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 ***Monday, July 8, 2024 at 7:00 p.m***.

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

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 June 25, 2024
   b. Consider a request by Matt Baacke, P.E., GMcivil, for a Plat of Myrtle Creek Phase 1A, being 25.116 acres, located approximately 2,000 feet northeast of 2325 S US Highway 287 Bypass, situated in the Robert M. Berry Survey, Abstract 96, the Benjamin Collier Survey, Abstract 216, and the Salis M. Duritt Survey, Abstract 272, an addition to the City of Waxahachie (Property ID: 180362 & 180365) – Owner: HT US 287 Owner LP (SUB-25-2023)
   c. Consider a request by Matt Baacke, P.E., GMcivil, for a Plat of Myrtle Creek Phase 1B, being 54.055 acres, located approximately 800 feet north of 2325 S US Highway 287 Bypass, situated in the Benjamin Collier Survey, Abstract 216, and the Salis M. Duritt Survey, Abstract 272, an addition to the City of Waxahachie (Property ID: 180362 & 180365) – Owner: HT US 287 Owner LP (SUB-62-2023)

d. Consider a request by Matt Baacke, P.E., GMcivil, for a Plat of Myrtle Creek Phase 1C, being 64.893 acres, located approximately 2,300 feet northeast of 2325 S US Highway 287 Bypass, situated in the Benjamin Collier Survey, Abstract 216, the Salis M. Duritt Survey, Abstract 272, and the Robert M. Berry Survey, Abstract 96, an addition to the City of Waxahachie (Property ID: 180362 & 180365) – Owner: HT US 287 Owner LP (SUB-63-2023)
e. Consider a request by Brad Yates for a Replat of a portion of Block 19 of the Bullards Addition to create Lot 1-5, Block 19 of the Dunaway Townhomes Addition, four (4) residential lots and one (1) HOA lot, being 0.391 acres, located directly north of 602 S Rogers Street (Property ID 298309) – Owner: Loren Gray Investments LLC (SUB-125-2024)

5. ***Public Hearing*** on a request by the City of Waxahachie to amend the adopted Waxahachie Comprehensive Plan, solely to amend the Thoroughfare Plan. Staff: Justin Stoker

6. ***Consider*** recommendation to amend the adopted Waxahachie Comprehensive Plan; solely to amend the Thoroughfare Plan

7. ***Public Hearing*** on a request by Tim Jackson for a Replat of Lot 13, Block 63 of the Town Addition, to create Lots 13A & 13B, Block 63 of the Town Addition, 2 single family lots, being 0.45-acres, located at 602 Dr. Martin Luther King Jr Blvd., (Property ID 170996) – Owner: Sergio Sanchez & Vanessa Severson (SUB-113-2024) Staff: Harper Lindamood

8. ***Consider*** recommendation of SUB-113-2024

9. ***Public Hearing*** on a request by Harlen Roberts & Cindy Roberts for a Specific Use Permit (SUP) for a Short-Term Rental use within a Single Family-2 (SF-2) zoning district located at 714 Dunn St (Property ID 173368) - Owner: Harlen Roberts & Cindy Roberts (ZDC-118-2024) Staff: Harper Lindamood

10. ***Consider*** recommendation of ZDC-118-2024

11. ***Public Hearing*** on a request by Stephanie Savins for a Specific Use Permit (SUP) for a Short-Term Rental use within a Single Family-2 (SF-2) zoning district located at 313 Monticello Dr. (Property ID 172127) - Owner: Stephanie Savins & Eric Savins (ZDC-123-2024) Staff: Harper Lindamood

12. ***Consider*** recommendation of ZDC-123-2024

13. ***Public Hearing*** on a request by Melanie Brewer for a Specific Use Permit (SUP) for an Accessory Structure Dwelling Unit use within a Single Family-2 (SF-2) zoning district located at 1111 W Marvin Avenue (Property ID 176332) - Owner: Melanie Brewer & Mark Brewer (ZDC-111-2024) Staff: Zack King

14. ***Consider*** recommendation of ZDC-111-2024

15. ***Public Hearing*** on a request by Gabrielle Calvery, 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 1107 W Main Street (Property ID 176627) - Owner: Virginia Holdings LLC (ZDC-108-2024) Staff: Zack King

16. ***Consider*** recommendation of ZDC-108-2024

17. ***Public Hearing*** on a request by Gabrielle Calvery, 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 330 E University Avenue (Property ID 176172) - Owner: Virginia Holdings (ZDC-109-2024) Staff: Zack King

18. ***Consider*** recommendation of ZDC-109-2024

19. ***Public Hearing*** on a request by Manuel Vera Jr. for a Specific Use Permit (SUP) for a Short-Term Rental use within a Single Family-2 (SF-2) zoning district located at 306 Floyd Street (Property ID 174707) - Owner: Vera Construction LLC (ZDC-110-2024) Staff: Zack King

20. ***Consider*** recommendation of ZDC-110-2024

21. ***Public Hearing*** on a request by Kassie Pierce, Odyssey Oasis LLC, for a Specific Use Permit (SUP) for a Short-Term Rental use within a Single Family-2 (SF-2) zoning district located at 207 Cumberland Road (Property ID 172283) - Owner: Clayton McBride & Carmen McBride (ZDC-121-2024) Staff: Zack King

22. ***Consider*** recommendation of ZDC-121-2024

23. 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, June 25, 2024 at 7:00 p.m.

Members Present:	Rick Keeler, Chairman David Hudgins Ron Ansell Jeff Reed Marlene Norcross
Members Absent:	Erik Test, Vice Chairman Bonney Ramsey
Others Present:	Jennifer Pruitt, Senior Director of Planning Zack King, Senior Planner Oanh Vu, Senior Planner Amber Villarreal, City Secretary Patrick Souter, 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. Consent Agenda

a. Minutes of the regular Planning & Zoning Commission meeting of June 11, 2024
b. Consider a request by Marshall Patton, for a Plat of Brookside Rd. Lot 1 Block A of the United Presbyterian Addition being 1.5 acres, located approximately NWC of S I-35 E and Brookside Road City of Waxahachie (Property ID: 193823) – Owner: David Thompson, (SUB-119-2024)

Action:
Ron Ansell moved to approve all items on the Consent Agenda as presented. Motion was seconded by David Hudgins and carried unanimously (5-0).

5. ***Public Hearing*** on a request by Shannon Almon & Jerry L Almon, for a Specific Use Permit (SUP) for a Short-Term Rental use within a Single Family-1 (SF-1) zoning district located at 1017 W Main Street (Property ID 171879) - Owner: Shannon Almon & Jerry L Almon (ZDC-100-2024) Staff: Harper Lindamood

The Item was presented by Planner Harper Lindamood. The applicant requests a SUP for short-term rental use at 1017 W Main St. because it is located within the SF-1 zoning district. The subject property consists of a primary dwelling unit of approximately 2,687 square feet, built in 1961 with

three (3) bedrooms, two (2) bathrooms and enough improved surface to accommodate for the required parking spaces of three (3) vehicles, situated on an approximately 0.67-acre (29,054 square feet) lot. The applicant has been operating a short-term rental since December 2020 and has paid the required local hotel occupancy taxes. The applicant has owned the property since 2021, but it is not their homestead. The applicant has satisfied all the requirements of Section 3.27 of the Zoning Ordinance.

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 108 ft from the subject property.

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 43 notices were mailed to property owners within 500 feet of the property as required in Section 3.27 of the City's Zoning Ordinance. A total of two (2) letters of opposition and ten (10) letters of support were received by staff.

Chairman Keeler opened the Public Hearing at approximately 7:03 p.m.

There being no others to speak for or against ZDC-100-2024, Chairman Keeler closed the Public Hearing at approximately 7:03 p.m.

6. ***Consider*** recommendation of ZDC-100-2024

Action:
Marlene Norcross moved to recommend approval with conditions of ZDC-100-2024, 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. Motion was seconded by Jeff Reed and carried unanimously (5-0).

7. Adjourn

Council Member Patrick Souter explained City Council has discussed density of short-term rentals in an area and that will be considered in areas where there may be oversaturation.

Senior Director of Planning Jennifer Pruitt noted a map of short-term rentals (submitted, approved, or denied) is available on the City website.

There being no further business, the meeting adjourned at 7:08 p.m.

Respectfully submitted,

Amber Villarreal
City Secretary

Planning & Zoning Department

Plat Staff Report

Case: SUB-25-2023

MEETING DATE(S)

Planning & Zoning Commission: July 8, 2024

CAPTION

Consider request by Matt Baacke, P.E., GMcivil, for a Plat of Myrtle Creek Phase 1A, being 25.116 acres, located approximately 2,000 feet northeast of 2325 S US Highway 287 Bypass, situated in the Robert M. Berry Survey, Abstract 96, the Benjamin Collier Survey, Abstract 216, and the Salis M. Duritt Survey, Abstract 272, an addition to the City of Waxahachie (Property ID: 180362 & 180365) – Owner: HT US 287 Owner LP (SUB-25-2023) Staff: Zack King

RECOMMENDED MOTION

"I move to approve SUB-25-2023, a Plat of the Myrtle Creek Phase 1A, authorizing the Planning & Zoning Commissioner to sign the associated documents accordingly."

APPLICANT REQUEST

The applicant requests to plat the subject property into ten (10) residential lots and five (5) non-residential lots as part of Phase 1A of the Myrtle Creek subdivision.

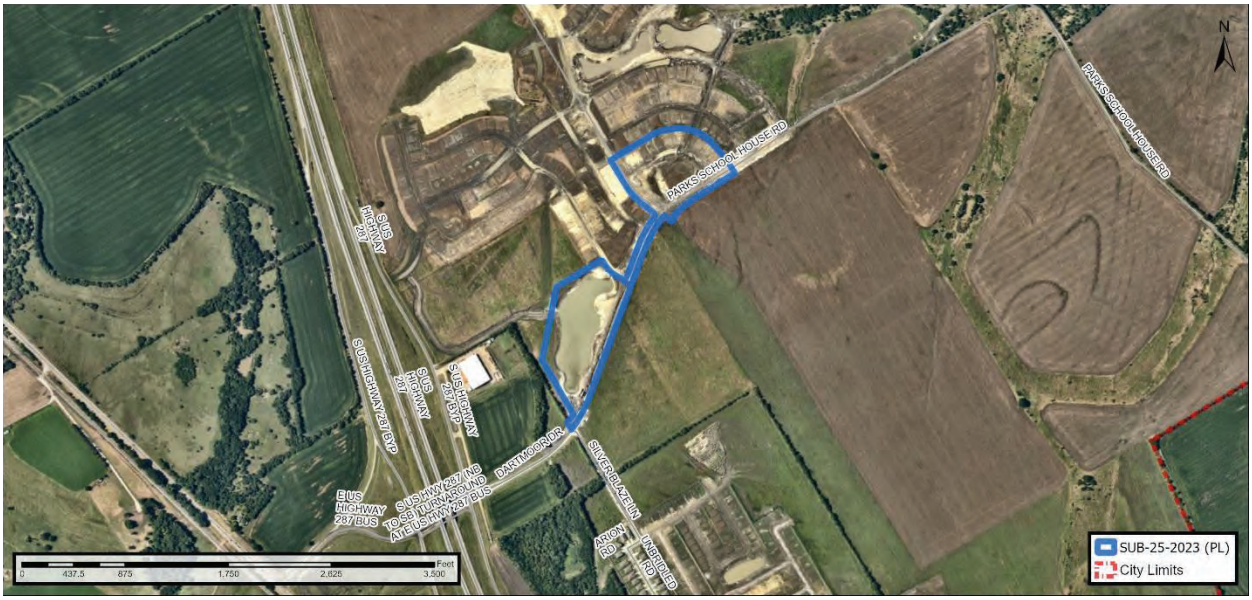
CASE INFORMATION

Applicant:	Matt Baacke, P.E., GMcivil
Property Owner(s):	HT US 287 Owner LP
Site Acreage:	25.116 acres
Number of Lots:	15 lots
Number of Dwelling Units:	10 units
Park Land Dedication:	A non-residential lot in this phase is being reserved for an HOA maintained amenity center and park as required by the zoning for the subject property.
Adequate Public Facilities:	Adequate public facilities are available to the subject property via the extension of City water and wastewater lines.

