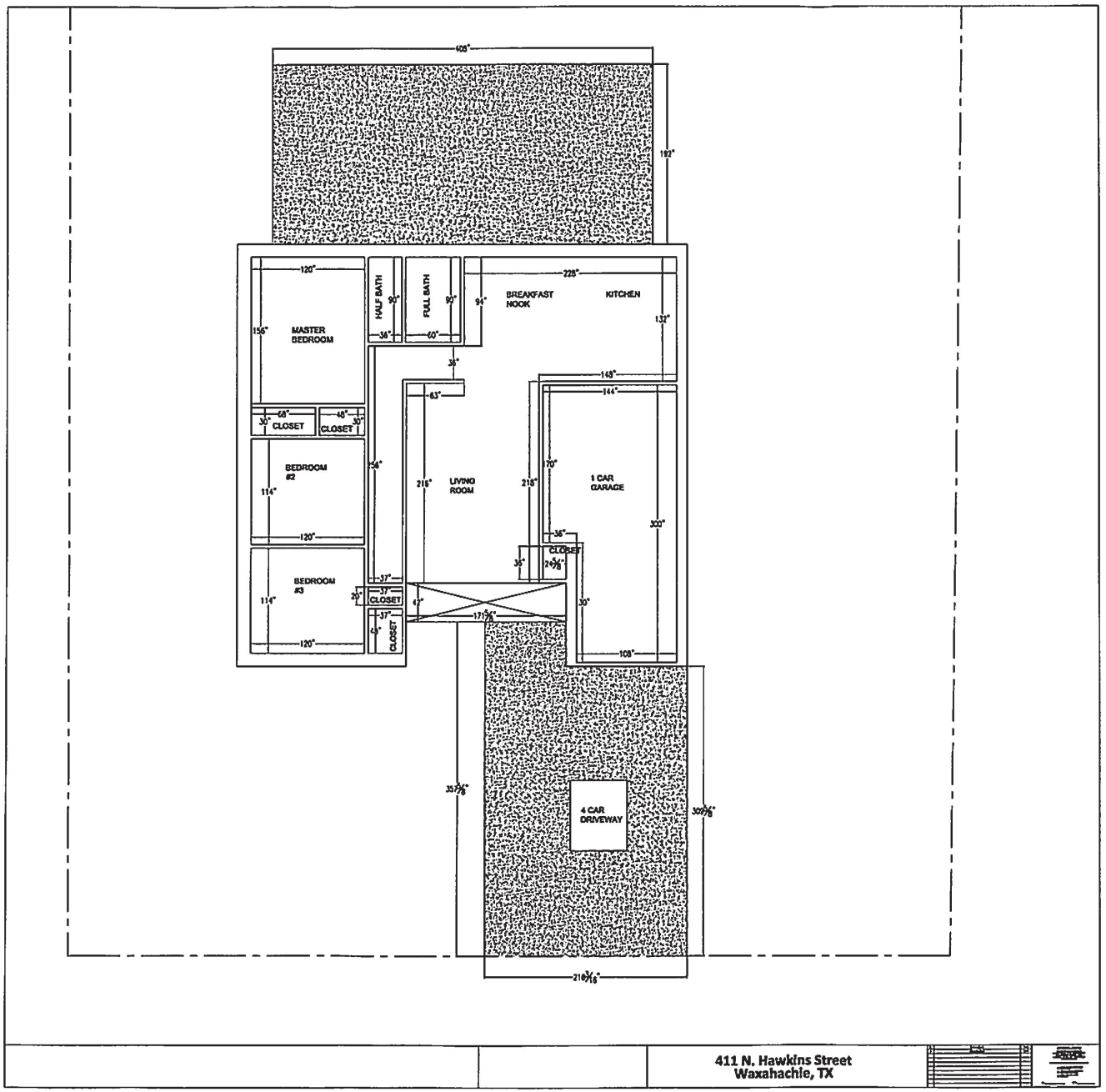
410 N. Hawkins St.
Address


LOCATION MAP (EXHIBIT A)
Item 15&16
TEXTILE ST
CIRCLE ST
WATER ST
N GIBSON ST
ALLEY
N HAWKINS ST
ALLEY
ROYAL ST
ALLEY
BRYSON ST
GRACE ST
ALLEY
ALLEY
W PARKS AVE
FERRIS AVE
W MARVIN AVE
N MONROE ST
COWAN LN
N
0
137.5
275
550
825
1,100
Feet
ZDC-101-2024 (SUP)


ZONING MAP (EXHIBIT B)
Item 15&16
TEXTILE ST
CIRCLE ST
WATER ST
N GIBSON ST
ALLEY
N HAWKINS ST
BRYSON ST
W MARVIN AVE
COWALLEY
W PARKS AVE
FERRIS AVE
GRACE ST
ROYAL ST
ALLEY
ALLEY
ALLEY
ALLEY
N
0
137.5
275
550
825
1,100
Feet
ZDC-101-2024 (SUP)
SUP
2F
C
GR
LI-2
MF-2
P
PD-C
PD-GR
PD-MF
PD-SF-2
SF-1
SF-2

FLOOR PLAN (EXHIBIT C)

Item 15&16



SITE PLAN (EXHIBIT D)

Item 15&16

Texas 811 — Know what's below. Call before you dig.

SURVEY PLAT

RHODES Surveying — WWW.RHODESSURVEYING.COM

BRIAN S. RHODES Registered Professional Land Surveyor (972) 475-8940

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 411 N HAWKINS STREET, in the city of WAXAHACHIE, ELLIS COUNTY Texas.

STATE OF TEXAS §
COUNTY OF ELLIS §

BEING a parcel of land situated in the City of Waxahachie, Ellis County, Texas, being part of Lot 31, of Ferris Addition, according to the plat thereof recorded in Volume A, Page 37 and 38, of the Plat Records of Ellis County, Texas, being a parcel of land conveyed to William G. Berry and Patricia Faye Berry, according to Ellis County Appraisal District, Property ID No. 173335, as shown on survey, and being more particularly described by metes and bounds as follows:

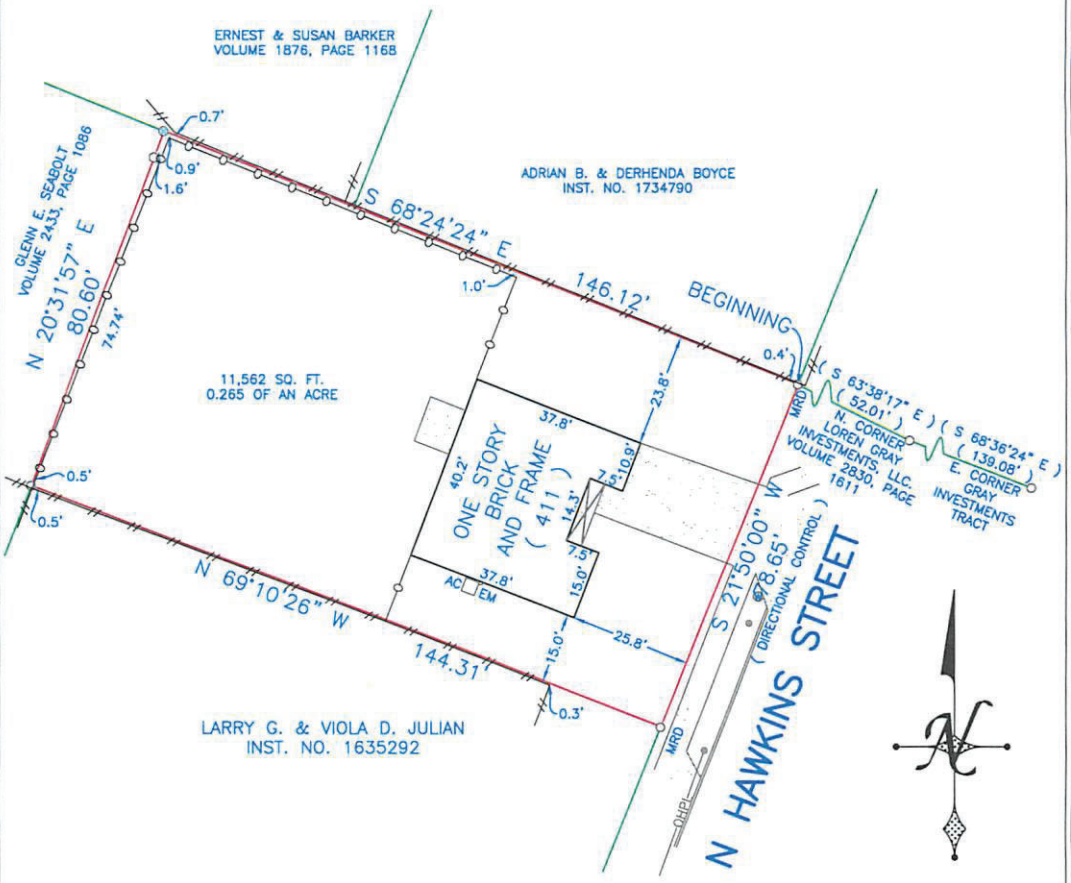
BEGINNING at a found 1/2-inch iron pipe for corner on the northwesterly right-of-way line of N Hawkins Street, being the south corner of a parcel of land conveyed to Adrian B. Boyce and Derhenda Boyce, as recorded in Instrument No. 1734790 of the Official Public Records of Ellis County, Texas, and being the east corner of said Berry parcel;

THENCE South 21 degrees 50 minutes 00 seconds West, along said right-of-way, a distance of 78.65 feet to a found 1/2-inch iron rod for corner;

THENCE North 69 degrees 10 minutes 26 seconds West, leaving said right-of-way, a distance of 144.31 feet to a found 1/2-inch iron rod for corner;

THENCE North 20 degrees 31 minutes 57 seconds East, passing a found 1/2-inch iron pipe for reference at a distance of 74.74 feet, and continuing a total distance of 80.60 feet to a set 1/2-inch yellow-capped iron rod for corner;

THENCE South 68 degrees 24 minutes 24 seconds East, a distance of 146.12 feet to a PLACE OF BEGINNING and containing 11,562 square feet or 0.265 of an acre of land.



ACCEPTED BY: _____

DESIGNATED TITLE





1529 E. I-30, STE. 106, GARLAND, TX 75043 – FIRM REGISTRATION NO. 10194052

The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat: the size, location and type of building and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated, or visible and apparent easements.

TITLE AND ABSTRACTING WORK FURNISHED BY DESIGNATED TITLE, LLC.

THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 30'
Date: 6/11/2019
G. F. No.: ELL193774
Job no.: 80151-A
Drawn by: KW

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHER FOR ANY LOSS RESULTING THEREFROM.
THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR DESIGNATED TITLE, LLC.

LEGEND

WOOD FENCE — TEXT
CHAIN LINK — IMPROVEMENTS
IRON FENCE — BOUNDARY LINE
WIRE FENCE — RESIDENCE/BUILDING

MRD - MONUMENTS OF RECORD DIGNITY
1/2" IRON ROD FOUND
1/2" YELLOW-CAPPED IRON ROD SET
SET "X"
FOUND "X"
1/2" IRON PIPE FOUND
PK NAIL FOUND
C - CABLE
CO - CLEAN OUT
G - GAS METER
FH - FIRE HYDRANT
LP - LIGHT POLE
MH - MANHOLE
E - ELECTRIC
PE - POOL EQUIP
P - POWER POLE
T - TELEPHONE
WM - WATER METER
WV - WATER VALVE
(UNLESS OTHERWISE NOTED)

STATE OF TEXAS
REGISTERED
BRIAN S. RHODES
5962
PROFESSIONAL
LAND SURVEYOR

HOST RULES (EXHIBIT E)

Hachie Charm

Welcome Book

Property Address

411 N. Hawkins St
Waxahachie Texas, 75165

HOST RULES (EXHIBIT E)

Welcome

As a valued guest, we have compiled this guide for you, to assist you in having a wonderful stay. Please take a few minutes to read through this information to familiarize yourself with the features of this property.

Thank you again! We hope you enjoy your stay!

469-732-7063
rieperproperties@gmail.com

Sincerely,
Rieper Properties management team

Important Information

Preparing for your arrival, the property has been thoroughly cleaned and inspected by our team. With our high standards of planning and preparation to get our home ready for you, we trust that you will find everything in a manner, which will surpass your expectations. However, there may be some situations where unforseen problems arise, or external events out of our control occur.

This information guide contains valuable information and tips for solving common problems within the home.

Please ensure you have taken measures to solve common problems yourself prior to calling us. All false callouts or callouts for problems which have occurred due to guest misuse or error will be subject to a call-out fee.

If for some reason you are not 100% satisfied with your stay we ask that you contact us immediately so that we are able to try and correct the situation. We are available by phone and email 24/7.

IMPORTANT SMOKING AND PET POLICY

Smoking or vaping inside the property, and pets are NOT permitted under any circumstances. Failure to adhere to this will result in a minimum $500 penalty charge.

HOST RULES (EXHIBIT E)

DURING YOUR STAY:

1. This property is available to host ten day time guests and six overnight guests per stay and has driveway parking.
2. This property is not suitable for and it is prohibited from having a party, social or entertainment venue.
3. Please respect quiet hours from 10pm-7am. Prohibited by law you may not have any unreasonably loud, disturbing noise of any kind. Included but not limited to, stereos, televisions, yelling, profanity, vehicles, etc.
4. Pull grill away from the property when in use
5. Lock all doors when leaving the property, including back door. To lock the front door simply press the lock button. Please make sure the door is secure.

Check out time is 10:00am!

1. Bag all trash and leave inside the garage. Refuge pick up is on Monday mornings. One of our team members will come by to set the refuge containers at the proper place and time to be emptied and placed back. Our team member will not enter the dwelling to remove any current trash. That will be removed at time of cleaning.
2. Leave all beds that were used unmade.
3. If dishwasher is provided, please load all dirty dishes and detergent and press start. If no dishwasher is provided please was all dishes and leave on counter.
4. Reset air conditioner to "75" in the summer and heat at "65" in the winter
5. If outside games and grill were used please bring them close to the property (please make sure grill is cooled)
6. Make sure you have logged out of Netflix, Hulu, etc. on all TV's
7. Text 469-732-7063 with unit name when leaving to check out.

GENERAL HOME INFORMATION

PATIO DOORS

For the AC unit to operate correctly, it is important that all the windows and pation doors are closed. Otherwise it will freeze the AC unit. This will result in a $150 (minimum) call-out fee and you will be without AC.

HOUSEKEEPING

This property is professionally cleaned prior to each guest's arrival. During your stay our care team does no enter the property, however, cleaning supplies such as a vacuum, mop, and broom are provided to cover any mid stay spills or other such occurences.

REFRIGERATOR/FREEZER

Refrigerator and freezer are pre-set at appropriate and effective setting prior to all guest arrival. Please remember that food may take time to cool once placed inside the unit, and that dials should not be adjusted.

DISHWASHER

When using the dishwasher, we ask you to follow a few simple instructions in order to help prolong the life of the appliance:
-Only use tablets or powder made specifically for dishwashers. DO NOT use washing or laundry detergent as they will cause soap to spill out.
-DO NOT overload the dishwasher
-Place only dishwasher safe items in the machine.
-Pre-rinse all dishes prior to placing them into dishwasher

WASHING MACHINE/DRYER

For your convenience, this property is fitted with its own full-sized washer and dryer. When using them please take care to abide the following instructions:
-Never overload the machines
-Ensure you clean the dryer filter after each use and dispose of the lint in a trash receptacle

PLUMBING

Our toilets are designed only to remove human waste and toilet paper It is very important that you do not place anything else into the toilet besides this. You should not attempt to flush any items such as, feminine hygiene products, baby wipes, diapers, or paper towels down any toilet.

Should your toilet become blocked despite taking these precautionary measures, we have provided a plunger in each bathroom. If a toilet begins overflowing, you can turn the water off by finding the stop valve located underneath the tank at the back of the toilet and turning it to the off position. If you are unable to unblock the toilet yourself and require further assistance, please call the number provided. Guests will be charged a $50 call-out fee for any misuse and will be responsible for any additional costs incurred to fix the blockage.

ELECTRICITY

For guests that live outside of North America, it is important to note that the electrical outlets in the USA are 120V. It is essential to remember that this is a different voltage for other countries. Electrical appliances therefore should only be used in our outlets using properly approved power packs or converters.

TV/INTERNET/GAME CONSOLE USE

We ask that you DO NOT touch or tamper with any TV and Internet. Cables are already connected and ready for guest use upon your arrival. Should the guest tamper with these cables, and or internet may need to be reconnected. This will result in a minimum call-out charge of $50.

COUNTER TOPS

During your stay please be aware that the countertops in the property are granite. They are sensitive to extreme heat, so pots taken off the stove or dish out of the oven may not rest on the countertops. We ask that you please help prolong the life of the countertops by using cutting boards when preparing food and placing potholders underneath hot items prior to setting them on the countertop.

HOME ITEMS

No items from inside the property are to be removed from the property for any reason at any time. If items are found to be missing upon your departure, you will be charged the cost for their replacement.

MAINTENANCE CALL OUTS

If a member of our team is called out or there is a scheduled maintenance for the property during your stay, our team member will contact you via phone or text.

FAVORITE EAT AND DRINK SPOTS!

DOWNTOWN:

Prime 115 Steakhouse
114 S Rogers St
Waxahachie, TX 75165
214-903-7514

Cork and Keg
106 N College St
Waxahachie, TX 75165
214-980-1191

El Mexicano Grill
114 E Franklin St
Waxahachie, TX 75165
972-937-1191

College Street Pub
210 N College St
Waxahachie, TX 75165
972-938-2062

Railport Brewing Co
405 W Madison St
Waxahachie, TX 75165
214-980-1678

HOST RULES (EXHIBIT E)

Southern Roots Brewing Co
421 S College St
Waxahachie, TX 75165
214-980-1056

Cork House Winery
213 E Main St
Waxahachie, TX 75165
972-921-1069

Prickly Boba
108 E Franklin St
Waxahachie, TX 75165
469-553-0097

Fresh Market Coffee
501 S Rogers St
Waxahachie, TX 75165
469-570-5446

White Rhino Coffee
414 W Main St
Waxahachie, TX 75165
214-903-7082

Osuba
606 N Highway 77
Waxahachie, TX 75165
972-937-6666

SUPERMARKETS

HEB
800 N Hwy 77
Waxahachie, TX 75165
972-923-2283

Food Land
610 Ferris Ave
Waxahachie, TX 75165
972-937-1481

Walmart Supercenter
1200 N US Highway 77
Waxahachie, TX 75165
972-937-3460

EMERGENCY

Waxahachie Police Department
630 Farley St.
Waxahachie, TX.75165
Emergency #911 Non-Emergency #972-309-4400

Waxahachie Fire Station #1
407 Water St.
Waxahachie, TX. 75165
Emergency #911 Non-Emergency #972-937-8363

Ellis County Sheriffs Office
300 S. Jackson St
Waxahachie, TX 75165
Emergency #911 Non-Emergency #972-825-4901

Ellis County Emergency Management
101 W. Main St.
Ste. 102
Waxahachie, TX. 75165
#972-825-5199

HOSPITAL

Baylor Scott & White Medical Center
2400 N. Interstate 35E Rd.
Waxahachie, TX. 75165
Emergency #911 Non-Emergency #469-843-4000

Altus Emergency Center
1791 N. Hwy 77
Waxahachie, TX. 75165
#469-383-7361 24hr

MedExpress Urgent Care
1305 N. Hwy 77
Waxahachie, TX. 75165
#972-937-1203

Expedian Urgent Care
1601 N. Hwy 77
Waxahachie, TX. 75165
817-473-9473

North Texas Poison Center
5201 Harry Hines Blvd
Dallas, TX, 75235
1-800-222-1222

PHARMACY

Walgreens
1201 Ferris Ave.
Waxahachie, TX. 75165
972-923-3227

CVS
701 Ferris Ave.
Waxahachie, TX. 75165
972-938-3120

HEB
800 N. Hwy 77
Waxahachie, TX. 75165
972-923-2297

Planning & Zoning Department
Zoning Staff Report

Case: ZDC-102-2024

MEETING DATE(S)

Planning & Zoning Commission: June 11, 2024
City Council: June 17, 2024

CAPTION

Public Hearing on a request by Gabrielle Calvery, for a **Specific Use Permit (SUP)** for a **Short-Term Rental** use within a Single Family-2 (SF-2) zoning district located at 1105 W Main Street (Property ID 176628) - Owner: Gabrielle Calvery & Jeff Calvery (ZDC-102-2024) Staff: Harper Lindamood

RECOMMENDED MOTION

- *"I move to recommend denial of ZDC-102-2024, a Specific Use Permit (SUP) for Short-Term Rental use."*

- *"I move to recommend approval of ZDC-102-2024, 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."*

Staff has received letters of opposition to the proposed Specific Use Permit (SUP) request that exceed 20% of property by acreage within the 200' notification buffer for the subject property. Per Section 2.04 of the Waxahachie Zoning Ordinance, a favorable vote of three-fourths (3/4) of all members, which equates to four (4) out of the five (5) members, of the City Council shall be required to approve this SUP request.

APPLICANT REQUEST

The Applicant requests a specific use permit for a Short-Term Rental use at 1105 W Main Street.

CASE INFORMATION

Applicant:	Gabrielle Calvery
Property Owner(s):	Jeff Calvery
Site Acreage:	0.23 acres
Current Zoning:	Single Family-2 (SF-2)
Requested Zoning:	SF-2 with a Specific Use Permit (SUP) for a Short-Term Rental

SUBJECT PROPERTY

General Location:	1105 W Main St.
Parcel ID Number(s):	176628
Existing Use:	A single-family residence occupies the subject property.
Development History:	The subject property is platted as LOT 2B BLK 9 West End.

Adjoining Zoning & Uses:

Direction	Zoning	Current Use
North	SF-2	Single Family Residence
East	SF-2	Single Family Residence
South	SF-2	Single Family Residence
West	SF-2	Single Family Residence

Future Land Use Plan: Mixed Use Neighborhood

Comprehensive Plan: A mixed-use neighborhood hearkens back to the pre-suburban development pattern with smaller lots, smaller setbacks, shorter blocks, diverse housing typologies and very importantly, a mix of uses. This mixing of activities and uses allows the area to adapt and change over time to suit the needs of its inhabitants. Though it is not imperative for uses to always be mixed within the same building, it is important to note that large monolithic developments with near exclusive uses such as large multiplex apartments or retail centers with large land area being devoted to automobile parking do not suit mixed-use neighborhoods. Mixed-use neighborhoods are places where residents can live, work and play and are primarily accessible by foot. Given the various housing typologies encouraged in this place type, it is essential to make sure residential uses appropriately transition from one another based on the housing typology

Thoroughfare Plan: The subject property is accessible via W. Main St.

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 a SUP.

Proposed Use:

The applicant requests a SUP for short-term rental use at 1105 W Main St. because it is located within the SF-2 zoning district. The subject property consists of a primary structure of approximately 2,184 square feet, built in 1920 with three (3) bedrooms, (3) bathrooms and enough improved surface to accommodate for the maximum parking spaces of three (3) vehicles, situated on an approximately 0.23-acre (9,365 square feet) lot. The applicant has not been operating a short-term rental. Has not been paying local hotel occupancy taxes. 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.

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.

The applicant's local emergency contact is Gabrielle Calvery (972)-697-7664), 301 Virginia Avenue, Waxahachie, TX. 75165, gabriellecalvery@gmail.com, which is located 1.0 mile from the property.

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 39 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 five (5) letters of opposition and one (1) letter of support were received by staff, with five (5) letters of opposition and one (1) letter of support being inside 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:
Harper Lindamood
Planner
Harper.lindamood@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-102-2024

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

RECEIVED MAY 2 8 2024

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, June 11, 2024 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, June 17, 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 Gabrielle Calvery Tranel, Virginia Holdings LLC, for a Specific Use Permit (SUP) for a Short-Term Rental use within a Single-Family-2 (SF-2) zoning district located at 1105 W Main Street (Property ID 176628) - Owner: Virginia Holdings LLC (ZDC-102-2024) Staff: Harper Lindamood

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-102-2024 **City Reference: 176719**

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *June 5, 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: Not enough quality hotels for lodging in Waxahachie
This is a good STR to support & a great operator

Signature

5/25/24
Date

Brad Mates Manager
Printed Name and Title

1100 W - Jefferson
Wax. TX. 75165
Address

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-102-2024

<>

RECEIVED MAY 3 02024

ARCHIBALD NORMAN L & DOROTHY L
1030 W MAIN ST
WAXAHACHIE, TX 75165-2949

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, June 11, 2024 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, June 17, 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-102-2024 **City Reference: 171837**

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

STR's lack control of activities of renters who occupy them. Most single-family residences along Main Street are well maintained by their owners. There is no guarantee the owner of 1105 W. Main would also do so. Additionally, there is heavy vehicular traffic, along with the attendant noise, on Main Street. An STR would only add to problems associated with this vehicular traffic.

Norman L. Archibald — Signature

5/24/2024 — Date

Norman L. Archibald, owner — Printed Name and Title

1030 W. Main Street — Address

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-102-2024
<><><>

HUNTER KIRK P & MAUREEN D MOORE
1112 W JEFFERSON ST
WAXAHACHIE, TX 75165-2226

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, June 11, 2024 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, June 17, 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-102-2024 **City Reference: 176620**

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *June 5, 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 degrade the neighborhood and negatively impacts property values. Who wants to live by a short-term rental.? You do not know your neighbors.

Signature Kirk P Hunter — 4 June 2024 Date

KIRK HUNTER, Property/home owner — 1112 W. Jefferson St. Address

Printed Name and Title

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-102-2024

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HUNTER KIRK P & MAUREEN D MOORE
1112 W JEFFERSON ST
WAXAHACHIE, TX 75165-2226

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Case Number: ZDC-102-2024 **City Reference: 176620**

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *June 5, 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 lost neighbors to STRs and now adding SUP will continue to degrade this neighborhood into strangers and business owners. My husband and I have worked toward guarding and strengthening our neighborhood since 1986.

Maureen D Moore
Signature

June 4, 2024
Date

Maureen D Moore, (home owner)
Printed Name and Title

1112 W. Jefferson St.
Address

You received this notice because your property is within [illegible] 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-102-2024

City Reference: 171968

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

6/4/24
Date

Alison Hernandez
Printed Name and Title

124 Spencer St.
Address

Item 17&18

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-102-2024

WHITE ROBERT L & KAREN S
1108 W JEFFERSON ST
WAXAHACHIE, TX 75165-2226

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Case Number: ZDC-102-2024 **City Reference: 176621**

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

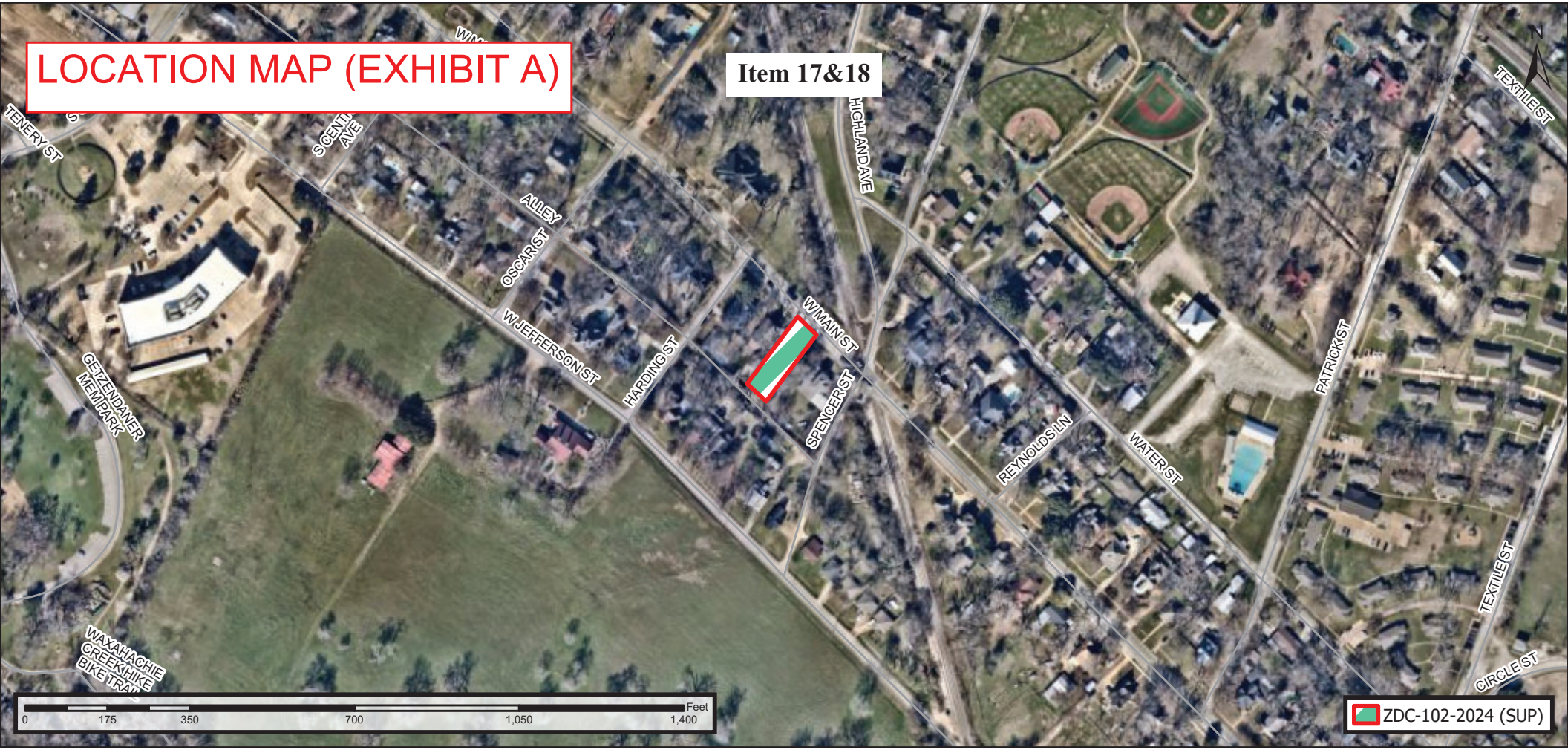
Comments: We'd like to see people (families) committed to Waxahachie living in our neighborhood.