SUBJECT PROPERTY

General Location:	Approximately 2,000 ft northeast of 2325 S US Highway 287 Byp
Parcel ID Number(s):	180362 & 180365
Current Zoning:	Planned Development (PD) – Ordinance 2302 & 3322
Existing Use:	The subject property is currently undeveloped.
Platting History:	The subject property is not currently platted.

Site Aerial:



PLANNING ANALYSIS

The applicant proposes to plat the subject property into ten (10) residential lots and five (5) non-residential lots as part of Phase 1A of the Myrtle Creek subdivision. The layout of Phase 1A is consistent with the Planned Development Concept Plan from Ordinance 2302 and the approved Land Use Study for the subject property. With this Plat, the applicant is proposing to dedicate of right-of-way (ROW) for the extension of Dartmoor Drive. The ROW dedication is consistent with the 2023 Thoroughfare Plan and varies from 60' to 120'.

RECOMMENDATION

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

ATTACHED EXHIBITS

1. Plat

APPLICANT REQUIREMENTS

1. If approved by the Planning & Zoning Commission, within 30 days the applicant shall provide the Planning Department with five signed, hard-copy plats for filing.

CITY REQUIREMENTS FOR PLAT RECORDING AND FILING

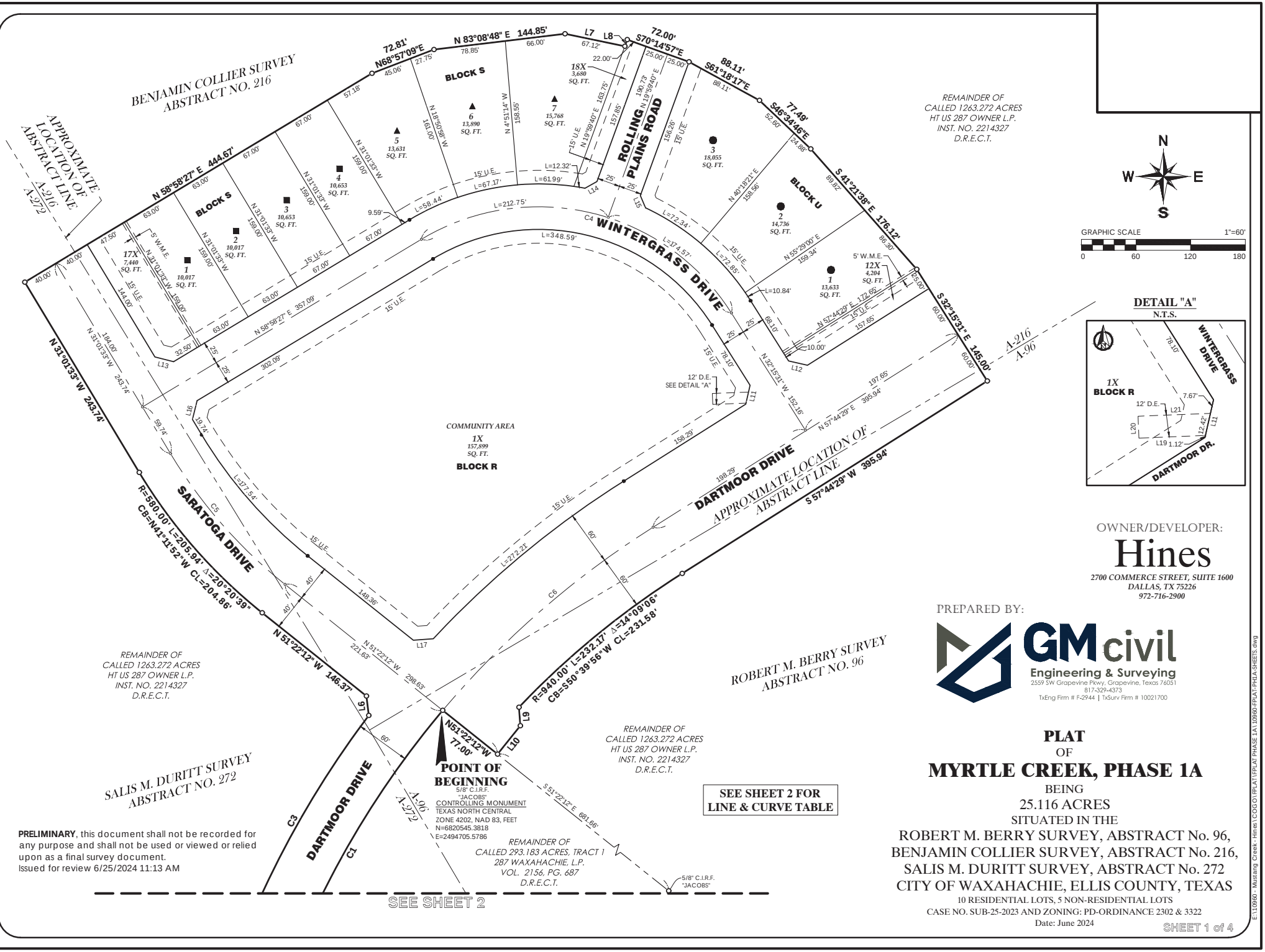
A plat shall not be filed with the Ellis County Clerk until:

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

STAFF CONTACT INFORMATION

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

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



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.
Issued for review 6/25/2024 11:13 AM

OWNER/DEVELOPER:

Hines

2700 COMMERCE STREET, SUITE 1600
DALLAS, TX 75226
972-716-2900

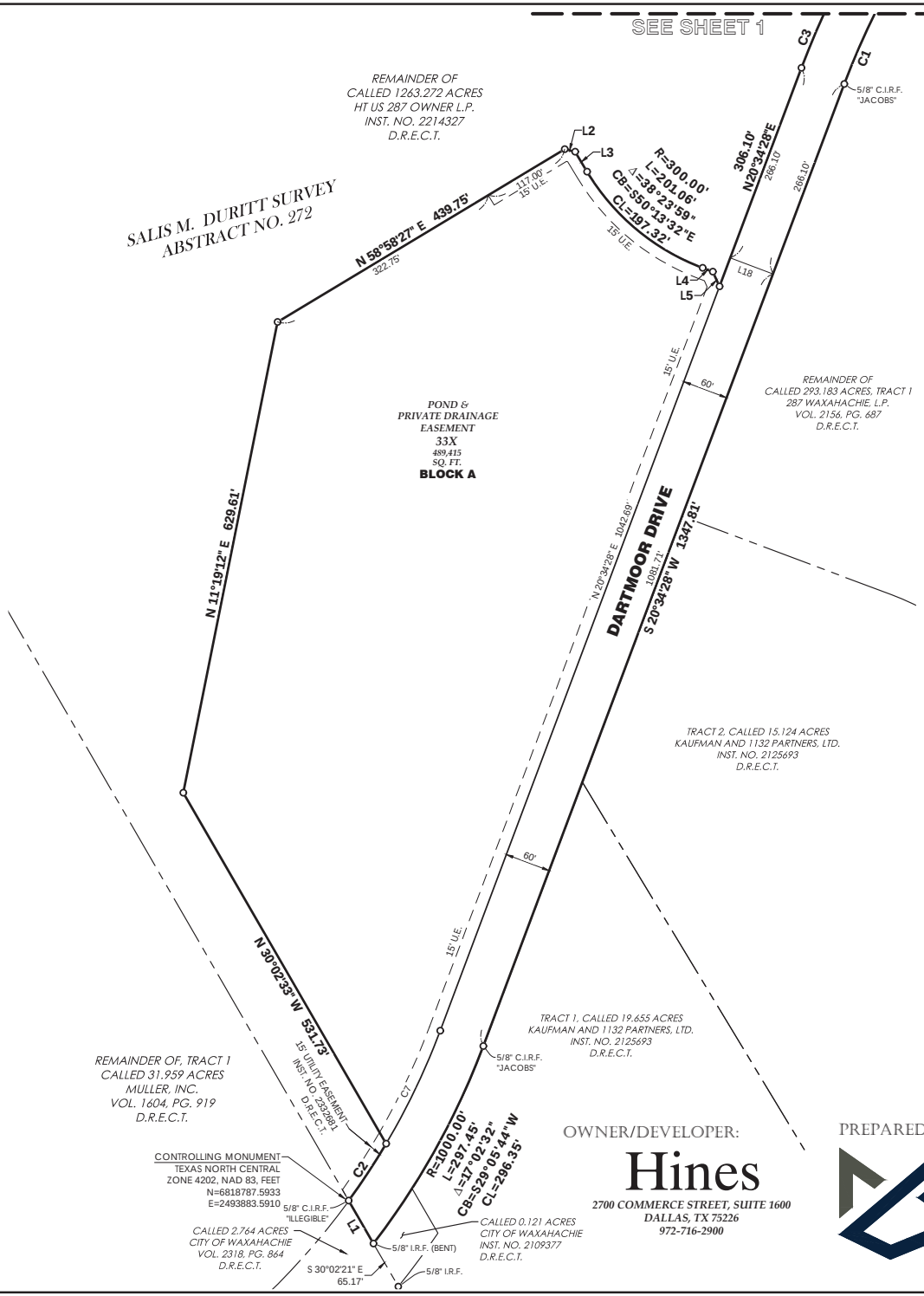
PREPARED BY:

GM civil
Engineering & Surveying
2559 SW Grapevine Pkwy, Grapevine, Texas 76051
817-329-4373
TxEng Firm # F-2944 | TxSurv Firm # 10021700

PLAT
OF
MYRTLE CREEK, PHASE 1A

BEING
25.116 ACRES
SITUATED IN THE
ROBERT M. BERRY SURVEY, ABSTRACT No. 96,
BENJAMIN COLLIER SURVEY, ABSTRACT No. 216,
SALIS M. DURITT SURVEY, ABSTRACT No. 272
CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS
10 RESIDENTIAL LOTS, 5 NON-RESIDENTIAL LOTS
CASE NO. SUB-25-2023 AND ZONING: PD-ORDINANCE 2302 & 3322
Date: June 2024

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GRAPHIC SCALE 1"=100'

0 100 200 300

CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	1000.00'	341.45'	19°33'48"	S30°21'22"W	339.79'
C2	940.00'	89.53'	5°27'25"	N33°19'35"E	89.49'
C3	1060.00'	305.35'	16°30'18"	N28°49'37"E	304.29'
C4	250.00'	387.32'	88°46'02"	N76°38'32"W	349.73'
C5	540.00'	191.74'	20°20'39"	S41°11'52"E	190.73'
C6	1000.00'	307.24'	17°36'13"	N48°56'22"E	306.03'
C7	940.00'	164.45'	10°01'25"	N25°35'10"E	164.24'

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N30°02'33"W	64.94'
L2	S76°01'33"E	14.14'
L3	S31°01'33"E	30.36'
L4	S69°25'32"E	14.25'
L5	S24°25'32"E	21.21'
L6	N06°56'34"W	21.42'
L7	S78°12'56"E	67.12'
L8	N19°59'40"E	7.73'
L9	S04°07'08"E	20.36'
L10	S38°37'48"W	40.00'
L11	S12°44'29"W	21.21'

LINE TABLE		
LINE #	BEARING	DISTANCE
L12	S77°15'31"E	21.21'
L13	N76°01'33"W	21.21'
L14	S60°49'54"W	15.13'
L15	S22°54'26"E	14.65'
L16	N13°58'27"E	21.21'
L17	S85°37'34"W	21.94'
L18	N69°25'32"W	60.00'
L19	S87°44'29"W	36.52'
L20	N02°15'31"W	12.00'
L21	N87°44'29"E	39.74'

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LEGEND	
O	1/2" CAPPED IRON ROD SET "GMCIVIL" UNLESS OTHERWISE NOTED
SQ. FT.	SQUARE FEET
INST. NO.	INSTRUMENT NUMBER
VOL.	VOLUME
BK.	BOOK
PG.	PAGE
D.R.E.C.T.	DEED RECORDS, ELLIS COUNTY, TEXAS
P.R.E.C.T.	PLAT RECORDS, ELLIS COUNTY, TEXAS
I.R.F.	IRON ROD FOUND
C.I.R.F.	CAPPED IRON ROD FOUND
C.I.R.S.	CAPPED IRON ROD SET (GMCIVIL)
R/W	RIGHT-OF-WAY
B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
W.M.E.	WALL MAINTENANCE EASEMENT
	BOUNDARY
	ADJOINER
	EASEMENTS
	CENTERLINE
	BUILDING LINE
	ABSTRACT LINE

OWNER/DEVELOPER:

Hines

2700 COMMERCE STREET, SUITE 1600
DALLAS, TX 75226
972-716-2900

PREPARED BY:

GMcivil
Engineering & Surveying
2559 SW Grapevine Pkwy, Grapevine, Texas 76051
817-329-4373
TxEng Firm # F-2944 | TxSurv Firm # 10021700

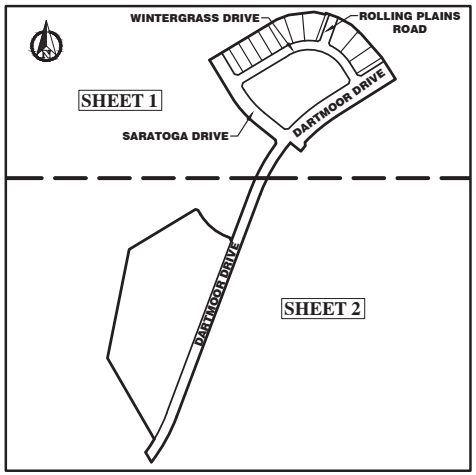
PLAT
OF
MYRTLE CREEK, PHASE 1A

BEING
25.116 ACRES
SITUATED IN THE
ROBERT M. BERRY SURVEY, ABSTRACT No. 96,
BENJAMIN COLLIER SURVEY, ABSTRACT No. 216,
SALIS M. DURITT SURVEY, ABSTRACT No. 272
CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS
10 RESIDENTIAL LOTS, 5 NON-RESIDENTIAL LOTS
CASE NO. SUB-25-2023 AND ZONING: PD-ORDINANCE 2302 & 3322
Date: June 2024

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VICINITY MAP
N.T.S.