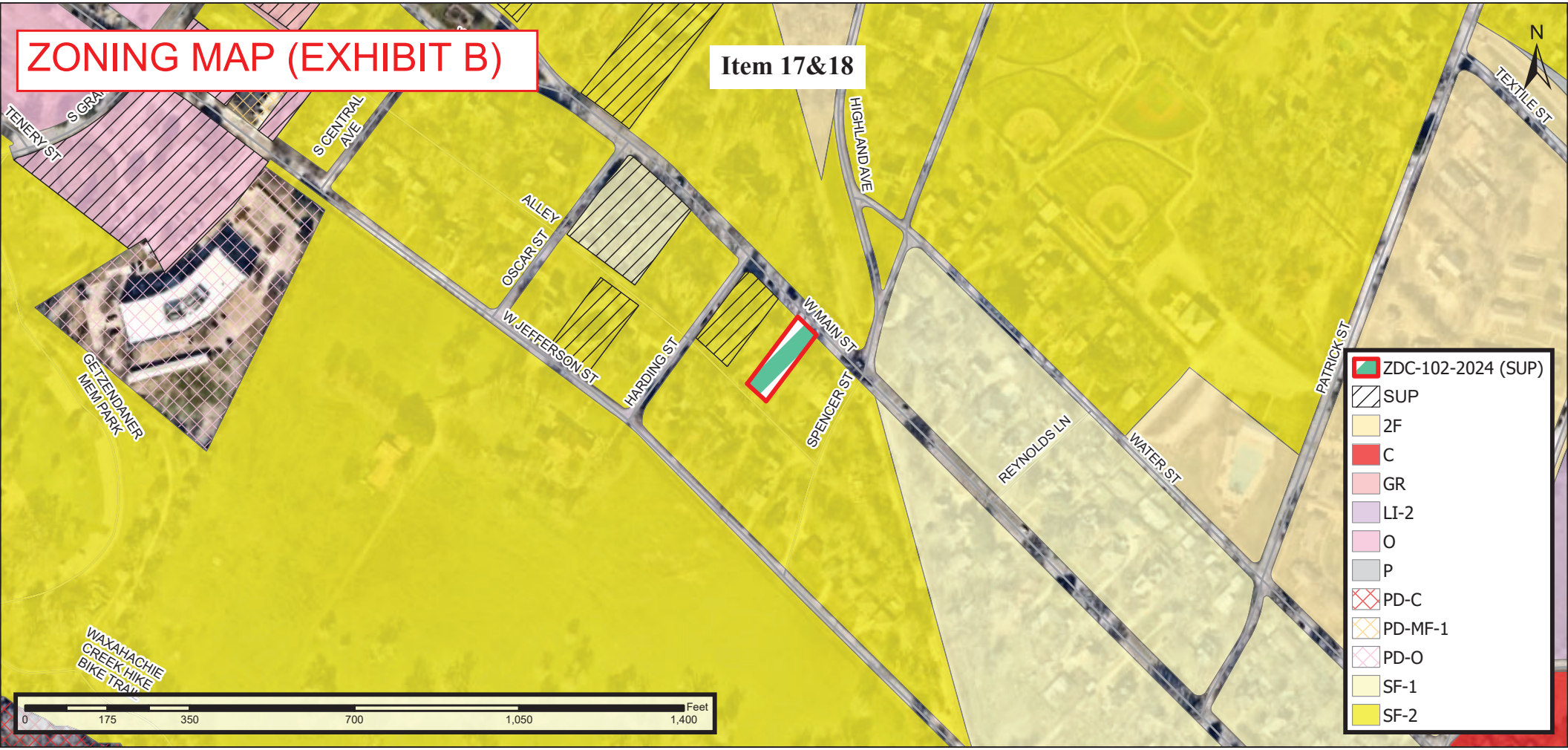
Karen White
Signature

6/4/24
Date

KAREN White
Printed Name and Title

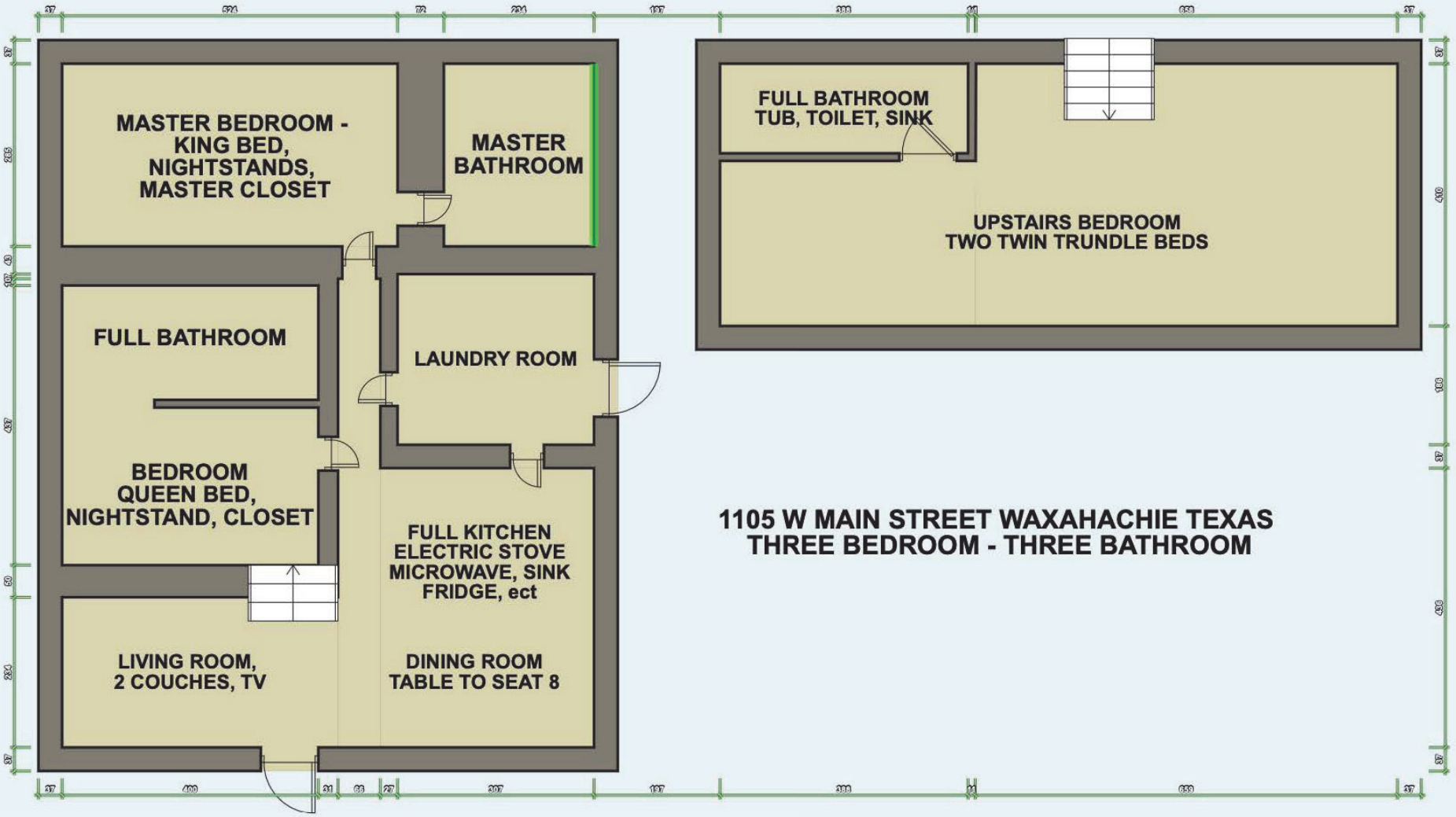
1108 W. Jefferson St
Waxahachie, Tx 75165
Address


LOCATION MAP (EXHIBIT A)
Item 17&18
TENERY ST
S CENTRAL AVE
ALLEY
OSCAR ST
W JEFFERSON ST
HARDING ST
W MAIN ST
SPENCER ST
HIGHLAND AVE
REYNOLDS LN
WATER ST
PATRICK ST
TEXTILE ST
CIRCLE ST
GETZENDANER MEM PARK
WAXAHACHIE CREEK HIKE BIKE TRAIL
N
0
175
350
700
1,050
1,400
Feet
ZDC-102-2024 (SUP)


ZONING MAP (EXHIBIT B)
Item 17&18
N
TENERY ST
S CENTRAL AVE
ALLEY
OSCAR ST
W JEFFERSON ST
HARDING ST
W MAIN ST
HIGHLAND AVE
SPENCER ST
REYNOLDS LN
WATER ST
PATRICK ST
TEXTILE ST
GETZENDANER MEM PARK
WAXAHACHIE CREEK HIKE BIKE TRAIL
Feet
0
175
350
700
1,050
1,400
ZDC-102-2024 (SUP)
SUP
2F
C
GR
LI-2
O
P
PD-C
PD-MF-1
PD-O
SF-1
SF-2

FLOOR PLAN (EXHIBIT C)

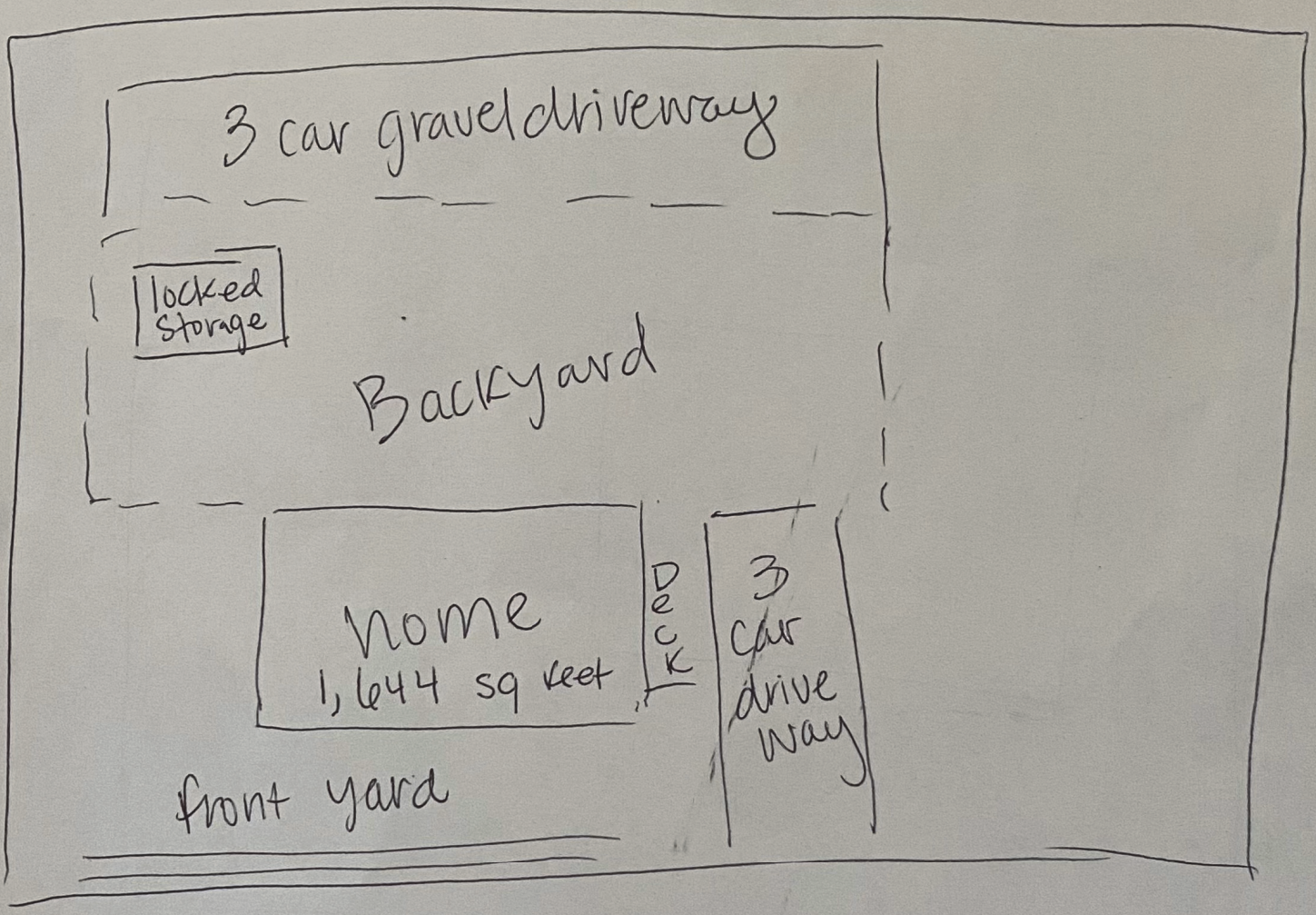
Item 17&18



SITE PLAN (EXHIBIT D)

Item 17&18

1105 W Main St.



Hello,

Unfortunately we have not been able to locate our property survey from when the home was purchased in 2018. Please see the drawn out property. I would be more than happy to give a tour of the land as well.

Thank you,
Gabrielle Travel

HOST RULES (EXHIBIT E)

Welcome to The Myrtle House!

Address: 1105 W Main Street Waxahachie, TX 75165
Door Code: the last 4 digits of your phone number

We are very proud of our home and neighborhood and strive to be a great addition to our community. Please be respectful and courteous to our neighbors. Close contact is kept with neighbors to ensure they feel safe and comfortable with our short term rental. We strive to create a sense of home away from home for each of our guests and allow them to fully experience the city of Historic Waxahachie.

If you have any questions or concerns, please contact us (Gabrielle and Jesse) directly via phone at 972-697-7664. We are just one street over and are on call during your stay! Don't hesitate to reach out if you need anything!



HOST RULES (EXHIBIT E)

About Your Hosts



Jeff Calvery

I am the proud owner of the Myrtle House and am delighted that you have chosen to stay in the home. I am the proud business owner of CRS cabinets since the year 2000. My passion is investing and growing my community. Waxahachie is a community filled with small business, beautiful homes, and amazing community events. I hope you find yourself at home and enjoy your stay!

Partnering with Jesse and Gabrielle Tranel (My Daughter and Son in law) to provide concierge hosting services to the Myrtle House guests has enhanced the hospitality factor exponentially! You will love them! So… Welcome. We hope you can escape from the hustle of the world a bit, enjoy the house, explore the area.



Gabrielle and Jesse Tranel

Gabrielle and Jesse are our property managers and will be your main source of contact during your stay. They are a short walk away so don't hesitate to call or text with any questions or concerns. Gabrielle and Jesse have a passion for hospitality and Waxahachie! We want our guests to feel at home and comfortable while they explore and discover this historic gingerbread town.

HOST RULES (EXHIBIT E)

Item 17&18

Inside The Property

Please make yourselves at home! Have a look through the cupboards to familiarize yourself with the contents of the property. The property should be spotless with clean bedding on the beds and clean towels in the cupboards. If you find anything to not be to your satisfaction, please inform us within the first 24-hours of arriving at the property.



WiFi - Internet

SSID: SpectrumSetup - C3
Password: hockeypraise261
ENJOY THE INCLUDED HULU LIVE ACCOUNT



Security & Doors

The front door has a coded lock. Your host will message you the code on the day of check in. This code should be the last 4 of the phone number used to book the property. Please keep this code handy because the door can lock automatically! If at any point in time you do not feel safe please call us at 972-697-7664 (Gabrielle) or 214-587-7604 (Jesse). If it is an emergency please call 911 directly.



Kitchen

The kitchen is fully stocked with dishes, cookware, and a coffee set. Everything can be found in cabinets surrounding the sink and oven. For your convenience we have a coffee machine with coffee essentials located in the hall pantry.



Bedrooms

In each bedroom you will find a made bed with clean sheets and folded clean towels on the bed. If extra bedding or towels are needed please reach out to Gabrielle at 972-697-7664 for additional supplies.



Dining Room/Living Room

The living room TV has complimentary streaming services and wifi. Feel free to log into any personal accounts during your stay. Please log out of your personal accounts upon check out. Enjoy the home's board games, located in the entry table in the dining room.



Bathroom

We have provided sets of towels for each guest to use on your bed. When you depart please place any used towels inside the bathtubs. Each full bathroom contains shampoo, conditioner, body wash, and lotion for each guest. Please take caution getting in and out of showers and tubs. If a shower chair is needed please call Gabrielle at 972-697-7664 and one will be provided for you.



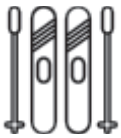
Smoking

Please do not smoke inside the home. Smoking or any use of illegal substances is strictly prohibited. If violated you will be asked to leave the property immediately with no refund.



Parking

Parking is only allowed in the home's driveway. Please do not park in front of any neighbors home or block any driveways. Thank you for understanding.



House Rules

The house has a maximum of 8 adults. If additional dinner guests or local family are visiting please advise the host. All Parties and Events are strictly prohibited on the properity. If an event or party is held on the property you will be asked to leave the property immediately with no refund. Quiet hour is 10 pm to respect our neighbors sleep schedule. No pets allowed on premises unless special permission is granted by the host.



Heating & Air Conditioning

The property has central heating and air conditioning located in the hall. Please do not set meters below 70 degrees for air or above 70 degrees for heat to avoid freezing or overheating of the unit. Thank you for understanding. Please contact Gabrielle at 972-697-7664 if additional fans or space heaters are needed.



Trash / Recycling

Garbage can be disposed of in the trash bins located on the side of the home in the driveway. The GREEN trash bin is for trash only. The BLUE trash bin is for recycling only.



Check out

We hope you enjoyed your stay!
Feel free to sign our guest book!

Check out instructions:

1. **Place all used sheets and pillow cases in provided laundry baskets or leave used beds unmade.**
2. **Place dirty dishes in the sink.**
3. **Place dirty towels in the bathtubs.**
4. **Place all trash in GREEN trash bins on the side of the home.**
5. **Log out of personal streaming services.**
6. **Don't forget to double check for any left behind belongings!**

Let me know if you have any recommendations on how we can improve.
We also appreciate any reviews.

Thank you for booking with us.

Contact:
Gabrielle and Jesse Tranel
Contact Number: (972) 697-7664 or (214) 587-7604

The Neighborhood



Supermarkets

Local supermarkets include:

- **H-E-B**
  - **Address:800 N Hwy 77, Waxahachie, TX 75165**
  - **Open everyday- 6:00 am - 11:00 pm**
- **Local farmers market**
  - **Address: 701 Howard Road Waxahachie, TX 75165**
  - **Open Saturdays- 8:00 am - 12:00 pm**



Local Restaurants & Bars

- **Farmluck**
  - **Address: 109 W. Franklin St. #119, Waxahachie 75165**
  - **Cuisines: Sandwiches, Salads, Ice Cream Parlor**
  - **Cost for two: $25**
  - **Hours: Monday-Saturday 11AM-9PM, Sunday 11AM-3PM**
- **Pop's Burger Stand**
  - **Address: 107 S Monroe St., Waxahachie 75165**
  - **Cuisines: Burgers**
  - **Cost for two: $20**
  - **Hours: Monday-Friday 11AM-8PM, Sunday 11AM-3PM**
- **Branded Burger**
  - **Address: 2801 N. Hwy 77, Ste 150, Waxahachie 75165**
  - **Cuisines: Burgers**
  - **Cost for two: $25**
  - **Hours: Monday- Saturday 11AM-9PM, Sunday 11AM-4 PM**
- **Prime 115**
  - **Address: 114 S Rogers St, Waxahachie, TX 75165**
  - **Cuisines: Steak House**
  - **Cost for two: $100**
  - **Hours: Tues-Sat 11AM-10PM, Sunday 11AM-3PM, Mon. Closed**
- **Two Amigos Taqueria**

    - Address: 241 S Monroe St, Waxahachie, TX 75165
    - Cuisines: Mexican
    - Cost for two: $25
    - Hours: Mon-Sat: 7AM-9PM, Sun 8AM-3PM
- Campuzano
    - Address: 2167 N Highway 77, Waxahachie 75165
    - Cuisines: Mexican
    - Cost for two: $40
    - Hours: Sunday-Thursday: 11AM– 9PM, Friday-Saturday: 11AM-10PM
- Straight From Philly
    - Address: 110 E Main Street, Waxahachie 75165
    - Cuisines: Fast Food, Sandwich
    - Cost for two: $25
    - Hours: Mon-Thurs 10:30AM–5PM, Friday-Sat: 10:30AM–7pm, Sun- Closed
- Tomato's
    - Address: 619 Ferris Ave., Waxahachie 75165
    - Cuisines: Italian, Mexican
    - Cost for two: $25
    - Hours: Mon-Sun 11AM–10PM
- College Street Pub
    - Address: 210 N College St, Waxahachie 75165
    - Cuisines: British, Bar Food
    - Cost for two: $25
    - Hours: Mon-Thurs 11AM-10PM, Fri-Sat 11AM-12AM, Sun Closed
- Oma's Jiffy Burger
    - Address: 403 Water Street, Waxahachie 75165
    - Cuisines: Burger
    - Cost for two: $25
    - Hours: Monday-Saturday 7AM-3PM, Sunday Closed
- The Dove's Nest
    - Address: 105 W Jefferson St, Waxahachie 75165
    - Cuisines:American, Healthy Food
    - Cost for two: $55
    - Hours: Mon-Sat 11AM-2PM, Sunday Closed



Local Attractions

- Historic CourtHouse located in the center of Downtown Square
- Vita Coffee House, White Rhino Coffee, and Fresh Market Coffee
- Jordan E's Popcorn and Candy
- Paper Leaves Bookstore and Plant Shop
- Antique shopping in downtown Waxahachie
    - Atelier Antiques
    - With Willing Hands
- Blume (boutique clothing)
- The Arcade - 100 N College St.
- Urban Air Trampoline Park
- Getzendaner park
- Lake Waxahachie
- Golf - Waxahachie Country Club



Public Transportation

- Greyhound: Bus Station
    - Address: 3300 S Interstate 35 East Service Rd, Waxahachie, TX 75165
    - Hours: Everyday 6AM–11PM
    - Phone: 972-937-4893



Taxi

- Dallas Yellow Cab
    - Waxahachie, TX
    - Phone: 214.426.6262
- Uber/Lyft
    - Cell Phone App

Emergency Information



Hospital

Nearest hospital: Baylor Scott & White Medical Center- Waxahachie
Address: 2400 N, I-35E, Waxahachie, TX 75165
Phone: 469-843-4000



Police

Waxahachie Police Department
Address: 630 Farley St, Waxahachie, TX 75165
Phone: 469-309-4400 (non-emergency line)
Emergency Line: 911



Doctors

Baylor Scott & White Medical Center- Waxahachie
Address: 2400 N, I-35E, Waxahachie, TX 75165
Phone: 469-843-4000



Emergency Contact

Please call 911 for all emergencies.
A first aid kit is located in the kitchen cabinet.
A fire extinguisher is located under the sink in the kitchen.

If you have a non-emergency but need assistance please call your hosts Gabrielle at 972-697-7664 or Jesse 214-587-7604. A first aid kit and fire hydrant is located in the kitchen below the sink if needed.

WE HOPE YOU ENJOY YOUR STAY WITH US!

Planning & Zoning Department

Zoning Staff Report

Case: ZDC-48-2024

MEETING DATE(S)

Planning & Zoning Commission: June 11, 2024
City Council: June 17, 2024

CAPTION

Public Hearing on a request by Ryan Kelly, EAN Holdings, LLC, for a **Specific Use Permit (SUP)** for an **Auto Leasing and Rental** use within a Commercial (C) zoning district located southeast of 141 Cardinal Road (Property ID 289375) - Owner: Connell Storage Partners #1 LLC (ZDC-48-2024)

RECOMMENDED MOTION

"I move to recommend approval of ZDC-48-2024, a Specific Use Permit (SUP) for an Auto Leasing and Rental use (Enterprise-Rent-a-Car), subject to the conditions of the staff report."

APPLICANT REQUEST

The applicant requests approval of a Specific Use Permit (SUP) for an Auto Leasing and Rental use (Enterprise-Rent-a-Car) on a 1.00-acre property southeast of 141 Cardinal Road.

CASE INFORMATION

Applicant: Ryan Kelly, EAN Holdings, LLC

Property Owner(s): Connell Storage Partners #1 LLC

Site Acreage: 1.00 acres

Current Zoning: Commercial (C)

Requested Zoning: Commercial (C) with SUP for an Auto Leasing and Rental use

SUBJECT PROPERTY

General Location: Southeast of 141 Cardinal Road

Parcel ID Number(s): 289375

Existing Use: The subject property is currently undeveloped.

Development History: The subject property is platted as Lot 2, Block A of the CSP1 Addition.

Adjoining Zoning & Uses:

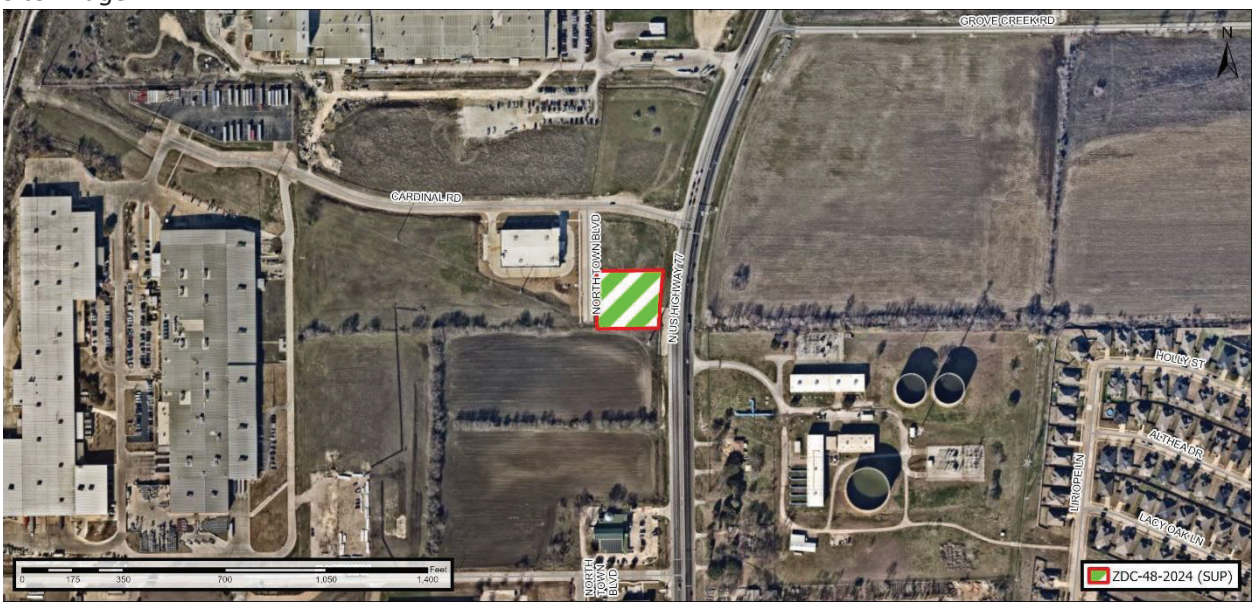
Direction	Zoning	Current Use
North	PD-C – Ordinance 2881	Undeveloped
East	SF-1	Highway 77 & Undeveloped
South	LI-1	Undeveloped
West	LI-2	Lone Star Storage

Future Land Use Plan: Local Commercial

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

Thoroughfare Plan: The subject property will be accessible via North Town Boulevard.

Site Image:



PLANNING ANALYSIS

The applicant proposes a Specific Use Permit (SUP) for an Auto Leasing and Rental use (Enterprise-Rent-a-Car) on a 1.00-acre property southeast of 141 Cardinal Road. Enterprise is currently located at 1540 N US Highway 77 and will relocate to the subject property if this SUP request is approved. This Enterprise location will rent light-load vehicles only and will not rent heavy-load vehicles, heavy equipment, or trailers. The applicant has noted that the typical hours of operation of the business will be Monday through Friday from 7:30am to 6:00pm and Saturday from 9:00am to 1:00pm. The business will be closed on Sundays. A total of seven (7) to ten (10) employees are expected at this location.

The proposes to construct an office building on the subject property totaling 1,600 square feet in size. Additionally, the applicant proposes to construct a bay and canopy totaling approximately 1,800 square feet in size. The car wash is proposed as an accessory use for Enterprise. The car wash will be used by employees only to clean returned vehicles. The applicant has provided sixty-one (61) parking spaces on the site; which exceeds the minimum parking space requirement by seventeen (17) spaces. The additional spaces are proposed to provide parking for the Enterprises' rental car inventory.

Access & Circulation

The applicant proposes to access the subject property via a driveway connection to North Town Boulevard. A direct connection to Highway 77 is not proposed due to an inability to meet TxDOT spacing requirements. The applicant proposes to file a mutual access easement for their primary drive to allow for future cross-access to the property to the north of the site.

The applicant has provided a drive aisle around each proposed building to ensure adequate on-site circulation. The applicant has also provided two dedicated "return" lanes adjacent to the proposed office building for customers to drop off vehicles. The return lanes are situated outside of the primary drive aisle and can stack three (3) vehicles each.

A portion of the proposed drive-aisle and parking spaces are located within a 100' electric easement owned by Oncor. Oncor has indicated they are amenable to allowing a drive aisle and parking within the easement. However, formal approval will not be provided by Oncor until the applicant has received SUP approval by the City. Due to this, staff has recommended a condition of approval for the SUP that requires the applicant to provide a letter from Oncor documenting permission to construct improvements within the 100' electric easement identified on the Site Plan. This letter from Oncor will be required to be provided prior to the approval of Civil Construction plans for the development.

Elevation/Façade

The applicant has provided two elevation/façade options for consideration with this SUP. Both options utilize a combination of brick, stucco, and stone exterior construction materials with minor EIFS accents. The color palette is the primary difference between each elevation/façade option. Option 1 features a consistent earth tone color palette across the entire building; while Option 2 includes a combination of traditional color brick and sandstone color brick on a portion of the building. The renderings below can be referenced for a look at the difference in the front façade proposed with each elevation option.

Elevation Option 1:



Elevation Option 2



Landscaping

The landscaping proposed with this SUP meets the requirements of the Waxahachie Zoning Ordinance. The applicant has incorporated eight (8) Crape Myrtles into the landscape plan.

Signage

The applicant proposes to install a monument sign that adheres to the typical height and size requirements of the Waxahachie Zoning Ordinance. The design of the monument sign has not yet been finalized, but it will be located outside of all utility easements on the site and at least 15' from all property lines.

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, six (6) 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. Staff has received two (2) letters of support and zero (0) letters of opposition for the proposed SUP.

RECOMMENDATION

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

Conditions:

1. A mutually agreed upon Development Agreement shall be required for the development.
2. The owner shall provide a permanent irrigation system for all required landscape areas shown on the Landscape Plan and maintain the required landscaping at all times.
3. The applicant shall receive all necessary building permits from the Building & Community Services Department prior to construction.
4. Prior to approval of Civil Construction Plans, the owner shall provide a letter from Oncor documenting permission to construct improvements within the 100' electric easement identified on the Site Plan.
5. Rental of only automobiles, motorcycles, vans, light trucks, or other light load vehicles shall be permitted with this SUP. Rental or storage of heavy-load vehicles, heavy equipment, or trailers shall be prohibited.
6. Primary use of the property for Outside Storage shall be prohibited. Rental vehicles shall only be parked and or stored in dedicated parking spaces on the subject property.