KEY MAP
N.T.S.

NOTES

1. Bearings are oriented to Texas State plane coordinate system, north central zone, 4202 derived from GPS observation.

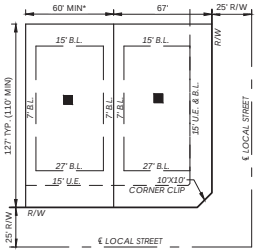
2. The surveyed property is located within an area having Flood Zone Classification "X" by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 48139C0350F, with a date of identification of June 3, 2013, for Community No. 480211, in Ellis County, State of Texas, which is the current Flood Insurance Rate Map for the community in which the property is situated. Approximate location of floodplain and/or floodway lines are shown on the preliminary plat.

3. All 1/2" iron rod set with yellow plastic cap stamped "GMCIVIL" unless otherwise noted.

4. Selling a portion of any lot within this addition by metes and bounds is a violation of state law and city ordinance and is subject to fines and withholding of utility services and building permits.

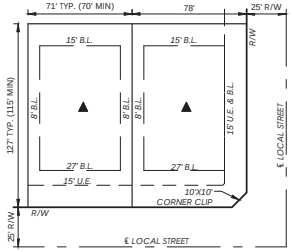
5. The HOA shall maintain and be generally responsible for all "X" Lots and all Private improvements within the "X" Lots, including but not limited to sidewalks, irrigation, landscaping, fencing, alley pavement, detention controls, etc.

SITE AREA SUMMARY	
GROSS AREA	25.116 ACRES
PUBLIC RIGHT-OF-WAY	6.895 ACRES
LOTS	3.009 ACRES
COMMON AREAS	15.212 ACRES

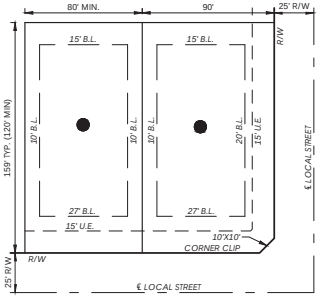


TYPICAL LOT DETAIL
N.T.S.
PD SF-3
MINIMUM AREA = 6,600 SQ. FT.

*LOT WIDTH MAY BE 55 FEET, AS MEASURED AT THE FRONT BUILDING LINE, ON A CUL-DE-SAC BULB.



TYPICAL LOT DETAIL
N.T.S.
PD SF-2
MINIMUM AREA = 8,000 SQ. FT.



TYPICAL LOT DETAIL
N.T.S.
PD SF-1
MINIMUM AREA = 12,500 SQ. FT.

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.
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OWNER/DEVELOPER:
Hines
2700 COMMERCE STREET, SUITE 1600
DALLAS, TX 75226
972-716-2900

PREPARED BY:
GM civil
Engineering & Surveying
2559 SW Grapevine Pkwy, Grapevine, Texas 76051
817-329-4373
TxEng Firm # F-2944 | TxSurv Firm # 10021700

PLAT
OF
MYRTLE CREEK, PHASE 1A
BEING
25.116 ACRES
SITUATED IN THE
ROBERT M. BERRY SURVEY, ABSTRACT No. 96,
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10 RESIDENTIAL LOTS, 5 NON-RESIDENTIAL LOTS
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OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF ELLIS §

All that certain lot, tract, or parcel of land, situated in a portion of the Benjamin Collier Survey, Abstract No. 216, the Robert M. Berry Survey, Abstract No. 96 and the Salis M. Duritt Survey, Abstract No. 272, City of Waxahachie, Ellis County, Texas, being part of that certain called 1,263.272 acre tract described in a deed to HT US 287 Owner, L.P. recorded in Instrument No. 2214327 of the Deed Records of Ellis County, Texas (DRECT), and being more completely described as follows, to-wit:

BEGINNING at a 5/8" capped iron rod found stamped "JACOBS" for an ell corner of said 1,263.272 acre tract and the most northerly corner of a called 293.183 acre tract described as Tract 1 in a deed to 287 Waxahachie, L.P. recorded in Volume 2156, Page 687 (DRECT), said point being a Point of Curvature of a circular curve to the left, having a radius of 1,000.00 feet, a central angle of 19 deg. 33 min. 48 sec., and being subtended by a chord which bears South 30 deg. 21 min. 22 sec. West - 339.79 feet;

THENCE in a southwesterly direction along said curve to the left and, along the Northwest line of said 293.183 acre tract and the Southeast line of said 1,263.272 acre tract, a distance of 341.45 feet to a 5/8" capped iron rod found stamped "JACOBS";

THENCE South 20 deg. 34 min. 28 sec. West tangent to said curve and continue along said Southwest and Northwest lines, the Northwest line of a called 15.124 acre tract described as Tract 2 in a deed to Kaufman and 1132 Partners, LTD. recorded in Instrument No. 2125693 (DRECT) and the Northwest line of a called 19.655 acre tract described as Tract 1 in said deed to Kaufman and 1132 Partners, LTD., a distance of 1,347.81 feet to a 5/8" capped iron rod found stamped "JACOBS" for a Point of Curvature of a circular curve to the right, having a radius of 1,000.00 feet, a central angle of 17 deg. 02 min. 32 sec., and being subtended by a chord which bears South 29 deg. 05 min. 44 sec. West - 296.35 feet;

THENCE in a southwesterly direction along said curve to the right and along the Northwest line of said 19.655 acre tract and the Northwest line of a called 0.121 acre tract described in a deed to the City of Waxahachie recorded in Instrument No. 2109377 (DRECT), a distance of 297.45 feet to a 5/8" iron rod found (bent) for the southerly corner of said 1,263.272 acre tract, the most westerly corner of said 0.121 acre tract and being in the Northeast line of a called 2.764 acre tract described in a deed to the City of Waxahachie Volume 2318, Page 864 (DRECT), from which a 5/8" iron rod found for the most easterly corner of said 2.764 acre tract and the South corner of said 0.121 acre tract bears South 30 deg. 02 min. 21 sec. East - 65.17 feet;

THENCE North 30 deg. 02 min. 33 sec. West non-tangent to said curve and continue along said Northeast line and the Southwest line of said 1,263.272 acre tract, a distance of 64.94 feet to a 5/8" capped iron rod found (illegible) for the most northerly corner of said 2.764 acre tract, said point being a Point of Curvature of a non-tangent circular curve to the left, having a radius of 940.00 feet, a central angle of 5 deg. 27 min. 25 sec., and being subtended by a chord which bears North 33 deg. 19 min. 35 sec. East - 89.49 feet;

THENCE in a northeasterly direction departing said Northeast line and Southwest lines and continue along said curve to the left, a distance of 89.53 feet to a 1/2" capped iron rod set stamped "GMCIVIL" hereinafter referred to as 1/2" capped iron rod set;

THENCE North 30 deg. 02 min. 33 sec. West, a distance of 531.73 feet to a 1/2" capped iron rod set;

THENCE North 11 deg. 19 min. 12 sec. East, a distance of 629.61 feet to a 1/2" capped iron rod set;

THENCE North 58 deg. 58 min. 27 sec. East, a distance of 439.75 feet to a 1/2" capped iron rod set;

THENCE South 76 deg. 01 min. 33 sec. East, a distance of 14.14 feet to a 1/2" capped iron rod set;

THENCE South 31 deg. 01 min. 33 sec. East, a distance of 30.36 feet to a 1/2" capped iron rod set for a Point of Curvature of a circular curve to the left, having a radius of 300.00 feet, a central angle of 38 deg. 23 min. 59 sec., and being subtended by a chord which bears South 50 deg. 13 min. 32 sec. East - 197.32 feet;

THENCE in a southeasterly direction along said curve to the left, a distance of 201.06 feet to a 1/2" capped iron rod set;

THENCE South 69 deg. 25 min. 32 sec. East tangent to said curve, a distance of 14.25 feet to a 1/2" capped iron rod set;

THENCE South 24 deg. 25 min. 32 sec. East, a distance of 21.21 feet to a 1/2" capped iron rod set;

THENCE North 20 deg. 34 min. 28 sec. East, a distance of 306.10 feet to a 1/2" capped iron rod set for a Point of Curvature of a circular curve to the right, having a radius of 1,060.00 feet, a central angle of 16 deg. 30 min. 18 sec., and being subtended by a chord which bears North 28 deg. 49 min. 37 sec. East - 304.29 feet;

THENCE in a northeasterly direction along said curve to the right, a distance of 305.35 feet to a 1/2" capped iron rod set;

THENCE North 06 deg. 56 min. 34 sec. West non-tangent to said curve, a distance of 21.42 feet to a 1/2" capped iron rod set;

THENCE North 51 deg. 22 min. 12 sec. West, a distance of 146.37 feet to a 1/2" capped iron rod set for a Point of Curvature of a circular curve to the right, having a radius of 580.00 feet, a central angle of 20 deg. 20 min. 39 sec., and being subtended by a chord which bears North 41 deg. 11 min. 52 sec. West - 204.86 feet;

THENCE in a northwesterly direction along said curve to the right, a distance of 205.94 feet to a 1/2" capped iron rod set;

THENCE North 31 deg. 01 min. 33 sec. West tangent to said curve, a distance of 243.74 feet to a 1/2" capped iron rod set;

OWNER'S CERTIFICATE CONT...