ATTACHED EXHIBITS

1. Property Owner Notification Responses
2. Operational Plan
3. Site Plan
4. Landscape Plan
5. Elevation/Façade Plan (Option 1)
6. Elevation/Façade Plan (Option 2)

APPLICANT REQUIREMENTS

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

STAFF CONTACT INFORMATION

Prepared by:
Zack King, AICP
Senior Planner
zking@waxahachie.com

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

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-48-2024

CONNELL STORAGE PARTNERS #1 LLC
P O BOX 541057
DALLAS, TX 75354-1057

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, June 11, 2024 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, June 17, 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 Ryan Kelly, EAN Holdings, LLC, for a Specific Use Permit (SUP) for an Auto Leasing and Rental use within a Commercial (C) zoning district located southeast of 141 Cardinal Road (Property ID 289375) - Owner: Connell Storage Partners #1 LLC (ZDC-48-2024) Staff: Zack King

You received this notice because your property is within the area of notification as required by law. As an interested party you are welcome to make your views known by attending the hearings. If you cannot attend the hearings, you may express your views by filling in and returning the bottom portion of this notice. Please contact the Planning Department at (469) 309-4290 or via email: Planning@Waxahachie.com for additional information on this request.

Case Number: ZDC-48-2024 **City Reference: 289375**

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

06/05/24
Date

Bryan Connell
Printed Name and Title

THE CONNELL COMPANIES
P.O. BOX 541057
DALLAS, TX 75354-1057

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-48-2024

<><><>

CARDINAL ROAD SELF STORAGE LTD
PO Box 541057
Dallas, TX 75354-1057

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, June 11, 2024 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, June 17, 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-48-2024 **City Reference: 303349**

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

_____

_____

_____ 06/05/24
Signature Date

Bryan Connell
Printed Name and Title

THE CONNELL COMPANIES
P.O. BOX 541057
DALLAS, TX 75354-1057

Enterprise – Hwy 77 & Cardinal Lane- Waxahachie

Operational Plan

Proposed Hours of Operation:

Monday – Friday 7:30am- 6:00pm

Saturday 9:00am- 1:00pm

Sunday Closed

No. of Employees:

7-10 employees

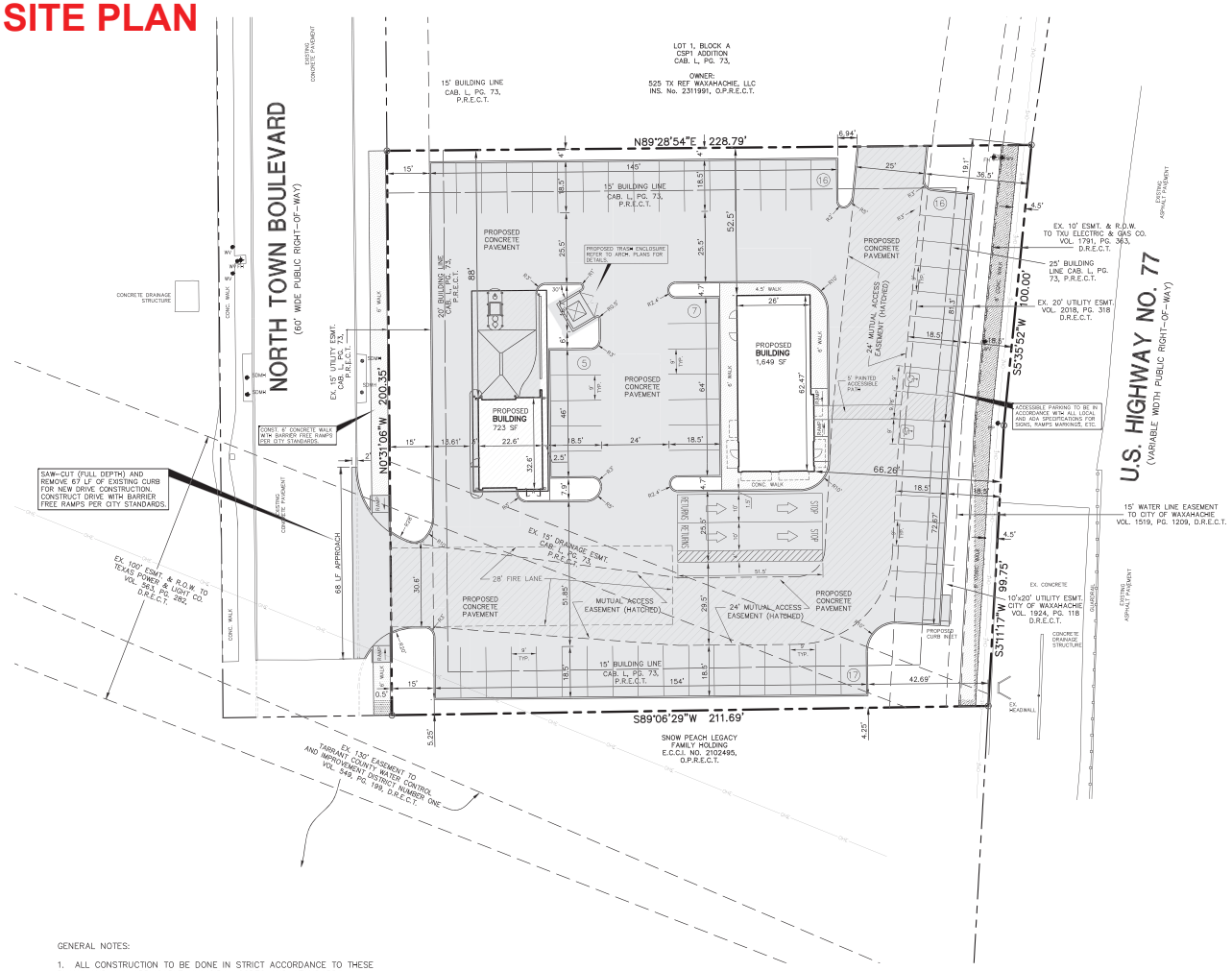
Compatibility with adjoining uses:

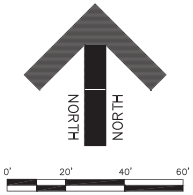
The surrounding properties are still largely undeveloped land. Immediately surrounding this site along the west side of Hwy 77 is a self-storage facility and several industrial users. Further south are other retail businesses, including several with auto service/auto repair uses that may necessitate vehicles being rented while repairs are being completed.

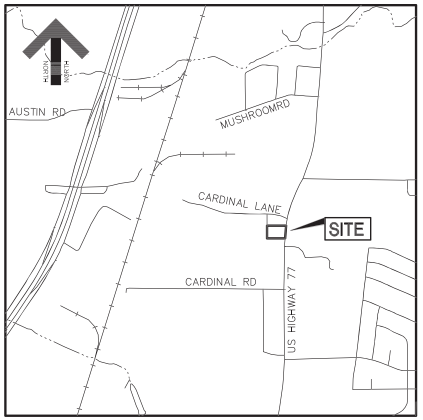
Business Plan:

We offer various sizes of motor vehicles for rent and lease at our site will include a private car wash facility to make ready our vehicles for our reservations. We are currently located in a retail plaza further south on Hwy 77, but our current site does not offer the ability to "make ready" our vehicles and it is really too small to serve the quickly growing community of Waxahachie. This new site will provide us with more space to allow our branch to grow and better fulfill the needs of the residents.

SITE PLAN







LOCATION MAP

NOT TO SCALE

SITE DATA

ZONING	C – COMMERCIAL
LOT AREA	43,757 SQ. FT.
BUILDING AREA	3,545 SQ. FT.
LOT COVERAGE	3,545/43,757 = 0.081 OR 8.1%
LANDSCAPE AREA	8,017 SQ. FT. OR 18.3%
IMPERVIOUS AREA	35,740 SQ. FT. OR 81.7%

PARKING REQUIRED

1 PARKING SPACE PER /1000 SF OF LOT AREA = 44 SPACES

PARKING PROVIDED = 61 SPACES INCLUDING 2 ACCESSIBLE SPACES

GENERAL NOTES:

1. ALL CONSTRUCTION TO BE DONE IN STRICT ACCORDANCE TO THESE PLANS AND ALL APPLICABLE MUNICIPAL CODES AND STANDARDS.

2. ALL DIMENSIONS SHOWN ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.

3. REFER TO ARCHITECTURAL PLANS FOR ALL BUILDING DIMENSIONS & DETAILS AND HARDSCAPE LAYOUT.

ACCESSIBILITY NOTES:

1. ALL ACCESSIBLE PARKING AREAS, ROUTES, RAMPS, ETC. SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TEXAS ACCESSIBILITY STANDARDS (TAS).

2. ALL SIDEWALK RAMPS AND/OR CURB RAMPS SHOWN SHALL HAVE A MAXIMUM VERTICAL RISE OF 6" WITH A MAXIMUM RUNNING SLOPE OF 1:12 (8.33%) AND BE CONSTRUCTED IN ACCORDANCE WITH TAS SECTIONS 4.7 AND 4.8.

3. ALL ACCESSIBLE ROUTES (EXCEPT FOR THE SIDEWALK AND CURB RAMPS) SHALL HAVE A MAXIMUM RUNNING SLOPE OF 1:20 (5%) AND A MAXIMUM CROSS SLOPE OF 1:50 (2%).

4. ALL ACCESSIBLE PARKING SPACES AND ISLES SHALL HAVE A MAXIMUM SLOPE IN ANY DIRECTION OF 1:50 (2%). REFER TO ARCHITECTURAL PLANS FOR DETAILS OF MARKINGS, SIGNS, ETC.

LEGEND

PROPOSED 6" CONCRETE PAVEMENT, (4,000 PSI ON 8" COMPACTED SUB-GRADE)

PROPOSED CONCRETE WALK

REVISIONS:	
4-15-24	CITY COMMENTS
4-29-24	CITY COMMENTS
5-6-24	CITY COMMENTS

STATE OF TEXAS
JAMES DEWEY, JR.
81496
LICENSED PROFESSIONAL ENGINEER
05/06/2024

SPECIFIC USE PERMIT (SUP)
FOR AUTO LEASING AND RENTAL
CASE NO. ZDC-48-2024
EXISTING ZONING C-COMMERCIAL

OWNER
CONNELL STORAGE PARTNERS #1, LLC
6310 LEMMON AVE, SUITE 250
DALLAS, TX 75209
ATTN: BRYAN CONNELL
TEL: 214-357-4694
EMAIL: BMC@CONNELLCOMPANIES.COM

APPLICANT/DEVELOPER
EAN HOLDINGS, LLC
4201 N. STATE HIGHWAY 161 SUITE 150
IRVING TEXAS, 75038
TEL: 972-536-4101
email: ryan.d.kelly@ehi.com
CONTACT: RYAN D. KELLY

SHEET TITLE:

SITE PLAN FOR SUP

ENTERPRISE RENT-A-CAR

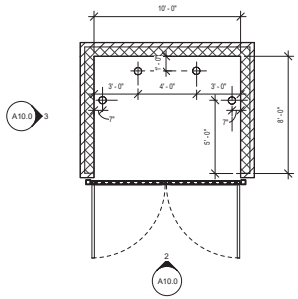
LOT 2, BLOCK A, CSP1 ADDITION (1.0045 ACRES)
US HIGHWAY 77 AND NORTH TOWN BOULEVARD
CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS

JDJR
PREPARED BY:
ENGINEERS & CONSULTANTS, INC.
TSBPE REGISTRATION NUMBER F-8927
ENGINEERS • SURVEYORS • LAND PLANNERS
2500 Texas Drive Suite 100 Irving, Texas 75062
Tel 972-252-5357 Fax 972-252-8958

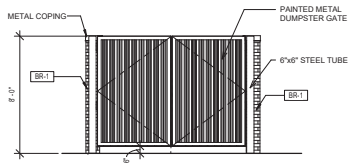
DATE:	FEB. 2024	DRAWN BY:	ADL	SHEET NO.
SCALE:	1" = 20'	CHECKED BY:	JDJR	1 OF 3

JDJR FILE NO. 1209-13-24

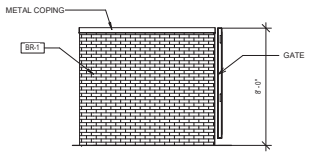
SITE PLAN



1 FLOOR PLAN DUMPSTER
1/4" = 1'-0"



2 DUMPSTER FRONT ELEVATION
1/4" = 1'-0"



3 DUMPSTER SIDE ELEVATION
1/4" = 1'-0"

THIS DOCUMENT IS FOR INTERIM REVIEW ONLY AND NOT INTENDED TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

RODNEY C. ST. JOHN, AIA
REGISTERED ARCHITECT
TEXAS NO. 14791

04/11/24

PRIZM ARCHITECTS INTERNATIONAL, LTD., INC.
ARCHITECTS DESIGNERS PLANNERS
500 DECKER DRIVE, STE. 170 IRVING, TX. 75062
(972) 714-0420, FAX (972) 714-0282

REVISIONS:

ENTERPRISE RENT-A-CAR

HWY 77 @ CARDINAL LANE
WAXAHACHIE, TX

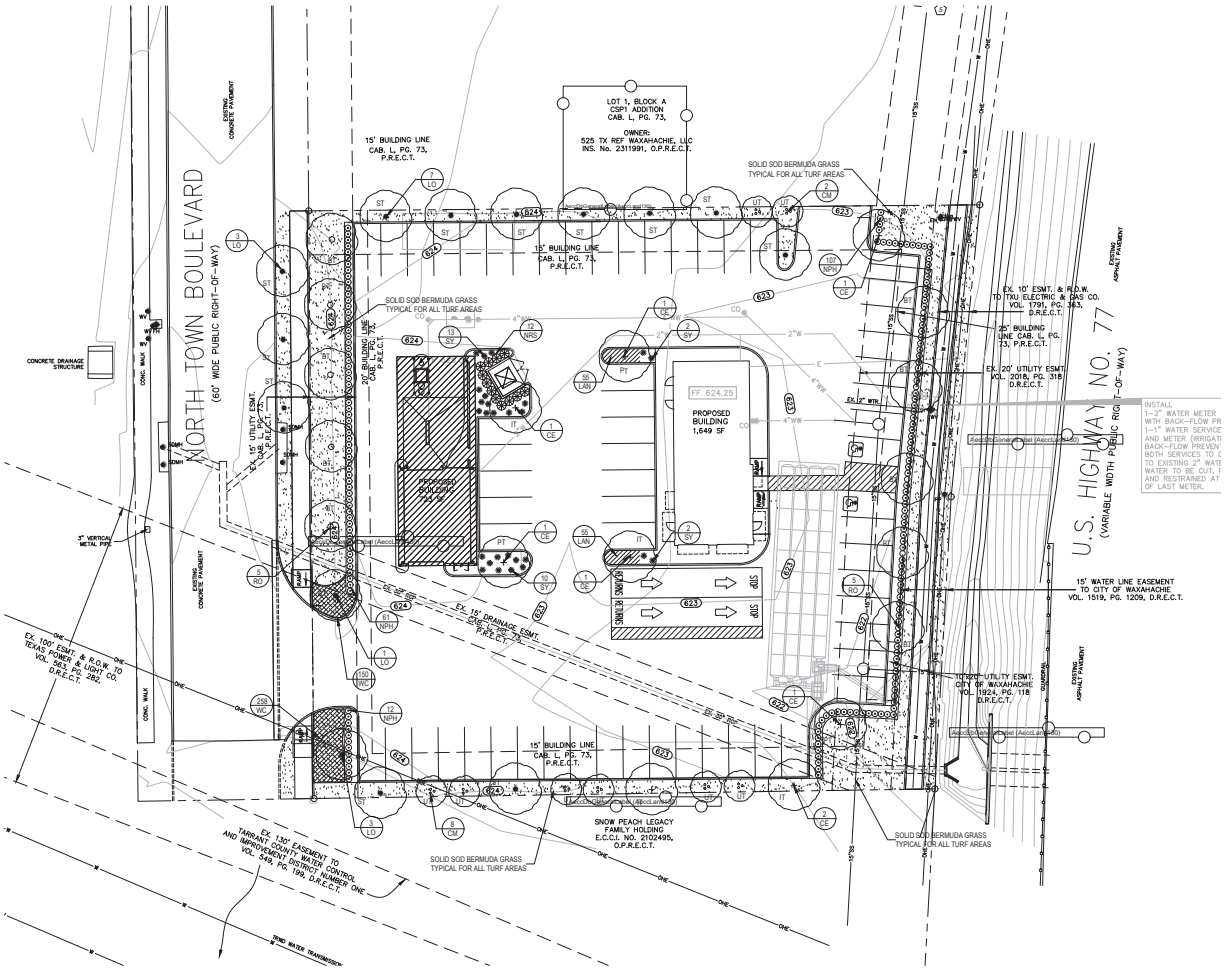
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ISSUED:	2/26/24
DRAWN BY:	Author
CHECKED BY:	Checker
FILENAME:	

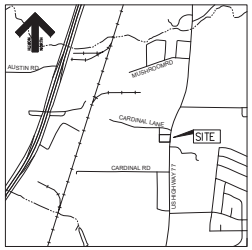
DUMPSTER PLANS

A10.0

LANDSCAPE PLAN

Item 19&20





LOCATION MAP
NOT TO SCALE

TREE LEGEND

BT	BUFFER YARD TREE
IT	INTERIOR LANDSCAPE TREE
PT	PARKING LOT TREE
ST	STREET TREE
UT	UNDER-STORY TREE

PLANT MATERIAL SCHEDULE:

TREES					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
CE	8	Cedar Elm	*Ulmus crassifolia*	4" cal.	B&B, 12' ht., 6' spread min., 5' clear trunk
CM	8	Crepe Myrtle 'Dallas Red'	*lagerstroemia indica 'Dallas Red'*	6' ht.	container, 3 or 5 trunks, tree form
LO	14	Live Oak	*Quercus virginiana*	4" cal.	container, 12' ht., 6' spread, 5' clear straight trunk
RO	11	Red Oak	*Quercus rubra*	4" cal.	container, 12' ht., 6' spread, 5' clear straight trunk
SHRUBS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
NPH	180	Needlepoint Holly	*Ilex comuta 'Needlpoint'*	5 gal.	container, 24" ht., 20" spread
SY	27	Soft Leaf Yucca	*Yucca recurvifolia*	3 gal.	container, 24" ht., 20" spread
NRS	13	Nellie R. Stevens	*Ilex x Nellie R. Stevens'*	7 gal.	conainer, 36" ht., 24" spread
GROUNDCOVERS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
YL	165 sf	Yellow Lantana	*Lantana camara*	4" pots	selection by owner, 12" o.c.
WC	402 sf	Purple Wintercreeper	*Euonymus fortunei 'Coloratus'*	4" pots	container, 3- 12" runners min., 12" o.c.
		'419' Bermudagrass	*Cynodon dactylon '419'*		Solid Sod refer to notes

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.

AUTOMATIC IRRIGATION SYSTEM TO BE INSTALLED PER THE CITY OF WAXAHACHIE AND TCEQ STANDARDS AND REQUIREMENTS

GROUNDCOVER LEGEND

YL - YELLOW LANTANA

WC - PURPLE WINTERCREEPER

SOLID BERMUDAGRASS

LANDSCAPE TABULATIONS:

INTERIOR LANDSCAPE AREA
REQUIREMENT: 50% OF THE BUILDING SQUARE FOOTAGE SHALL BE LANDSCAPE AREA.

BUILDING AREAS: 1,649 S.F. : 1,896 S.F.
TOTAL BUILDING AREA: 3,535 S.F.

REQUIRED	PROVIDED
1,772.5 S.F. (50%)	2,335 S.F.

PLANTING REQUIREMENTS:
CANOPY TREES: 1 TREE PER 500 S.F. OF REQUIRED INTERIOR LANDSCAPE AREA.

REQUIRED	PROVIDED
4 TREES	4 TREES

UNDER-STORY TREES: 1 TREE PER 250 S.F.

REQUIRED	PROVIDED
8 TREES	8 TREES

SHRUBS: 1 SHRUB PER 70 S.F.

REQUIRED	PROVIDED
26 SHRUBS	33 SHRUBS

GROUNDCOVER: 15% OF REQUIRED AREA.

REQUIRED	PROVIDED
266 SF/POTS	340 SF/ POTS

SEASONAL COLOR: 2% OF REQUIRED AREA.

REQUIRED	PROVIDED
36 SF/POTS	110 SF/POTS

PARKING LOT LANDSCAPING
REQUIRMENT: 13 S.F. OF LANDSCAPING PER PARKING SPACE AND TWO (2) TREES 4" CAL. AND TEN (10) SHRUBS REQUIRED FOR EVERY 500 S.F. OF REQUIRED PARKING LOT LANDSCAPE AREA
TOTAL PARKING SPACES = 63

REQUIRED	PROVIDED
819 S.F.	996 S.F.
4 TREES	4 TREES
20 SHRUBS	23 SHRUBS

BUFFERYARD
REQUIRMENT: 15% OF THE STREET YARD SHALL BE PERMANENT LANDSCAPE FOR STREET FRONTAGES LESS THAN 250 L.F. 20% OF THE STREET YARD SHALL BE PERMANENT LANDSCAPE FOR STREET FRONTAGES GREAT THAN 250 L.F.

NORTH US HIGHWAY 77 (13,755 S.F. STREET YARD)

REQUIRED	PROVIDED
2,064 SF (15%)	4,146 SF (30%)

NORTH TOWN BLVD. (5,945 S.F. STREET YARD)

REQUIRED	PROVIDED
892 SF (15%)	2,692 SF (46%)

LANDSCAPE BUFFER TREES:
REQUIREMENTS: 1 TREE PER 40 L.F. OF STREET FRONTAGE

NORTH US HIGHWAY 77 (200 L.F.)

REQUIRED	PROVIDED
5 TREES	5 TREES

NORTH TOWN BLVD. (200 L.F.)

REQUIRED	PROVIDED
5 TREES	5 TREES

STREET TREES:
REQUIREMENTS: 1 TREE PER 30 L.F. OF STREET FRONTAGE

NORTH US HIGHWAY 77 (200 L.F.)

REQUIRED	PROVIDED
7 TREES	7 TREES (MOVED TO NORTH PROPERTY LINE)

NORTH TOWN BLVD. (200 L.F.)

REQUIRED	PROVIDED
7 TREES	7 TREES (3 MOVED TO SOUTH PROPERTY LINE)

SOLID SOD NOTES

1. FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL DESIRED GRADE IN PLANTING AREAS AND 1" BELOW FINAL GRADE IN TURF AREAS.
2. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
3. ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
4. CONTRACTOR TO COORDINATE WITH ON-SITE CONSTRUCTION MANAGER FOR AVAILABILITY OF EXISTING TOPSOIL.
5. PLANT SOD BY HAND TO COVER INDICATED AREA COMPLETELY. INSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
6. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
7. WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
8. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
9. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF AN ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.
10. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, ALL SOD AREAS TO BE OVER-SEEDED WITH WINTER RYEGRASS, AT A RATE OF (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

GENERAL LAWN NOTES

1. FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON CIVIL PLANS.
2. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
3. ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
4. IMPORTED TOPSOIL SHALL BE NATURAL, FRIABLE SOIL FROM THE REGION, KNOWN AS BOTTOM AND SOIL, FREE FROM LUMPS, CLAY, TOXIC SUBSTANCES, ROOTS, DEBRIS, VEGETATION, STONES, CONTAINING NO SALT AND BLACK TO BROWN IN COLOR.
5. *ALL LAWN AREAS TO BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED, AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR ARCHITECT PRIOR TO INSTALLATION.*
6. *ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, ETC. SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND ANY LAWN INSTALLATION*
7. CONTRACTOR SHALL PROVIDE (1") ONE INCH OF IMPORTED TOPSOIL ON ALL AREAS TO RECEIVE LAWN.

LANDSCAPE NOTES

1. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
2. CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
3. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.
4. CONTRACTOR TO PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
5. ALL PLANTING BEDS AND LAWN AREAS TO BE SEPARATED BY STEEL EDGING. NO STEEL TO BE INSTALLED ADJACENT TO SIDEWALKS OR CURBS.
6. ALL LANDSCAPE AREAS TO BE 100% IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM AND SHALL INCLUDE RAIN AND FREEZE SENSORS.
7. ALL LAWN AREAS TO BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
8. THE PROPERTY OWNER SHALL PROVIDE A PERMANENT IRRIGATION SYSTEM FOR ALL REQUIRED LANDSCAPE AREAS SHOWN ON THE LANDSCAPE PLAN AND MUST MAINTAIN THE REQUIRED LANDSCAPING IN HEALTHY LIVING CONDITIONS AT ALL TIMES.

01 LANDSCAPE PLAN
SCALE 1"=20'-0"
0 10 20 40

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05.07.2024

ENTERPRISE RENT-A-CAR
N. TOWN BLVD./US HWY 77
ELLIS COUNTY
CITY OF WAXAHACHIE, TEXAS

ISSUE:
FOR APPROVAL 02.28.2024
CITY COMMENTS 04.12.2024
CITY COMMENTS 04.24.2024
CITY COMMENTS 05.07.2024

DATE:
04.12.2024

SHEET NAME:
LANDSCAPE PLAN

SHEET NUMBER:
L.1

LANDSCAPE PLAN

Item 19&20

SECTION 02900 - LANDSCAPE

PART 1 - GENERAL

1.1 REFERENCED DOCUMENTS

Refer to bidding requirements, special provisions, and schedules for additional requirements.

1.2 DESCRIPTION OF WORK

Work included: Furnish all supervision, labor, materials, services, equipment and appliances required to complete the work covered in conjunction with the landscaping covered in these specifications and landscaping plans, including:

1. Planting (trees, shrubs, and grass)
2. Bed preparation and fertilization
3. Notification of sources
4. Water and Maintenance until final acceptance
5. Guarantee

1.3 REFERENCE STANDARDS

A. American Standard for Nursery Stock published by American Association of Nurserymen: 27 October 1980, Edition; by American National Standards Institute, Inc. (Z60.1) – plant material.

B. American Joint Committee on Horticultural Nomenclature: 1942 Edition of Standardized Plant Names.

C. Texas Association of Nurserymen, Grades and Standards.

D. Hortis Third, 1976 - Cornell University

1.4 NOTIFICATION OF SOURCES AND SUBMITTALS

A. The Contractor shall, within ten (10) days following acceptance of bid, notify the Architect/Owner of the sources of plant materials and bed preparation required for the project.

B. Samples: Provide representative quantities of sandy loam soil, mulch, bed mix material, gravel, and crushed stone. Samples shall be approved by Architect before use on project.

C. Product Data: Submit complete product data and specifications on all other specified materials.

D. Submit three representative samples of each variety of ornamental trees, shrubs, and groundcover plants for Architect's approval. When approved, tag, install, and maintain as representative samples for final installed plant materials.

E. File Certificates of Inspection of plant material by state, county, and federal authorities with Architect, if required.

F. Soil Analysis: Provide sandy loam soil analysis if requested by the Architect.

PART 3 - EXECUTION

3.1 BED PREPARATION & FERTILIZATION

A. Landscape Contractor to inspect all existing conditions and report any deficiencies to the Owner.

B. All planting areas shall be conditioned as follows:

1. Prepare new planting beds by scraping away existing grass and weeds as necessary. Till existing soil to a depth of six (6") inches prior to placing compost and fertilizer. Apply fertilizer as per manufacturers recommendations. Add six (6") inches of compost and till into a depth of six (6") inches of the topsoil. Apply organic fertilizer such as Sustane or Green Sense at the rate of twenty (20) pounds per one thousand (1,000) square feet.
2. All planting areas shall receive a two (2") inch layer of specified mulch.
3. Backfill for tree pits shall be as follows: Use existing top soil on site (use imported topsoil as needed) free from large clumps, rocks, debris, caliche, subsoils, etc., placed in nine (9") inch layers and watered in thoroughly.

C. Grass Areas:

1. Areas to be Solid Sod Bermudagrass: Blocks of sod should be laid joint to joint, (staggered joints) after fertilizing the ground first. Roll grass areas to achieve a smooth, even surface. The joints between the blocks of sod should be filled with topsoil where they are evidently gaped open, then watered thoroughly.
2. Areas to be Hydromulch Common Bermudagrass: Hydromulch with bermudagrass seed at a rate of two (2) pounds per one thousand (1,000) square feet. Use a 4' x 8' batter board against the bed areas.

3.2 INSTALLATION

A. Maintenance of plant materials shall begin immediately after each plant is delivered to the site and shall continue until all construction has been satisfactorily accomplished.

B. Plant materials shall be delivered to the site only after the beds are prepared and area ready for planting. All shipments of nursery materials shall be thoroughly protected from the drying winds during transit. All plants which cannot be planted at once, after delivery to the site, shall be well protected against the possibility of drying by wind and sun. Balls of earth of B & B plants shall be kept covered with soil or other acceptable material. All plants remain the property of the Contractor until final acceptance.

C. Position the trees and shrubs in their intended location as per plan.

D. Notify the Landscape Architect for inspection and approval of all positioning of plant materials.

E. Excavate pits with vertical sides and horizontal bottom. Tree pits shall be large enough to permit handling and planting without injury to balls of earth or roots and shall be of such depth that, when planted and settled, the crown of the plant shall bear the same relationship to the finish grade as it did to soil surface in original place of growth.

JOB CONDITIONS

A. General Contractor to complete the following punch list: Prior to Landscape Contractor initiating any portion of landscape installation. General Contractor shall leave planting bed areas three (3") inches below finish grade of sidewalks, drives and curbs as shown on the drawings. All lawn areas to receive solid sod shall be left one (1") inch below the finish grade of sidewalks, drives, and curbs. All construction debris shall be removed prior to Landscape Contractor beginning any work.

B. General Contractor shall provide topsoil as described in Section 02200 - Earthwork.

C. Storage of materials and equipment at the job site will be at the risk of the Landscape Contractor. The Owner cannot be held responsible for theft or damage.