THENCE North 58 deg. 58 min. 27 sec. East, a distance of 444.67 feet to a 1/2" capped iron rod set;

THENCE North 68 deg. 57 min. 09 sec. East, a distance of 72.81 feet to a 1/2" capped iron rod set;

THENCE North 83 deg. 08 min. 48 sec. East, a distance of 144.85 feet to a 1/2" capped iron rod set;

THENCE South 78 deg. 12 min. 56 sec. East, a distance of 67.12 feet to a 1/2" capped iron rod set;

THENCE North 19 deg. 59 min. 40 sec. East, a distance of 7.73 feet to a 1/2" capped iron rod set;

THENCE South 70 deg. 14 min. 57 sec. East, a distance of 72.00 feet to a 1/2" capped iron rod set;

THENCE South 61 deg. 18 min. 17 sec. East, a distance of 88.11 feet to a 1/2" capped iron rod set;

THENCE South 46 deg. 34 min. 46 sec. East, a distance of 77.49 feet to a 1/2" capped iron rod set;

THENCE South 41 deg. 21 min. 38 sec. East, a distance of 176.12 feet to a 1/2" capped iron rod set;

THENCE South 32 deg. 15 min. 31 sec. East, a distance of 145.00 feet to a 1/2" capped iron rod set;

THENCE South 57 deg. 44 min. 29 sec. West, a distance of 395.94 feet to a 1/2" capped iron rod set for a Point of Curvature of a circular curve to the left, having a radius of 940.00 feet, a central angle of 14 deg. 09 min. 06 sec., and being subtended by a chord which bears South 50 deg. 39 min. 56 sec. West - 231.58 feet;

THENCE in a southwesterly direction along said curve to the left, a distance of 232.17 feet to a 1/2" capped iron rod set;

THENCE South 04 deg. 07 min. 08 sec. East non-tangent to said curve, a distance of 20.36 feet to a 1/2" capped iron rod set;

THENCE South 38 deg. 37 min. 48 sec. West, a distance of 40.00 feet a 1/2" capped iron rod set in the Southwest line of said 1,263.272 acre tract and the Northeast line of said 293.183 acre tract, from which a 5/8" capped iron rod found stamped "JACOBS" in said Northeast and Southwest lines bears South 51 deg. 22 min. 12 sec. East - 681.66 feet;

THENCE North 51 deg. 22 min. 12 sec. West along said Northeast and Southwest lines, a distance of 77.00 feet to the **POINT OF BEGINNING**, containing 1,094,036 square feet or 25.116 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That HT US 287 Owner, L.P. acting herein by and through its duly authorized officers, does hereby adopt this plat designating the herein above described property as MYRTLE CREEK, PHASE 1A, 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.

OWNER'S CERTIFICATE CONT...

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 _____, 20___.

HT US 287 OWNER LP,
a Delaware limited partnership

By: HT US 287 GP LLC,
a Delaware limited liability company,
its General Partner

By: HT US 287 LP,
a Delaware limited partnership,
its Sole Member

By: Hines US 287 Associates LP,
a Delaware limited partnership,
its General Partner

By: Hines US 287 GP LLC,
a Delaware limited liability company,
its General Partner

By: Hines Investment Management Holdings Limited Partnership,
a Delaware limited partnership,
its Sole Member

By: _____
Name: Robert W. Witte
Title: Senior Managing Director

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 Robert W. Witte, Senior Managing Director of Hines Investment Management Holdings Limited Partnership, a Delaware limited partnership, the sole member of Hines US 287 GP LLC, a Delaware limited liability company, the general partner of Hines US 287 Associates LP, a Delaware limited partnership, the general partner of HT US 287 LP, a Delaware limited partnership, the sole member of HT US 287 GP LLC, a Delaware limited liability company, the general partner of HT US 287 OWNER LP, a Delaware limited partnership, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 20___.

_____
Notary Public in and for the State of Texas

_____
My Commission Expires On:

SURVEYOR'S CERTIFICATE

This is to certify that I, John N. Rogers a registered Professional Land Surveyor of the State of Texas, have platted the above lots from an actual of the ground survey, and that all lot corners, angle points and points of the curve shall be properly marked on the ground ad that this plat correctly represents that survey made by me or under my direction and supervision.

_____
John N. Rogers
Registered Professional Land Surveyor No. 6372
GMcivil
2559 SW Grapevine Pkwy.
Grapevine, TX 76051
Metro (817) 329-4373

STATE OF TEXAS:)
) SS
COUNTY OF TARRANT:)

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. Issued for review 6/25/2024 11:13 AM

BEFORE ME, the undersigned Notary Public in and for said County and State, on this day personally appeared John N. Rogers, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office this the_____day of_____,20___.

_____
Notary Public in and for the State of Texas

My Commission expires:_____

APPROVAL CERTIFICATE

APPROVED BY: Planning and Zoning Commission
City of Waxahachie, Texas

By: _____ _____
Chairperson Date

By: _____ _____
Attest Date

OWNER/DEVELOPER:

Hines
2700 COMMERCE STREET, SUITE 1600
DALLAS, TX 75226
972-716-2900

PREPARED BY:

GMcivil
Engineering & Surveying
2559 SW Grapevine Pkwy, Grapevine, Texas 76051
817-329-4373
TxEng Firm # F-2944 | TxSurv Firm # 10021700

PLAT
OF
MYRTLE CREEK, PHASE 1A
BEING
25.116 ACRES
SITUATED IN THE
ROBERT M. BERRY SURVEY, ABSTRACT No. 96,
BENJAMIN COLLIER SURVEY, ABSTRACT No. 216,
SALIS M. DURITT SURVEY, ABSTRACT No. 272
CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS
10 RESIDENTIAL LOTS, 5 NON-RESIDENTIAL LOTS
CASE NO. SUB-25-2023 AND ZONING: PD-ORDINANCE 2302 & 3322
Date: June 2024

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Planning & Zoning Department

Plat Staff Report

Case: SUB-62-2023

MEETING DATE(S)

Planning & Zoning Commission: July 8, 2024

CAPTION

Consider request by Matt Baacke, P.E., GMcivil, for a Plat of Myrtle Creek Phase 1B, being 54.066 acres, located approximately 800 feet north of 2325 S US Highway 287 Bypass, situated in the Benjamin Collier Survey, Abstract 216, and the Salis M. Duritt Survey, Abstract 272, an addition to the City of Waxahachie (Property ID: 180362 & 180365) – Owner: HT US 287 Owner LP (SUB-62-2023) Staff: Zack King

RECOMMENDED MOTION

"I move to approve SUB-62-2023, a Plat of the Myrtle Creek Phase 1B, authorizing the Planning & Zoning Commissioner to sign the associated documents accordingly."

APPLICANT REQUEST

The applicant requests to plat the subject property into 162 residential lots and seven (7) non-residential lots as part of Phase 1B of the Myrtle Creek subdivision.

CASE INFORMATION

Applicant:	Matt Baacke, P.E., GMcivil
Property Owner(s):	HT US 287 Owner LP
Site Acreage:	54.066 acres
Number of Lots:	169 lots
Number of Dwelling Units:	162 units
Park Land Dedication:	Several non-residential lots in this phase are being reserved for a HOA maintained open spaces and parks, as required by the zoning for the subject property.
Adequate Public Facilities:	Adequate public facilities are available to the subject property via the extension of City water and wastewater lines.

SUBJECT PROPERTY

General Location:	Approximately 800 feet north of 2325 S US Highway 287 Bypass
Parcel ID Number(s):	180362 & 180365
Current Zoning:	Planned Development (PD) – Ordinance 2302 & 3322
Existing Use:	The subject property is currently undeveloped.
Platting History:	The subject property is not currently platted.

Site Aerial:



PLANNING ANALYSIS

The applicant proposes to plat the subject property into 162 residential lots and seven (7) non-residential lots as part of Phase 1B of the Myrtle Creek subdivision. The layout of Phase 1B is consistent with the Planned Development Concept Plan from Ordinance 2302 and the approved Land Use Study for the subject property. With this Plat, the applicant is proposing to dedicate of right-of-way (ROW) for the extension of Saratoga Drive. The 80' ROW dedication is consistent with the 2023 Thoroughfare Plan. Phase 1B is also proposed to establish a direct connection to the US Highway 287 Bypass frontage road.

RECOMMENDATION

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

ATTACHED EXHIBITS

1. Plat

APPLICANT REQUIREMENTS

1. If approved by the Planning & Zoning Commission, within 30 days the applicant shall provide the Planning Department with five signed, hard-copy plats for filing.

CITY REQUIREMENTS FOR PLAT RECORDING AND FILING

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

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

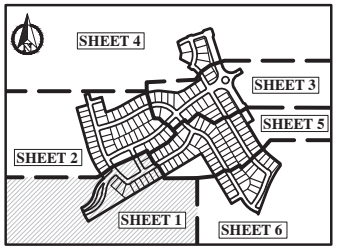
STAFF CONTACT INFORMATION

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

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



VICINITY MAP
N.T.S.



KEY MAP
N.T.S.

N
W E
S

GRAPHIC SCALE 1"=60'
0 60 120 180

SEE SHEET 7 FOR LINE & CURVE TABLES

MATCH SHEET 2

MATCH SHEET 5

MATCH SHEET 2

BLOCK E
1X
62,949 SQ. FT.
PARK & OPEN SPACE

DROPSEED LANE

BLOCK D

ROCK ROSE DR.

FEATHERGRASS WAY

BRISTLELEAF LN.

BLOCK J

BLOCK A

BLOCK Q

STATE HIGHWAY NO. 287
(VARIABLE WIDTH RIGHT-OF-WAY)
VOL. 528, PG. 587
D.R.E.C.T.

15' WATER EASEMENT
INST. NO. 2035042
D.R.E.C.T.

REMAINDER OF
CALLED 1263.272 ACRES
HT US 287 OWNER L.P.
INST. NO. 2214327
D.R.E.C.T.

SALIS M. DURITT SURVEY
ABSTRACT NO. 272

R=952.00'
L=403.44'
Δ=24°16'51"
CB=N27°32'08"W
CL=400.43'

R=301.00' L=179.93' Δ=34°15'02"
CB=N31°19'57"E CL=177.27'

R=219.00'
L=201.93'
Δ=52°49'50"
CB=N40°37'22"E
CL=194.86'

N22°57'43"W 94.00'

N22°57'43"W 295.91'

S 58°58'27" W 1499.23'

500.53'

N30°09'43"W
79.02'

N 30°09'43" W
609.08'

5/8" C.I.R.F.
"4838"

1/2" I.R.F.

SEE DETAIL "A"
ON SHEET 7

POINT OF BEGINNING
CONTROLLING MONUMENT
TEXAS NORTH CENTRAL
ZONE 4202, NAD 83, FEET
N=6819904.9772
E=2492438.3314

POINT OF COMMENCING
5/8" I.R.F.

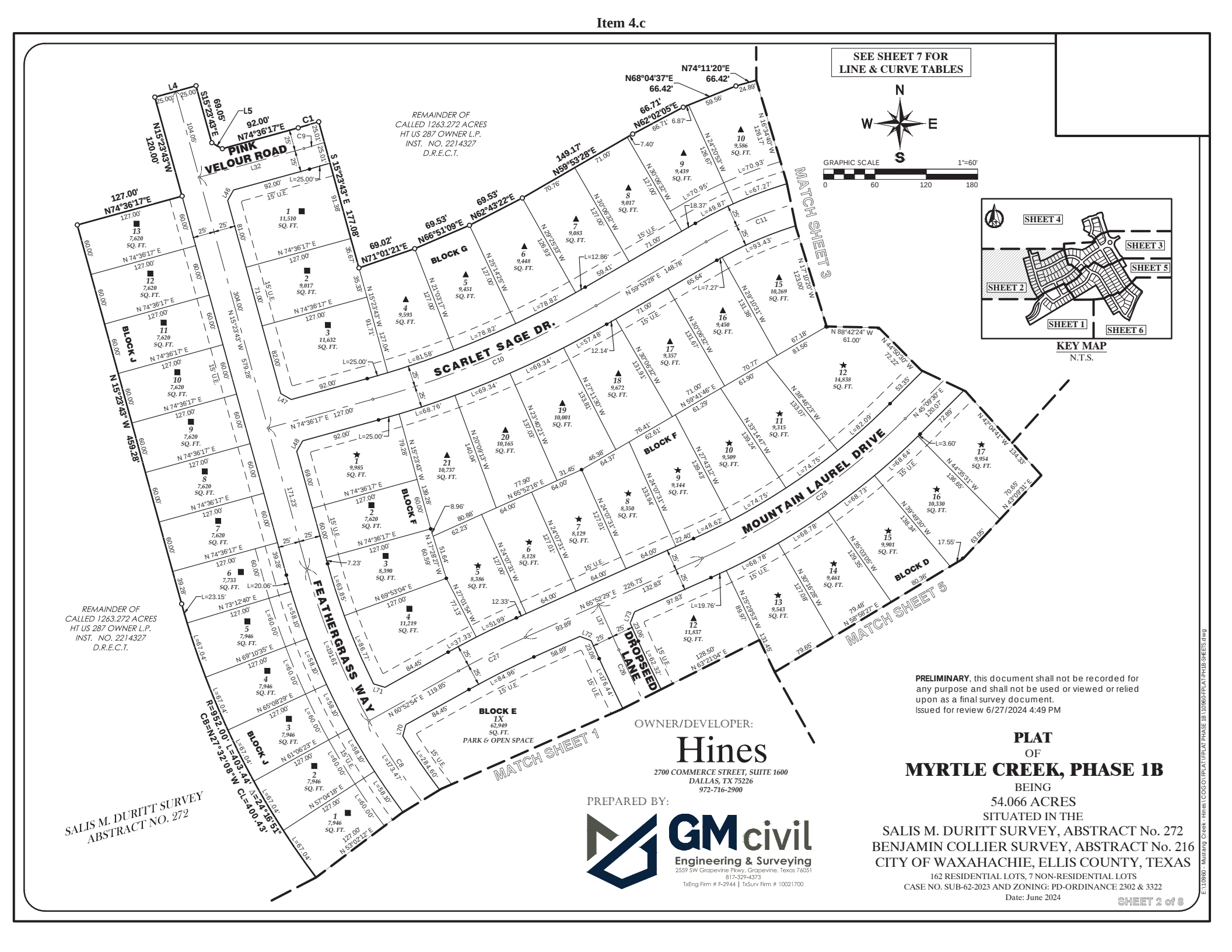
OWNER/DEVELOPER:
Hines
2700 COMMERCE STREET, SUITE 1600
DALLAS, TX 75226
972-716-2900

PREPARED BY:
GM civil
Engineering & Surveying
2559 SW Grapevine Pkwy, Grapevine, Texas 76051
817-329-4373
TxEng Firm # F-2944 | TxSurv Firm # 10021700

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.
Issued for review 6/27/2024 4:49 PM

PLAT
OF
MYRTLE CREEK, PHASE 1B
BEING
54.066 ACRES
SITUATED IN THE
SALIS M. DURITT SURVEY, ABSTRACT No. 272
BENJAMIN COLLIER SURVEY, ABSTRACT No. 216
CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS
162 RESIDENTIAL LOTS, 7 NON-RESIDENTIAL LOTS
CASE NO. SUB-62-2023 AND ZONING: PD-ORDINANCE 2302 & 3322
Date: June 2024

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OWNER/DEVELOPER:

Hines

2700 COMMERCE STREET, SUITE 1600
DALLAS, TX 75226
972-716-2900

PREPARED BY:

GM civil
Engineering & Surveying
2559 SW Grapevine Pkwy, Grapevine, Texas 76051
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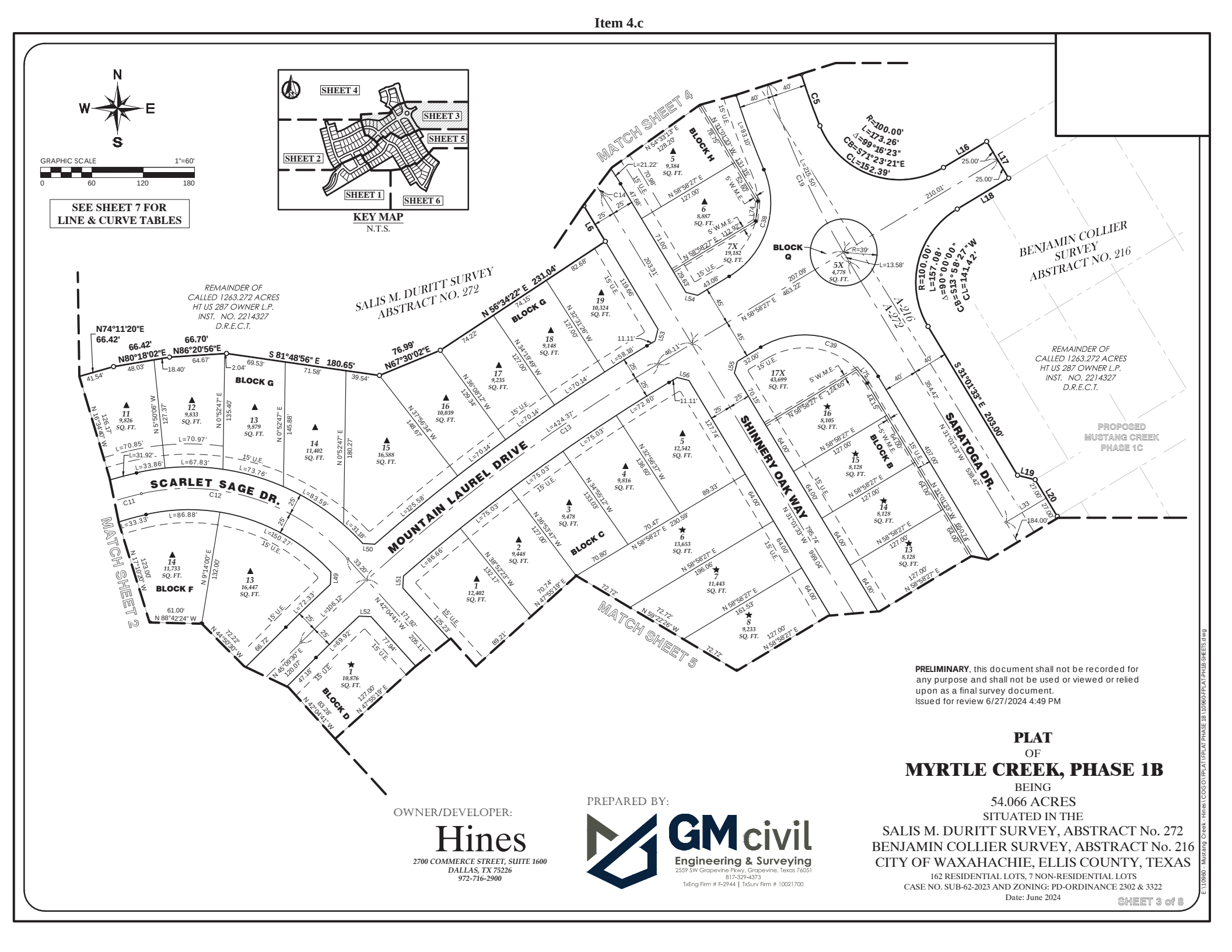
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OWNER/DEVELOPER:

Hines

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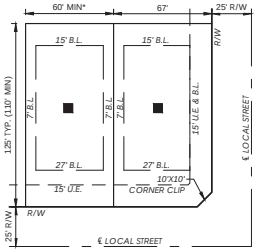
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PLAT
OF
MYRTLE CREEK, PHASE 1B

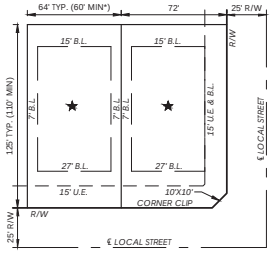
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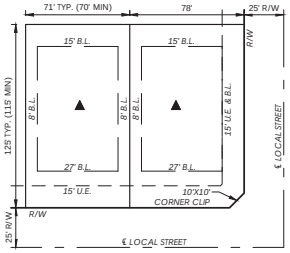
TYPICAL LOT DETAIL
N.T.S.
PD SF-3
MINIMUM AREA = 6,600 SQ. FT.

*LOT WIDTH MAY BE 55 FEET, AS MEASURED AT THE FRONT BUILDING LINE, ON A CUL-DE-SAC BULB.

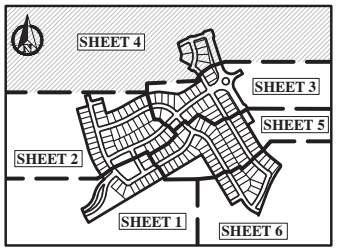


TYPICAL LOT DETAIL
N.T.S.
PD SF-3
MINIMUM AREA = 6,600 SQ. FT.

*LOT WIDTH MAY BE 55 FEET, AS MEASURED AT THE FRONT BUILDING LINE, ON A CUL-DE-SAC BULB.



TYPICAL LOT DETAIL
N.T.S.
PD SF-2
MINIMUM AREA = 8,000 SQ. FT.

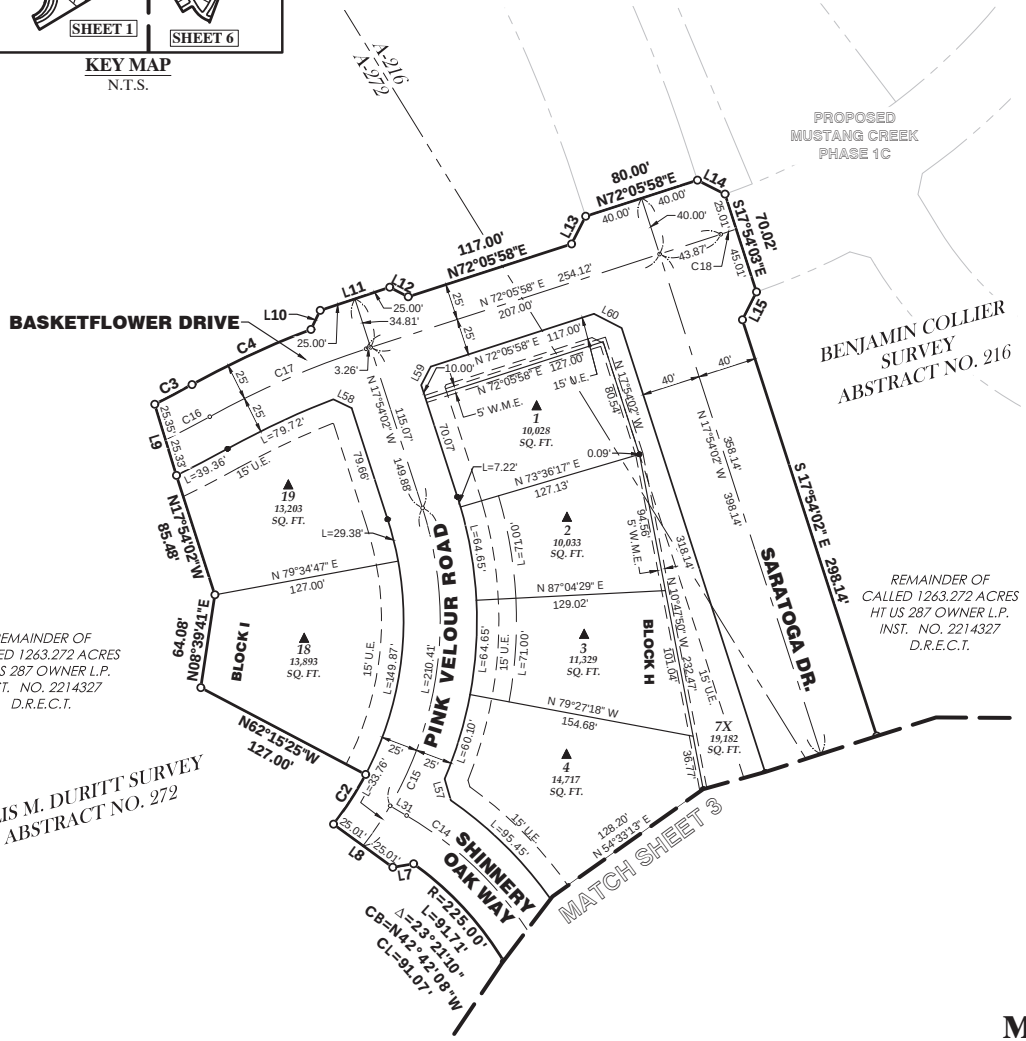


KEY MAP
N.T.S.