1.6 MAINTENANCE AND GUARANTEE

A. Maintenance:

1. The Landscape Contractor will be held responsible for the maintenance of all work from the time of planting until final acceptance by the Owner. No trees, shrubs, groundcover or grass will be accepted unless they show a healthy growth and satisfactory foliage conditions.
2. Maintenance shall include watering of trees and plants, cultivation, weeding spraying, edging, pruning of trees, mowing of grass, cleaning up and all other work necessary of maintenance.
3. A written notice requesting final inspection and acceptance should be submitted to the Owner at least seven (7) days prior to completion. An on-site inspection by Owner and Landscape Contractor will be completed prior to written acceptance.
4. After final acceptance of installation, the Landscape Contractor will not be required to do any of the above listed work.

B. Guarantee:

1. Trees shall be guaranteed for a twelve (12) month period after acceptance. Shrubs and groundcover shall be guaranteed for twelve (12) months. The Contractor shall replace all dead materials as soon as weather permits and upon notification of the Owner. Plants, including trees, which have partially died so that shape, size, or symmetry has been damaged, shall be considered subject to replacement. In such cases, the opinion of the Owner shall be final.
   a. Plants used for replacement shall be of the same size and kind as those originally planted and shall be planted as originally specified. All work, including materials, labor and equipment used in replacements, shall carry a twelve (12) month guarantee. Any damage, including ruts in lawn or bed areas, incurred as a result of making replacements shall be immediately repaired.
   b. At the direction of the Owner, plants may be replaced at the start of the next year's planting season. In such cases, dead plants shall be removed from the premises immediately.
   c. When plant replacements are made, plants, soil mix, fertilizer and mulch are to be utilized as originally specified and reinspected for full compliance with Contract requirements. All replacements are to be included under "Work" of this section.

F. Shrub and tree pits shall be no less than two (2') feet, twenty-four (24") inches, wider than the lateral dimension of earth ball and six (6") inches deeper than it's vertical dimension. Remove and haul from site all rocks and stones over one (1") inch in diameter. Plants should be thoroughly moist before removing containers.

G. Dig a wide, rough sided hole exactly the same depth as the height of the ball, especially at the surface of the ground. The sides of the hole should be rough and jagged, never slick or glazed.

H. Percolation Test: Fill the hole with water. If the water level does not percolate within 24 hours, the tree needs to move to another location or have drainage added. Install a PVC stand pipe per tree planting detail as approved by the Landscape Architect.

I. Backfill only with 5 parts existing soil or sandy loam and 1 part bed preparation. When the hole is dug in solid rock, topsoil from the same area should not be used. Carefully settle by watering to prevent air pockets. Remove the burlap from the top 1/3 of the ball, as well as all nylon, plastic string and wire mesh. Container trees will usually be pot bound, if so follow standard nursery practice of 'root scoring'.

J. Do not wrap trees.

K. Do not over prune.

L. Mulch the top of the ball. Do not plant grass all the way to the trunk of the tree. Leave the area above the top of the ball and mulch with at least two (2") inches of specified mulch.

M. All plant beds and trees to be mulched with a minimum settled thickness of two (2") inches over the entire bed or pit.

N. Obstruction below ground: In the event that rock, or underground construction work or obstructions are encountered in any plant pit excavation work to be done under this section, alternate locations may be selected by the Owner. Where locations cannot be changed, the obstructions shall be removed to a depth of not less than three (3') feet below grade and no less than six (6") inches below the bottom of ball when plant is properly set at the required grade. The work of this section shall include the removal from the site of such rock or underground obstructions encountered at the cost of the Landscape Contractor.

O. Trees and large shrubs shall be staked as site conditions require. Position stakes to secure tree against seasonal prevailing winds.

P. Pruning and Mulching: Pruning shall be directed by the Architect and shall be pruned in accordance with standard horticultural practice following Fine Pruning, Class I pruning standards provided by National Arborist Association.

1. Dead wood or suckers and broken badly bruised branches shall be removed. General tipping of the branched is not permitted. Do not cut terminal branches.
2. Pruning shall be done with clean, sharp tools.
3. Immediately after planting operations are completed, all tree pits shall be covered with a layer of organic material two (2") inches in depth. This limit of the organic material for trees shall be the diameter of the plant pit.

Q. Steel Curbing Installation:

1. Curbing shall be aligned as indicated on plans. Stake out limits of steel curbing and obtain Owners approval prior to installation.
2. All steel curbing shall be free of kinks and abrupt bends.
3. Top of curbing shall be 3/4" maximum height above grade.
1. Stakes are to be installed on the planting bed side of the curbing, as opposed to the grass side.
2. Do not install steel edging along sidewalks.
3. Cut steel edging at 45 degree angle where edging meets sidewalk.

3.3 CLEANUP AND ACCEPTANCE

A. Cleanup: During the work, the premises shall be kept neat and orderly at all times. Storage areas for all materials shall be so organized that they, too, are neat and orderly. All trash and debris shall be removed from the site as work progresses. Keep paved areas clean by sweeping or hosing at end of each days work.

END OF SECTION

2. The Owner agrees that for the guarantee to be effective, he will water plants at least twice a week during dry periods and cultivate beds once a month after final acceptance.
3. The above guarantee shall not apply where plants die after acceptance because of injury from storms, hail, freeze, insects, diseases, injury by humans, machines or theft.
4. Acceptance for all landscape work shall be given after final inspection by the Owner provided the job is in a completed, undamaged condition, and there is a stand of grass in all lawn areas. At this time, the Owner will assume maintenance on the accepted work.

C. Repairs: Any necessary repairs under the Guarantee must be made within ten (10) days after receiving notice, weather permitting, and in the event the Landscape Contractor does not make repairs accordingly, the Owner, without further notice to Contractor, may provide materials and men to make such repairs at the expense of the Landscape Contractor.

1.7 QUALITY ASSURANCE

A. General: Comply with applicable Federal, State, County and Local regulations governing landscape materials and work

B. Personnel: Employ only experienced personnel who are familiar with the required work. Provide full time supervision by a qualified foreman acceptable to Landscape Architect.

C. Selection of Plant Material:

1. Make contact with suppliers immediately upon obtaining notice of contract acceptance to select and book materials. Develop a program of maintenance (pruning and fertilization) which will insure the purchased materials will meet and/or exceed project specifications.
2. Landscape Architect will provide a key identifying each tree location on site. Written verification will be required to document material selection, source and delivery schedules to site.
3. Owner and/or Architect shall inspect all plant materials when reasonable at place of growth for compliance with requirements for genus, species, cultivar/variety, size and quality.
4. Owner and/or Architect retains the right to further inspect all plant material upon arrival at the site and during installation for size and condition of root balls, limbs, branching habit, insects, injuries, and latent defects.
5. Owner and/or Architect may reject unsatisfactory or defective material at any time during the process of work. Remove rejected materials from the site immediately. Plants damaged in transit or at job site shall be rejected.

1.8 PRODUCT DELIVERY, STORAGE AND HANDLING

A. Preparation:

1. Balled and Burlapped (B&B) Plants: Dig and prepare shipment in a manner that will not damage roots, branches, shape, and future development.
2. Container Grown Plants: Deliver plants in rigid container to hold ball shape and protect root mass.

A. Delivery:

1. Deliver packaged materials in sealed containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored at site.
2. Deliver only plant materials that can be planted in one day unless adequate storage and watering facilities are available on job site.
3. Protect root balls by heeling in with sawdust or other approved moisture retaining material if not planted within 24 hours of delivery.
4. Protect plants during delivery to prevent damage to root balls or desiccation of leaves. Keep plants moist at all times. Cover all materials during transport.
5. Notify Architect of delivery schedule 72 hours in advance so plant material may be observed upon arrival at job site.
6. Remove rejected plant material immediately from site.
7. To avoid damage or stress, do not lift, move, adjust to plumb, or otherwise manipulate plants by trunk or stems.

PART 2 - PRODUCTS

2.1 PLANTS

A. General: Well-formed No. 1 grade or better nursery grown stock. Listed plant heights are from tops of root balls to nominal tops of plants. Plant spread refers to nominal outer width of the plant, not to the outer leaf tips. Plants will be individually approved by the Architect and his decision as to their acceptability shall be final.

B. Quantities: The drawings and specifications are complimentary. Anything called for on one and not the other is as binding as if shown and called for on both. The plant schedule is an aid to bidders only. Confirm all quantities on plan.

C. Quality and size: Plant materials shall conform to the size given on the plan, and shall be healthy, symmetrical, well-shaped, full branched, and well rooted. The plants shall be free from injurious insects, diseases, injuries to the bark or roots, broken branches, objectionable disfigurements, insect eggs and larvae and are to be of specimen quality.

D. Approval: All plant materials shall be subject to the approval of the Owner. All plants which are found unsuitable in growth, or in any unhealthy, badly shaped, or undersized condition, will be rejected by the Landscape Architect, either before or after planting, and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plants as specified.

E. Trees shall be healthy, full-branched, well-shaped and shall meet the trunk diameter and height requirements of the plant schedule. Balls shall be firm, neat, slightly tapered, and well wrapped in burlap. Any tree loose in the ball or with broken ball at time of planting will be rejected. Balls shall be ten (10") inched in diameter for each one (1") inch of trunk diameter, Measured six (6") inched above ball.
Nomenclature conforms to the customary nursery usage: for clarification, the term "multi-trunk" defines a plant having three (3) or more trunks of nearly equal diameter.

F. Pruning: All pruning of trees and shrubs, as directed by the Landscape Architect, shall be executed by the Landscape Contractor at no additional cost to the Owner.

2.2 SOIL PREPARATION MATERIALS

A. Sandy Loam:

1. Friable, fertile, dark, loamy soil, free of clay lumps, subsoil, stones and other extraneous material and reasonably free of weeds and foreign grasses. Loam containing Dallasgrass or Nutgrass shall be rejected.
2. Physical properties as follows:
   Clay – between 7-27 percent
   Silt – between 15-25 percent
   Sand – less than 52 percent
3. Organic matter shall be 3%-10% of total dry weight.
4. If requested, provide a certified soil analysis conducted by an approved soil testing laboratory verifying that sandy loam meets the above requirements.

B. Organic Material: Compost with a mixture of 80% vegetative matter and 20% animal waste. Ingredients should be a mix of course and fine textured material.

C. Premixed Bedding Soil as supplied by Vital Earth Resources, Gladewater, Texas; Professional Bedding Soil as supplied by Living Earth Technology, Dallas, Texas or Acid Gro Municipal Mix as supplied by Soil Building Systems, Dallas, Texas or approved equal.

D. Sharp Sand: Sharp sand must be free of seeds, soil particles and weeds.

E. Mulch: Double Shredded Hardwood Mulch, partially decomposed, dark brown. Living Earth Technologies or approved equal.

F. Organic Fertilizer: Fertilaid, Sustane, or Green Sense or equal as recommended for required applications. Fertilizer shall be delivered to the site in original unopened containers, each bearing the manufacturer's guaranteed statement of analysis.

A. Commercial Fertilizer: 10-20-10 or similar analysis. Nitrogen source to be a minimum 50% slow release organic Nitrogen (SCU or UF) with a minimum 8% sulphur and 4% iron, plus micronutrients.

B. Peat: Commercial sphagnum peat moss or partially decomposed shredded pine bark or other approved organic material.

2.3 MISCELLANEOUS MATERIALS

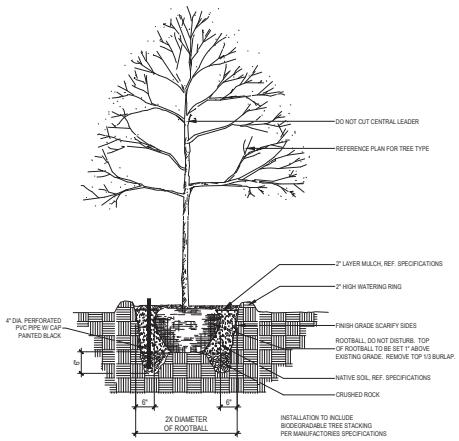
A. Steel Edging: Shall be Ryerson "Estate Curbing", 1/8" x 4" with stakes 4' on center.

B. Staking Material for Shade Trees:

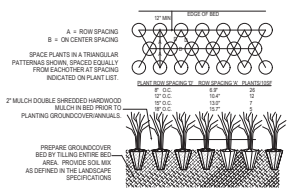
1. Post: Studded T-Post, #1 Armco with anchor plate; 6'-0" length; paint green.
2. Wire: 12 gauge, single strand, galvanized wire.
3. Rubber hose: 2 ply, fiber reinforced hose, minimum ½ inch inside diameter. Color: Black.

C. Gravel: Washed native pea gravel, graded 1 in. to 1-1/2 in.

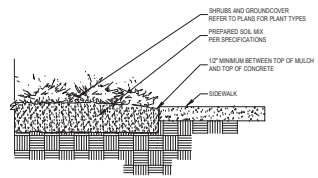
D. Filter Fabric: Mirafi 140N by Celanese Fibers Marketing Company, available at Lofland Co., (214) 631-5250 or approved equal.



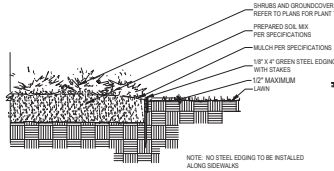
01 TREE PLANTING DETAIL
NOT TO SCALE



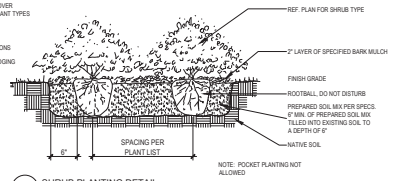
02 GROUNDCOVER PLANTING DETAIL
NOT TO SCALE



03 SIDEWALK / MULCH DETAIL
no steel along sidewalks
NOT TO SCALE



04 STEEL EDGING DETAIL
NOT TO SCALE



05 SHRUB PLANTING DETAIL
NOT TO SCALE

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05.07.2024

ENTERPRISE RENT-A-CAR
N. TOWN BLVD./US HWY 77
ELLIS COUNTY
CITY OF WAXAHACHIE, TEXAS

ISSUE:
FOR APPROVAL 02.28.2024

DATE:
04.12.2024

SHEET NAME:
LANDSCAPE SPECIFICATIONS

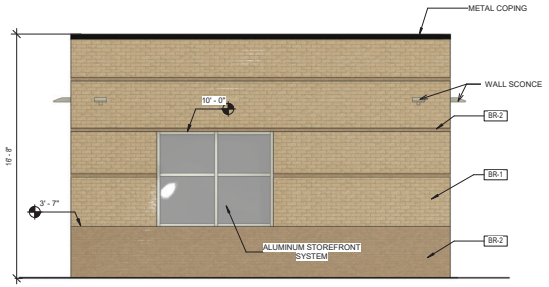
SHEET NUMBER:
L.2

ELEVATION/FACADE PLAN (OPTION 1)

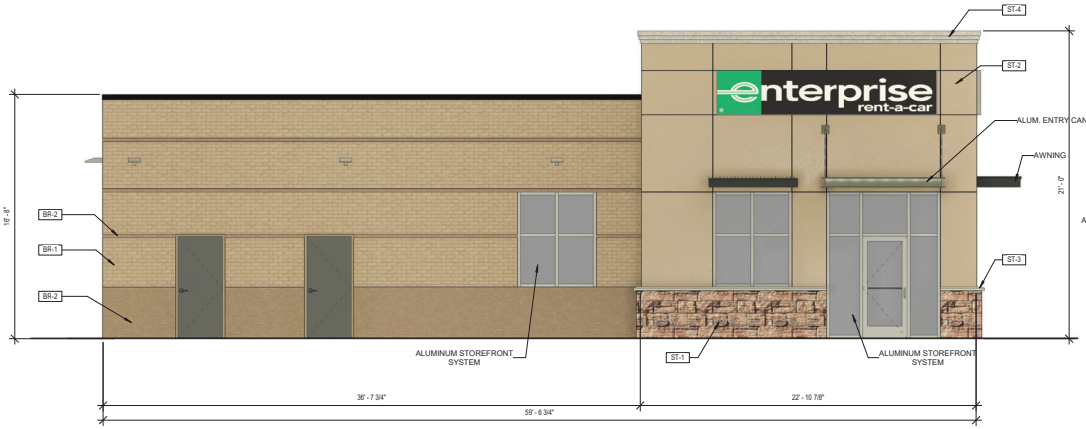
Item 19&20



1 RENTAL EAST ELEVATION
1/4" = 1'-0"



2 RENTAL NORTH ELEVATION
1/4" = 1'-0"



3 RENTAL WEST ELEVATION
1/4" = 1'-0"



4 RENTAL SOUTH ELEVATION
1/4" = 1'-0"

STUCCO NOTE:
STUCCO SHALL BE APPLIED USING 3-STEP PROCESS OVER DIAMOND METAL MESH TO A 7/8 INCH THICKNESS OR BY OTHER PROCESS PRODUCING COMPARABLE STUCCO FINISH WITH EQUAL OR GREATER STRENGTH AND DURABILITY SPECIFICATION.