SEE SHEET 7 FOR LINE & CURVE TABLES



GRAPHIC SCALE 1"=60'
0 60 120 180



LEGEND

○	1/2" CAPPED IRON ROD SET "GMCIVIL" UNLESS OTHERWISE NOTED
SQ. FT.	SQUARE FEET
INST. NO.	INSTRUMENT NUMBER
VOL.	VOLUME
BK.	BOOK
PG.	PAGE
D.R.E.C.T.	DEED RECORDS, ELLIS COUNTY, TEXAS
P.R.E.C.T.	PLAT RECORDS, ELLIS COUNTY, TEXAS
I.R.F.	IRON ROD FOUND
C.I.R.F.	CAPPED IRON ROD FOUND
C.I.R.S.	CAPPED IRON ROD SET (GMCIVIL)
R/W	RIGHT-OF-WAY
B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT
W.M.E.	WALL MAINTENANCE EASEMENT
———	BOUNDARY LINE
——— — ———	ADJOINER LINE
— — — — — —	EASEMENT LINE
——— — ———	CENTERLINE
— — — — — —	BUILDING LINE
——— — — ———	ABSTRACT LINE

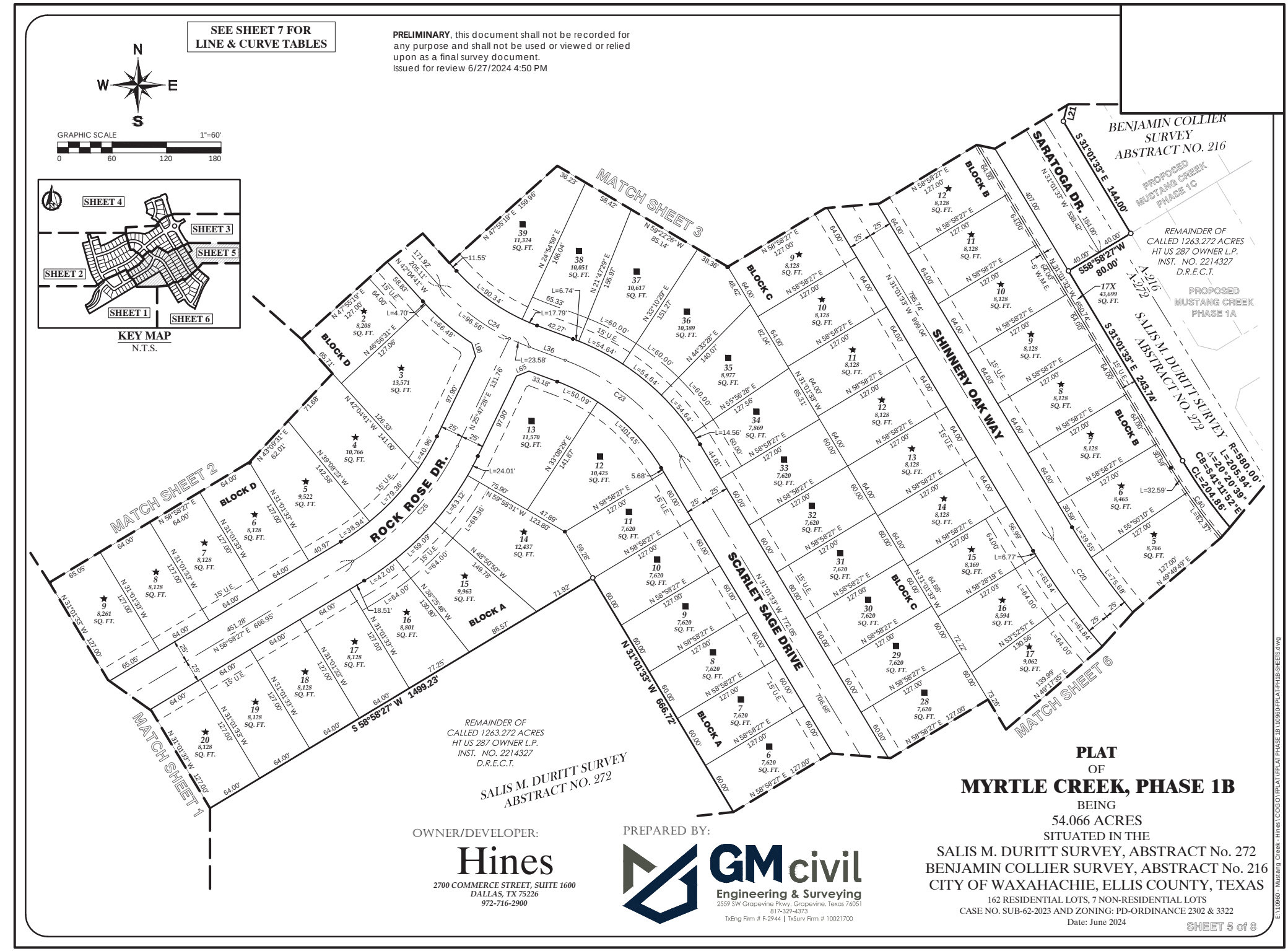
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CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS
162 RESIDENTIAL LOTS, 7 NON-RESIDENTIAL LOTS
CASE NO. SUB-62-2023 AND ZONING: PD-ORDINANCE 2302 & 3322
Date: June 2024

E:\10960 - Mustang Creek - Hines\COGO\PLAT\PLAT PHASE 1B\10960-PLAT-PH1B-SHEETS.dwg



OWNER/DEVELOPER:

Hines

2700 COMMERCE STREET, SUITE 1600
DALLAS, TX 75226
972-716-2900

PREPARED BY:

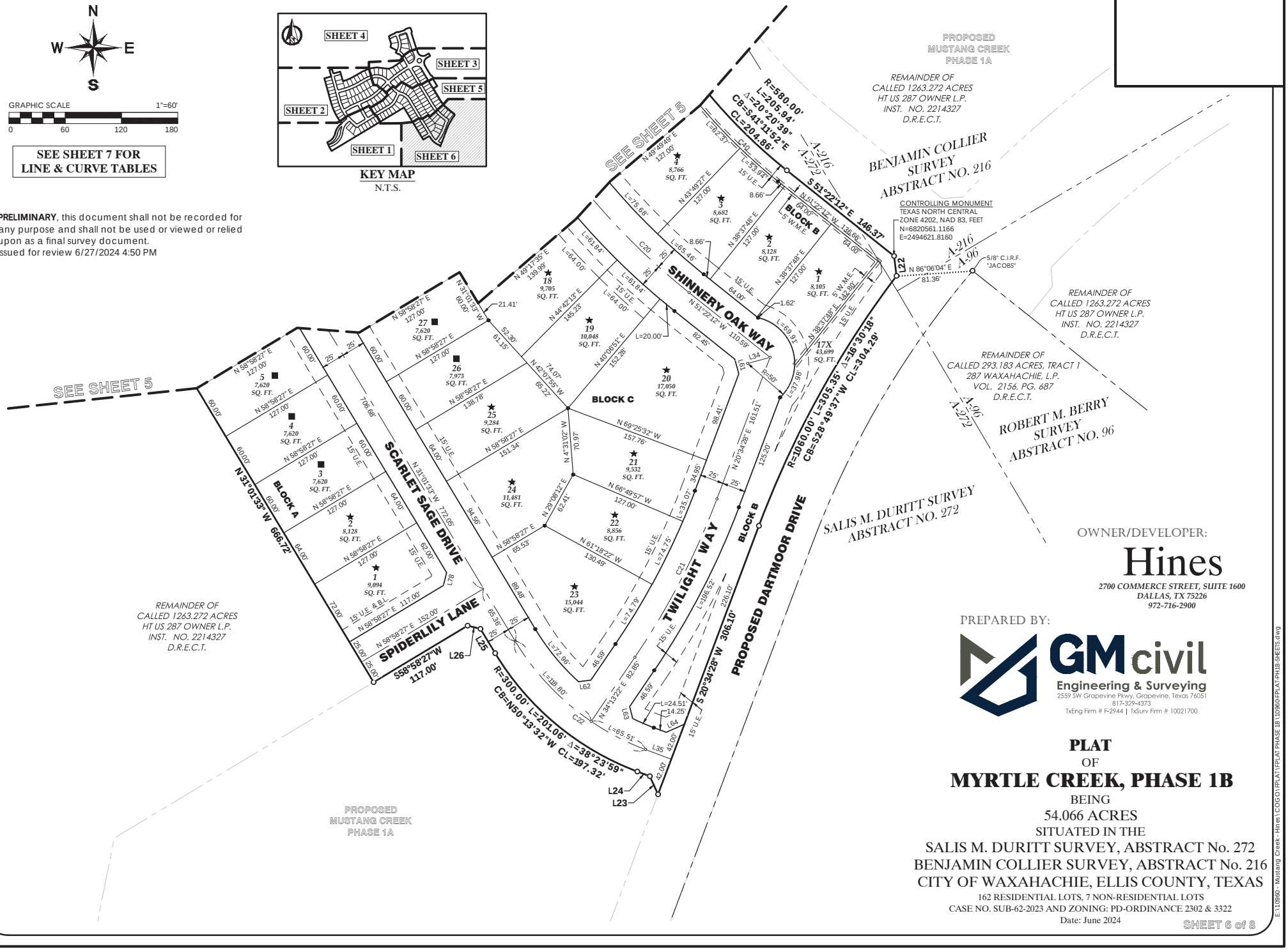
GM civil
Engineering & Surveying
2559 SW Grapevine Pkwy, Grapevine, Texas 76051
817-329-4373
TxEng Firm # F-2944 | TxSurv Firm # 10021700

PLAT
OF
MYRTLE CREEK, PHASE 1B

BEING
54.066 ACRES
SITUATED IN THE
SALIS M. DURITT SURVEY, ABSTRACT No. 272
BENJAMIN COLLIER SURVEY, ABSTRACT No. 216
CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS

162 RESIDENTIAL LOTS, 7 NON-RESIDENTIAL LOTS
CASE NO. SUB-62-2023 AND ZONING: PD-ORDINANCE 2302 & 3322
Date: June 2024

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N
W
E
S
GRAPHIC SCALE 1"=60'
0 60 120 180
SEE SHEET 7 FOR LINE & CURVE TABLES
SHEET 4
SHEET 3
SHEET 5
SHEET 2
SHEET 1
SHEET 6
KEY MAP
N.T.S.
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.
Issued for review 6/27/2024 4:50 PM
SEE SHEET 5
SEE SHEET 5
PROPOSED MUSTANG CREEK PHASE 1A
REMAINDER OF CALLED 1263.272 ACRES HT US 287 OWNER L.P. INST. NO. 2214327 D.R.E.C.T.
BENJAMIN COLLIER SURVEY ABSTRACT NO. 216
CONTROLLING MONUMENT
TEXAS NORTH CENTRAL ZONE 4202, NAD 83, FEET
N=6820561.1166
E=2494621.8160
5/8" C.I.R.F. "JACOBS"
REMAINDER OF CALLED 1263.272 ACRES HT US 287 OWNER L.P. INST. NO. 2214327 D.R.E.C.T.
REMAINDER OF CALLED 293.183 ACRES, TRACT 1 287 WAXAHACHIE, L.P. VOL. 2156, PG. 687 D.R.E.C.T.
ROBERT M. BERRY SURVEY ABSTRACT NO. 96
SALIS M. DURITT SURVEY ABSTRACT NO. 272
REMAINDER OF CALLED 1263.272 ACRES HT US 287 OWNER L.P. INST. NO. 2214327 D.R.E.C.T.
PROPOSED MUSTANG CREEK PHASE 1A
SHINNERY OAK WAY
SCARLET SAGE DRIVE
SPIDERLILY LANE
TWILIGHT WAY
PROPOSED DARTMOOR DRIVE
BLOCK A
BLOCK B
BLOCK C
R=580.00' L=205.94' Δ=20°20'39" CB=S41°11'52"E CL=204.86'
S 51°22'12" E 146.37'
R=1060.00' L=305.35' Δ=16°30'18" CB=S28°49'37"W CL=304.29'
S 20°34'28" W 306.10'
R=300.00' L=201.06' Δ=38°23'59" CB=N50°13'32"W CL=197.32'
N 31°01'33" W 666.72'
S58°58'27"W 117.00'
OWNER/DEVELOPER:
Hines
2700 COMMERCE STREET, SUITE 1600
DALLAS, TX 75226
972-716-2900
PREPARED BY:
GM civil
Engineering & Surveying
2559 SW Grapevine Pkwy, Grapevine, Texas 76051
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CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS
162 RESIDENTIAL LOTS, 7 NON-RESIDENTIAL LOTS
CASE NO. SUB-62-2023 AND ZONING: PD-ORDINANCE 2302 & 3322
Date: June 2024
SHEET 6 of 8
E:\10960 - Mustang Creek - Hines\COGO\PLAT\PLAT PHASE 1B\10960-PPLAT-PH1B-SHEETS.dwg

CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	775.00'	25.00'	1°50'55"	N73°40'49"E	25.00'
C2	225.00'	40.43'	10°17'46"	N32°53'28"E	40.38'
C3	705.00'	28.75'	2°20'11"	N62°09'37"E	28.75'
C4	625.00'	89.41'	8°11'49"	N65°05'26"E	89.34'
C5	960.00'	64.54'	3°51'07"	S19°49'36"E	64.53'
C6	250.00'	230.52'	52°49'50"	N40°37'22"E	222.44'
C7	270.00'	161.40'	34°15'02"	N31°19'57"E	159.01'
C8	800.00'	541.07'	38°45'03"	N34°46'15"W	530.81'
C9	800.00'	25.00'	1°47'27"	S73°42'33"W	25.00'
C10	1104.00'	283.51'	14°42'49"	S67°14'52"W	282.73'
C11	471.00'	141.55'	17°13'07"	S68°30'02"W	141.01'
C12	250.00'	265.34'	60°48'44"	N72°29'03"W	253.06'
C13	2200.00'	530.50'	13°48'58"	N52°03'58"E	529.21'
C14	250.00'	125.02'	28°39'13"	S45°21'09"E	123.73'
C15	250.00'	244.16'	55°57'28"	S10°04'42"W	234.57'
C16	730.00'	34.07'	2°40'26"	N62°19'45"E	34.07'
C17	600.00'	116.31'	11°06'26"	N66°32'45"E	116.13'
C18	450.00'	11.13'	1°25'03"	N71°23'26"E	11.13'
C19	1000.00'	229.08'	13°07'30"	S24°27'48"E	228.58'
C20	747.00'	265.24'	20°20'39"	S41°11'52"E	263.85'
C21	800.00'	190.57'	13°38'54"	S27°23'55"W	190.12'

CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C22	275.00'	184.31'	38°23'59"	N50°13'32"W	180.88'
C23	250.00'	168.37'	38°35'15"	N50°19'10"W	165.21'
C24	250.00'	120.15'	27°32'08"	N55°50'44"W	118.99'
C25	300.00'	173.75'	33°10'59"	S42°22'58"W	171.33'
C26	1440.00'	173.42'	6°54'01"	N27°34'32"W	173.32'
C27	1000.00'	87.14'	4°59'34"	N63°22'41"E	87.11'
C28	800.00'	289.26'	20°42'59"	N55°30'59"E	287.68'
C29	3.50'	5.50'	90°00'00"	S67°57'43"E	4.95'
C30	260.00'	257.94'	56°50'30"	N38°37'02"E	247.49'
C31	260.00'	47.33'	10°25'45"	N15°24'39"E	47.26'
C32	5.00'	13.64'	156°16'43"	N57°30'50"W	9.79'
C33	260.00'	136.77'	30°08'22"	S29°16'37"W	135.20'
C34	260.00'	231.43'	51°00'01"	S39°42'27"W	223.87'
C35	3.50'	5.39'	88°10'10"	S21°07'22"W	4.87'
C36	301.00'	298.61'	56°50'30"	N38°37'02"E	286.52'
C37	219.00'	146.25'	38°15'42"	S29°19'38"W	143.54'
C38	100.00'	143.12'	82°00'14"	N17°58'20"E	131.22'
C39	100.00'	157.08'	90°00'00"	N76°01'33"W	141.42'
C40	595.00'	211.27'	20°20'39"	S41°11'52"E	210.16'
C41	250.00'	166.95'	38°15'42"	S29°19'38"W	163.86'
C42	270.00'	267.86'	56°50'30"	S38°37'02"W	257.01'

NOTES

1. Bearings are oriented to Texas State plane coordinate system, north central zone, 4202 derived from GPS observation.

2. The surveyed property is located within an area having Flood Zone Classification "X" by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 48139C0350F, with a date of identification of June 3, 2013, for Community No. 480211, in Ellis County, State of Texas, which is the current Flood Insurance Rate Map for the community in which the property is situated. Approximate location of floodplain and/or floodway lines are shown on the preliminary plat.

3. All 1/2" iron rod set with yellow plastic cap stamped "GMCIVIL" unless otherwise noted.

4. Selling a portion of any lot within this addition by metes and bounds is a violation of state law and city ordinance and is subject to fines and withholding of utility services and building permits.

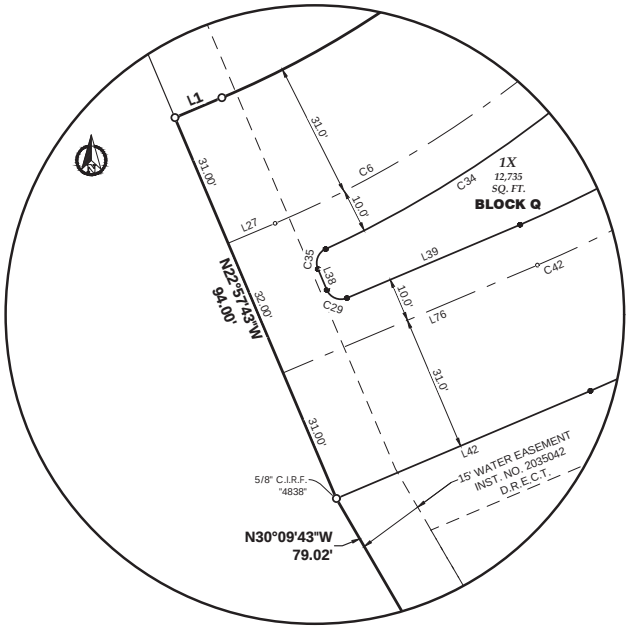
5. The HOA shall maintain and be generally responsible for all "X" Lots and all Private improvements within the "X" Lots, including but not limited to sidewalks, irrigation, landscaping, fencing, alley pavement, detention controls, etc.

SITE AREA SUMMARY	
GROSS AREA	54.066 ACRES
PUBLIC RIGHT-OF-WAY	14.168 ACRES
LOTS	35.004 ACRES
COMMON AREAS	4.894 ACRES

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N67°02'17"E	11.58'
L2	N14°12'26"E	15.09'
L3	N48°27'28"E	28.59'
L4	N74°36'17"E	50.00'
L5	S60°23'43"E	14.14'
L6	N31°01'33"W	48.65'
L7	S80°29'26"W	14.42'
L8	N53°57'56"W	50.03'
L9	N16°55'50"W	50.68'
L10	N25°52'24"E	14.44'
L11	N71°39'57"E	50.00'
L12	S62°54'02"E	14.14'
L13	N27°05'58"E	21.21'
L14	S63°10'45"E	21.11'
L15	S26°51'37"W	21.30'
L16	N58°58'27"E	58.87'
L17	S31°01'33"E	50.00'
L18	S58°58'27"W	70.10'
L19	S76°01'33"E	21.21'
L20	S31°01'33"E	50.00'
L21	S13°58'29"W	21.21'
L22	S06°56'34"E	21.42'
L23	N24°25'32"W	21.21'
L24	N69°25'32"W	14.25'
L25	N31°01'33"W	30.36'
L26	N76°01'33"W	14.14'
L27	N67°02'17"E	11.58'

LINE TABLE		
LINE #	BEARING	DISTANCE
L28	N14°12'26"E	15.09'
L29	N54°08'47"W	7.56'
L30	N02°27'30"E	23.98'
L31	S59°40'46"E	13.03'
L32	S74°36'17"W	127.00'
L33	S58°58'27"W	55.00'
L34	S74°36'08"W	24.71'
L35	N69°25'32"W	29.25'
L36	N69°36'48"W	42.27'
L37	N24°07'31"W	58.06'
L38	S22°57'43"E	5.13'
L39	N67°02'17"E	42.72'
L40	N10°11'47"E	55.94'
L41	S14°12'26"W	15.09'
L42	S67°02'17"W	62.72'
L43	S10°11'47"W	55.94'
L44	N87°55'59"W	13.10'
L45	S04°42'30"W	14.45'
L46	N29°36'17"E	14.14'
L47	N60°23'43"W	14.14'
L48	S29°36'17"W	14.14'
L49	N02°31'05"E	14.23'
L50	N86°42'22"W	14.24'
L51	N03°19'02"E	14.04'
L52	N87°28'23"W	14.04'
L53	S13°58'27"W	14.14'
L54	S76°01'33"E	14.14'

LINE TABLE		
LINE #	BEARING	DISTANCE
L55	S13°58'27"W	14.14'
L56	S76°01'33"E	14.14'
L57	S16°08'02"E	15.27'
L58	S64°14'00"E	13.81'
L59	S27°05'58"W	14.14'
L60	N62°54'02"W	21.21'
L61	S15°23'52"E	16.19'
L62	S82°39'55"W	13.27'
L63	S14°13'11"E	13.27'
L64	N65°34'28"E	21.21'
L65	S68°05'35"W	14.79'
L66	N16°04'48"W	14.89'
L67	S76°01'33"E	14.14'
L68	N13°58'27"E	14.14'
L69	S87°04'16"E	16.59'
L70	S14°46'21"W	13.87'
L71	S73°00'33"E	13.87'
L72	N69°07'31"W	14.14'
L73	S20°52'29"W	14.14'
L74	N06°23'41"E	23.17'
L75	S37°46'46"E	19.99'
L76	S67°02'17"W	62.72'
L77	S10°11'47"W	55.94'
L78	S13°58'27"W	14.14'



DETAIL "A"
N.T.S.

OWNER/DEVELOPER:

Hines

2700 COMMERCE STREET, SUITE 1600
DALLAS, TX 75226
972-716-2900

PREPARED BY:

GM civil
Engineering & Surveying
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OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF ELLIS §

All that certain lot, tract, or parcel of land, situated in a portion of the Salis M. Duritt Survey, Abstract No. 272 and the Benjamin Collier Survey, Abstract No. 216, City of Waxahachie, Ellis County, Texas, being part of that certain called 1,263.272 acre tract described in a deed to HT US 287 Owner L.P. recorded in Instrument No. 2214327 of the Deed Records of Ellis County, Texas (DRECT), and being more completely described as follows, to-wit:

COMMENCING at a 5/8" iron rod found for the most westerly Southwest corner of said 1,263.272 acre tract and being in the Northeast right-of-way line of State Highway No. 287 (variable width right-of-way) recorded in Volume 528, Page 587 (DRECT);

THENCE North 30 deg. 09 min. 43 sec. West along the Southwest line of said 1,263.272 acre tract and said Northeast right-of-way line, a distance of 609.08 feet to a 1/2" capped iron rod set stamped "GMCIVIL", hereinafter referred to as 1/2" capped iron rod set, said point being the **TRUE POINT OF BEGINNING**;

THENCE North 30 deg. 09 min. 43 sec. West along said Southwest line and Northeast right-of-way line, a distance of 79.02 feet to a 5/8" capped iron rod found stamped "4838";

THENCE North 22 deg. 57 min. 43 sec. West along said Southwest line and Northeast right-of-way line, a distance of 94.00 feet to a 1/2" capped iron rod set, from which a 1/2" iron rod found in said Southwest line and Northeast right-of-way line bears North 22 deg. 57 min. 43 sec. West - 295.91 feet;

THENCE North 67 deg. 02 min. 17 sec. East departing said Southwest line and Northeast right-of-way line, a distance of 11.58 feet to a 1/2" capped iron rod set for a Point of Curvature of a circular curve to the left, having a radius of 219.00 feet, a central angle of 52 deg. 49 min. 50 sec., and being subtended by a chord which bears North 40 deg. 37 min. 22 sec. East - 194.86 feet;

THENCE in a northeasterly direction along said curve to the left, a distance of 201.93 feet to a 1/2" capped iron rod set;

THENCE North 14 deg. 12 min. 26 sec. East tangent to said curve, a distance of 15.09 feet to a 1/2" capped iron rod set for a Point of Curvature of a circular curve to the right, having a radius of 301.00 feet, a central angle of 34 deg. 15 min. 02 sec., and being subtended by a chord which bears North 31 deg. 19 min. 57 sec. East - 177.27 feet;

THENCE in a northeasterly direction along said curve to the right, a distance of 179.93 feet to a 1/2" capped iron rod set;

THENCE North 48 deg. 27 min. 28 sec. East tangent to said curve, a distance of 28.59 feet to a 1/2" capped iron rod set for a Point of Curvature of a non-tangent circular curve to the right, having a radius of 952.00 feet, a central angle of 24 deg. 16 min. 51 sec., and being subtended by a chord which bears North 27 deg. 32 min. 08 sec. West - 400.43 feet;

THENCE in a northwesterly direction along said curve to the right, a distance of 403.44 feet to a 1/2" capped iron rod set;

THENCE North 15 deg. 23 min. 43 sec. West tangent to said curve, a distance of 459.28 feet to a 1/2" capped iron rod set;