NOTE:
ROOF MOUNTED, WALL-MOUNTED OR DETACHED MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW OF THE RIGHT-OF-WAY.

EXTERIOR WALLS

WALL	HEIGHTS	TOTAL AREA	STUCCO	BRICK	STONE	STONE TRIM	EIFS TRIM	GLASS	DOORS
SOUTH	21'-0"	603 S.F.	344 S.F. = 57%	0 S.F. = 0%	98 S.F. = 16%	7 S.F. = 1%	26 S.F. = 4%	128 S.F. = 21%	0 S.F. = 0%
EAST	21'-0"	1,123 S.F.	368 S.F. = 33%	503 S.F. = 48%	73 S.F. = 7%	6 S.F. = 1%	40 S.F. = 4%	126 S.F. = 11%	7 S.F. = 1%
NORTH	16'-8"	432 S.F.	0 S.F. = 0%	381 S.F. = 88%	0 S.F. = 0%	0 S.F. = 0%	0 S.F. = 0%	51 S.F. = 12%	0 S.F. = 0%
WEST	21'-0"	1,092 S.F.	295 S.F. = 27%	528 S.F. = 48%	53 S.F. = 5%	4 S.F. = 1%	23 S.F. = 2%	126 S.F. = 12%	63 S.F. = 6%
GRAND TOTALS		3,250 S.F.	1,007 S.F. = 31%	1,412 S.F. = 43%	224 S.F. = 7%	17 S.F. = 1%	89 S.F. = 3%	431 S.F. = 13%	70 S.F. = 2%

EXTERIOR FINISH SCHEDULE

Material: Mark	Material: Description
	<varies>
	<varies>
BR-1	EXTERIOR BRICK. COLOR : ACME BLEND 114 K/S PARK AVE, MORTAR: BLUFF AMERIMIX
BR-2	EXTERIOR ACCENT BRICK. COLOR: ACME BLEND 102 K/S MUSHROOM BROWN, MORTAR: BUFF AMERIMIX
ST-1	STONE VENEER: CORONADO COUNTRY CASTLE SUNSET BLEND
ST-2	STUCCO: SHERWIN WILLIAMS TC CAMEL
ST-3	STONE TRIM: COORDINATE W/ STONE SUPPLIER. COLOR TO MATCH ST-4
ST-4	EIFS TRIM. SHERWIN WILLIAMS SW 7008 ALABASTER



5 RENTAL CENTER

enterprise rent-a-car

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RODNEY C. ST. JOHN, AIA
REGISTERED ARCHITECT
TEXAS NO. 14791

3/28/24

PRIZM ARCHITECTS INTERNATIONAL, LTD., INC.
ARCHITECTS DESIGNERS PLANNERS
500 DECKER DRIVE, STE. 170 IRVING, TX. 75062
(972) 714-0420, FAX (972) 714-0282

REVISIONS:

ENTERPRISE RENT-A-CAR

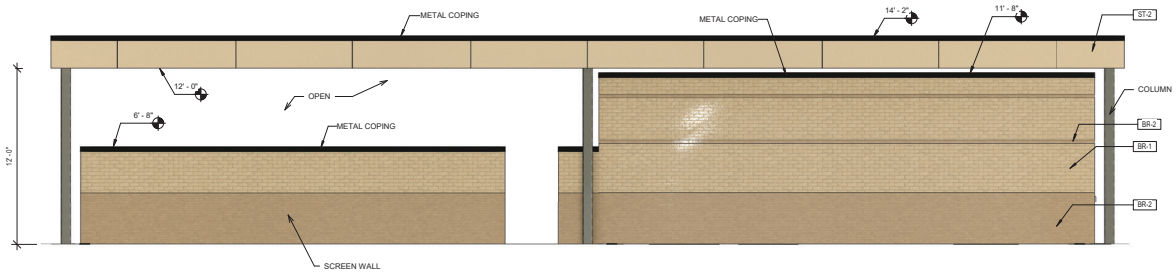
HWY 77 @ CARDINAL LANE
WAXAHACHIE, TX

PROJECT NUMBER:	Project Number
ISSUED:	3/28/24
DRAWN BY:	Author
CHECKED BY:	Checker
FILENAME:	

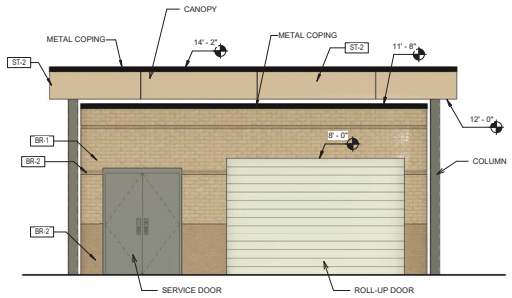
EXTERIOR ELEVATIONS
CAR RENTAL

A2.0

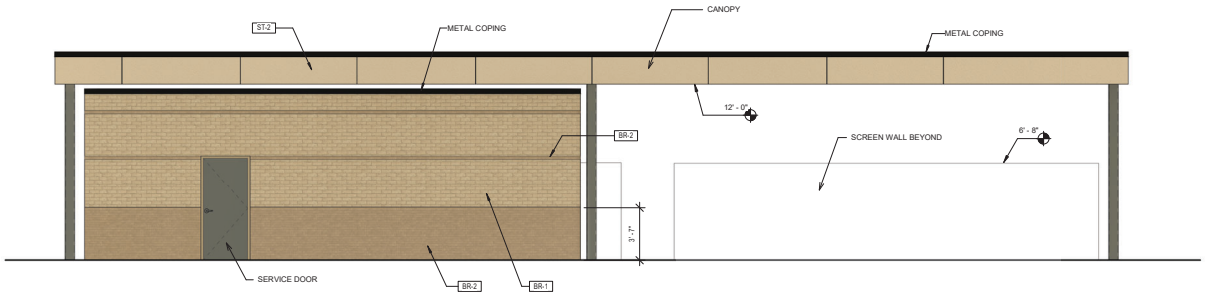
ELEVATION/FACADE PLAN (OPTION 1)



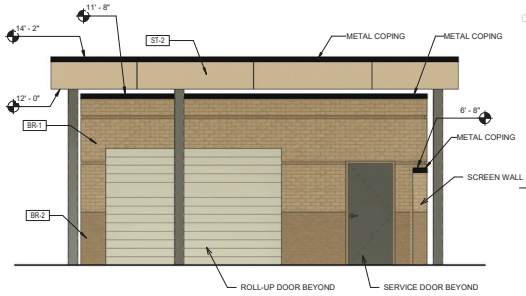
1 WASH BAY EAST ELEVATION
1/4" = 1'-0"



2 WASH BAY NORTH ELEVATION
1/4" = 1'-0"



3 WASH BAY WEST ELEVATION
1/4" = 1'-0"



4 WASH BAY SOUTH ELEVATION
1/4" = 1'-0"

STUCCO NOTE:
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NOTE:
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	<varies>
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5 WASH BAY

CASE NUMBER: STP-22-08-0042

enterprise rent-a-car

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REVISIONS:

ENTERPRISE RENT-A-CAR

HWY 77 @ CARDINAL LANE
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CHECKED BY:	Checker
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EXTERIOR ELEVATIONS
WASH BAY

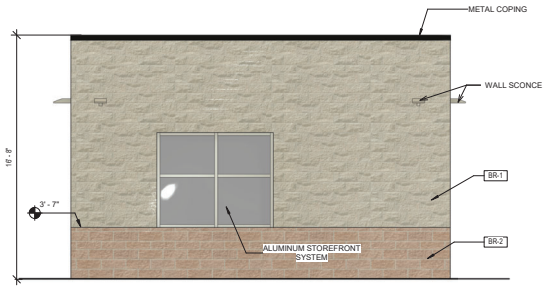
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ELEVATION/FACADE PLAN (OPTION 2)

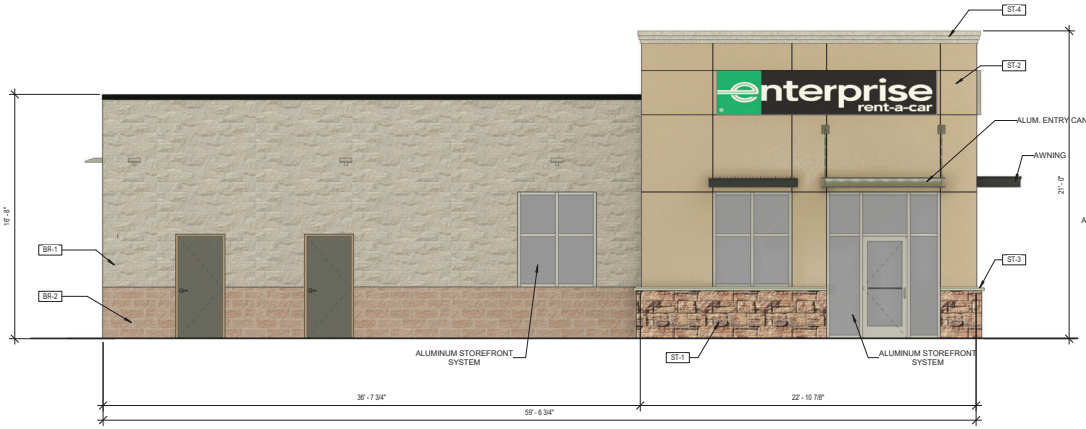
Item 19&20



1 RENTAL EAST ELEVATION
1/4" = 1'-0"



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EXTERIOR WALLS

WALL	HEIGHTS	TOTAL AREA	STUCCO	BRICK	STONE	STONE TRIM	EIFS TRIM	GLASS	DOORS
SOUTH	21'-0"	603 S.F.	344 S.F. = 57%	0 S.F. = 0%	98 S.F. = 16%	7 S.F. = 1%	26 S.F. = 4%	128 S.F. = 21%	0 S.F. = 0%
EAST	21'-0"	1,123 S.F.	368 S.F. = 33%	503 S.F. = 48%	73 S.F. = 7%	6 S.F. = 1%	40 S.F. = 4%	126 S.F. = 11%	7 S.F. = 1%
NORTH	16'-8"	432 S.F.	0 S.F. = 0%	381 S.F. = 88%	0 S.F. = 0%	0 S.F. = 0%	0 S.F. = 0%	51 S.F. = 12%	0 S.F. = 0%
WEST	21'-0"	1,092 S.F.	295 S.F. = 27%	528 S.F. = 48%	53 S.F. = 5%	4 S.F. = 1%	23 S.F. = 2%	126 S.F. = 12%	63 S.F. = 6%
GRAND TOTALS		3,250 S.F.	1,007 S.F. = 31%	1,412 S.F. = 43%	224 S.F. = 7%	17 S.F. = 1%	89 S.F. = 3%	431 S.F. = 13%	70 S.F. = 2%

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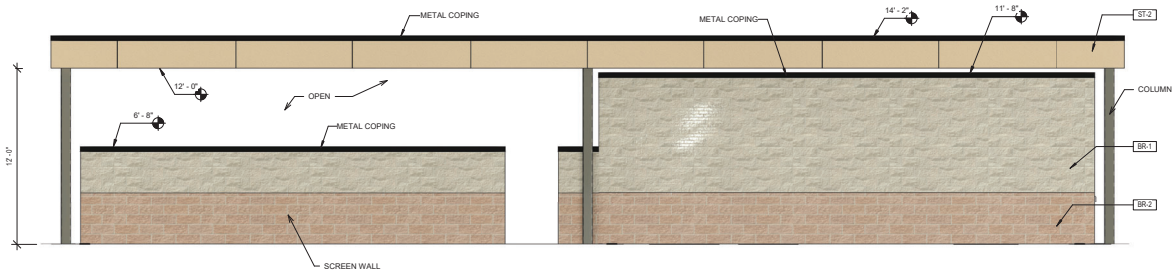
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CHECKED BY:	Checker
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EXTERIOR ELEVATIONS
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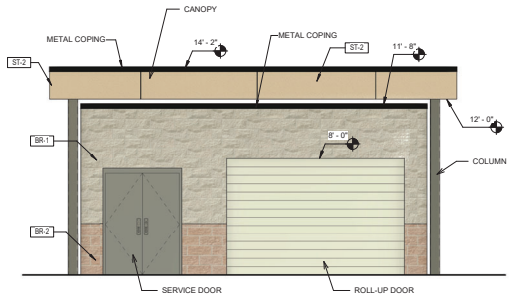
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ELEVATION/FACADE PLAN (OPTION 2)

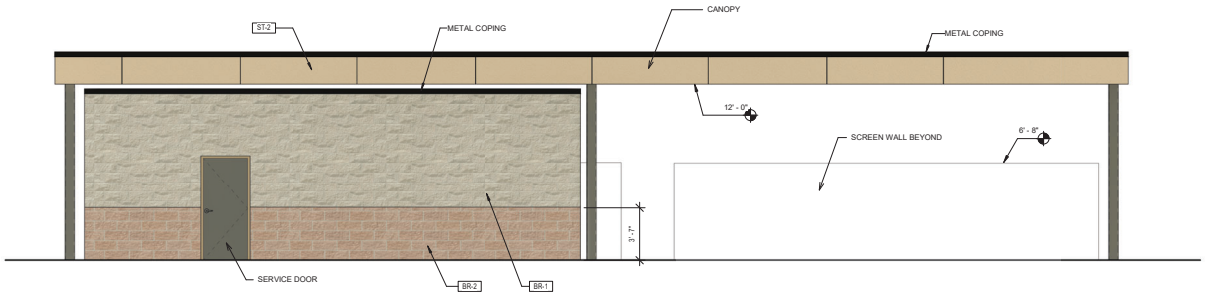
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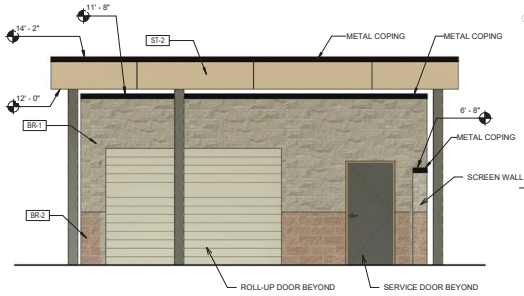
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EXTERIOR ELEVATIONS
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A2.1