THENCE North 74 deg. 36 min. 17 sec. East, a distance of 127.00 feet to a 1/2" capped iron rod set;

THENCE North 15 deg. 23 min. 43 sec. West, a distance of 120.00 feet to a 1/2" capped iron rod set;

THENCE North 74 deg. 36 min. 17 sec. East, a distance of 50.00 feet to a 1/2" capped iron rod set;

THENCE South 15 deg. 23 min. 43 sec. East, a distance of 69.05 feet to a 1/2" capped iron rod set;

THENCE South 60 deg. 23 min. 43 sec. East, a distance of 14.14 feet to a 1/2" capped iron rod set;

THENCE North 74 deg. 36 min. 17 sec. East, a distance of 92.00 feet to a 1/2" capped iron rod set for a Point of Curvature of a circular curve to the left, having a radius of 775.00 feet, a central angle of 01 deg. 50 min. 55 sec., and being subtended by a chord which bears North 73 deg. 40 min. 49 sec. East - 25.00 feet;

THENCE in an easterly direction along said curve to the left, a distance of 25.00 feet to a 1/2" capped iron rod set;

THENCE South 15 deg. 23 min. 43 sec. East non-tangent to said curve, a distance of 177.08 feet to a 1/2" capped iron rod set;

THENCE North 71 deg. 01 min. 21 sec. East, a distance of 69.02 feet to a 1/2" capped iron rod set;

THENCE North 66 deg. 51 min. 09 sec. East, a distance of 69.53 feet to a 1/2" capped iron rod set;

THENCE North 62 deg. 43 min. 22 sec. East, a distance of 69.53 feet to a 1/2" capped iron rod set;

THENCE North 59 deg. 53 min. 28 sec. East, a distance of 149.17 feet to a 1/2" capped iron rod set;

THENCE North 62 deg. 02 min. 05 sec. East, a distance of 66.71 feet to a 1/2" capped iron rod set;

THENCE North 68 deg. 04 min. 37 sec. East, a distance of 66.42 feet to a 1/2" capped iron rod set;

THENCE North 74 deg. 11 min. 20 sec. East, a distance of 66.42 feet to a 1/2" capped iron rod set;

THENCE North 80 deg. 18 min. 02 sec. East, a distance of 66.42 feet to a 1/2" capped iron rod set;

THENCE North 86 deg. 20 min. 56 sec. East, a distance of 66.70 feet to a 1/2" capped iron rod set;

THENCE South 81 deg. 48 min. 56 sec. East, a distance of 180.65 feet to a 1/2" capped iron rod set;

THENCE North 67 deg. 30 min. 02 sec. East, a distance of 76.99 feet to a 1/2" capped iron rod set;

THENCE North 56 deg. 34 min. 22 sec. East, a distance of 231.04 feet to a 1/2" capped iron rod set;

THENCE North 31 deg. 01 min. 33 sec. West, a distance of 48.65 feet to a 1/2" capped iron rod set for a Point of Curvature of a circular curve to the left, having a radius of 225.00 feet, a central angle of 23 deg. 21 min. 10 sec., and being subtended by a chord which bears North 42 deg. 42 min. 08 sec. West - 91.07 feet;

THENCE in a northwesterly direction along said curve to the left, a distance of 91.71 feet to a 1/2" capped iron rod set;

THENCE South 80 deg. 29 min. 26 sec. West non-tangent to said curve, a distance of 14.42 feet to a 1/2" capped iron rod set;

THENCE North 53 deg. 57 min. 56 sec. West, a distance of 50.03 feet to a 1/2" capped iron rod set for a Point of Curvature of a non-tangent circular curve to the left, having a radius of 225.00 feet, a central angle of 10 deg. 17 min. 46 sec., and being subtended by a chord which bears North 32 deg. 53 min. 28 sec. East - 40.38 feet;

OWNER'S CERTIFICATE CONT...

THENCE in a northeasterly direction along said curve to the left, a distance of 40.43 feet to a 1/2" capped iron rod set;

THENCE North 62 deg. 15 min. 25 sec. West non-tangent to said curve, a distance of 127.00 feet to a 1/2" capped iron rod set;

THENCE North 08 deg. 39 min. 41 sec. East, a distance of 64.08 feet to a 1/2" capped iron rod set;

THENCE North 17 deg. 54 min. 02 sec. West, a distance of 85.48 feet to a 1/2" capped iron rod set;

THENCE North 16 deg. 55 min. 50 sec. West, a distance of 50.68 feet to a 1/2" capped iron rod set for a Point of Curvature of a non-tangent circular curve to the left, having a radius of 705.00 feet, a central angle of 02 deg. 20 min. 11 sec., and being subtended by a chord which bears North 62 deg. 09 min. 37 sec. East - 28.75 feet;

THENCE in a northeasterly direction along said curve to the left, a distance of 28.75 feet to a 1/2" capped iron rod set for a Point of Curvature of a reverse circular curve to the right, having a radius of 625.00 feet, a central angle of 08 deg. 11 min. 49 sec., and being subtended by a chord which bears North 65 deg. 05 min. 26 sec. East - 89.34 feet;

THENCE in a northeasterly direction along said curve to the right, a distance of 89.41 feet to a 1/2" capped iron rod set;

THENCE North 25 deg. 52 min. 24 sec. East non-tangent to said curve, a distance of 14.44 feet to a 1/2" capped iron rod set;

THENCE North 71 deg. 39 min. 57 sec. East, a distance of 50.00 feet to a 1/2" capped iron rod set;

THENCE South 62 deg. 54 min. 02 sec. East, a distance of 14.14 feet to a 1/2" capped iron rod set;

THENCE North 72 deg. 05 min. 58 sec. East, a distance of 117.00 feet to a 1/2" capped iron rod set;

THENCE North 27 deg. 05 min. 58 sec. East, a distance of 21.21 feet to a 1/2" capped iron rod set;

THENCE North 72 deg. 05 min. 58 sec. East, a distance of 80.00 feet to a 1/2" capped iron rod set;

THENCE South 63 deg. 10 min. 45 sec. East, a distance of 21.11 feet to a 1/2" capped iron rod set;

THENCE South 17 deg. 54 min. 03 sec. East, a distance of 70.02 feet to a 1/2" capped iron rod set;

THENCE South 26 deg. 51 min. 37 sec. West, a distance of 21.30 feet to a 1/2" capped iron rod set;

THENCE South 17 deg. 54 min. 02 sec. East, a distance of 298.14 feet to a 1/2" capped iron rod set for a Point of Curvature of a circular curve to the left, having a radius of 960.00 feet, a central angle of 03 deg. 51 min. 07 sec., and being subtended by a chord which bears South 19 deg. 49 min. 36 sec. East - 64.53 feet;

THENCE in a southerly direction along said curve to the left, a distance of 64.54 feet to a 1/2" capped iron rod set for a Point of Curvature of a compound circular curve to the left, having a radius of 100.00 feet, a central angle of 99 deg. 16 min. 23 sec., and being subtended by a chord which bears South 71 deg. 23 min. 21 sec. East - 152.39 feet;

THENCE in an easterly direction along said curve to the left, a distance of 173.26 feet to a 1/2" capped iron rod set;

THENCE North 58 deg. 58 min. 27 sec. East tangent to said curve, a distance of 58.87 feet to a 1/2" capped iron rod set;

THENCE South 31 deg. 01 min. 33 sec. East, a distance of 50.00 feet to a 1/2" capped iron rod;

THENCE South 58 deg. 58 min. 27 sec. West, a distance of 70.10 feet to a 1/2" capped iron rod set for a Point of Curvature of a circular curve to the left, having a radius of 100.00 feet, a central angle of 90 deg. 00 min. 00 sec., and being subtended by a chord which bears South 13 deg. 58 min. 27 sec. West - 141.42 feet;

THENCE in a southerly direction along said curve to the left, a distance of 157.08 feet to a 1/2" capped iron rod set;

THENCE South 31 deg. 01 min. 33 sec. East tangent to said curve, a distance of 203.00 feet to a 1/2" capped iron rod set;

THENCE South 76 deg. 01 min. 33 sec. East, a distance of 21.21 feet to a 1/2" capped iron rod set;

THENCE South 31 deg. 01 min. 33 sec. East, a distance of 50.00 feet to a 1/2" capped iron rod set;

THENCE South 13 deg. 58 min. 29 sec. West, a distance of 21.21 feet to a 1/2" capped iron rod set;

THENCE South 31 deg. 01 min. 33 sec. East, a distance of 144.00 feet to a 1/2" capped iron rod set;

THENCE South 58 deg. 58 min. 27 sec. West, a distance of 80.00 feet to a 1/2" capped iron rod set;

THENCE South 31 deg. 01 min. 33 sec. East, a distance of 243.74 feet to a 1/2" capped iron rod set for a Point of Curvature of a circular curve to the left, having a radius of 580.00 feet, a central angle of 20 deg. 20 min. 39 sec., and being subtended by a chord which bears South 41 deg. 11 min. 52 sec. East - 204.86 feet;

THENCE in a southeasterly direction along said curve to the left, a distance of 205.94 feet to a 1/2" capped iron rod set;

THENCE South 51 deg. 22 min. 12 sec. East tangent to said curve, a distance of 146.37 feet to a 1/2" capped iron rod set;

OWNER'S CERTIFICATE CONT...

THENCE South 06 deg. 56 min. 34 sec. East, a distance of 21.42 feet to a 1/2" capped iron rod set, from which a 5/8" capped iron rod found stamped "JACOBS" for an ell corner of said 1,263.727 acre tract and the North corner of a called 293.183 acre tract described as Tract 1 in a deed to 287 Waxahachie, L.P. recorded in Volume 2156, Page 687 (DRECT) bears North 86 deg. 06 min. 04 sec. East - 81.36 feet, said point being a Point of Curvature of a non-tangent circular curve to the left, having a radius of 1,060.00 feet, a central angle of 16 deg. 30 min. 18 sec., and being subtended by a chord which bears South 28 deg. 49 min. 37 sec. West - 304.29 feet;

THENCE in a southwesterly direction along said curve to the left, a distance of 305.35 feet to a 1/2" capped iron rod set;

THENCE South 20 deg. 34 min. 28 sec. West tangent to said curve, a distance of 306.10 feet to a 1/2" capped iron rod set;

THENCE North 24 deg. 25 min. 32 sec. West, a distance of 21.21 feet to a 1/2" capped iron rod set;

THENCE North 69 deg. 25 min. 32 sec. West, a distance of 14.25 feet to a 1/2" capped iron rod set for a Point of Curvature of a circular curve to the right, having a radius of 300.00 feet, a central angle of 38 deg. 23 min. 59 sec., and being subtended by a chord which bears North 50 deg. 13 min. 32 sec. West - 197.32 feet;

THENCE in a northwesterly direction along said curve to the right, a distance of 201.06 feet to a 1/2" capped iron rod set;

THENCE North 31 deg. 01 min. 33 sec. West tangent to said curve, a distance of 30.36 feet to a 1/2" capped iron rod set;

THENCE North 76 deg. 01 min. 33 sec. West, a distance of 14.14 feet to a 1/2" capped iron rod set;

THENCE South 58 deg. 58 min. 27 sec. West, a distance of 117.00 feet to a 1/2" capped iron rod set;

THENCE North 31 deg. 01 min. 33 sec. West, a distance of 666.72 feet to a 1/2" capped iron rod set;

THENCE South 58 deg. 58 min. 27 sec. West, a distance of 1,499.23 feet to the **POINT OF BEGINNING**, containing 2,355,111 square feet or 54.066 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That HT US 287 Owner, L.P. acting herein by and through its duly authorized officers, does hereby adopt this plat designating the herein above described property as MYRTLE CREEK, PHASE 1B, 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, my hand, this the _____ day of _____, 20___.

HT US 287 OWNER LP,
a Delaware limited partnership

By: HT US 287 GP LLC,
a Delaware limited liability company,
its General Partner

By: HT US 287 LP,
a Delaware limited partnership,
its Sole Member

By: Hines US 287 Associates LP,
a Delaware limited partnership,
its General Partner

By: Hines US 287 GP LLC,
a Delaware limited liability company,
its General Partner

By: Hines Investment Management Holdings Limited Partnership,
a Delaware limited partnership,
its Sole Member

By: _____
Name: Robert W. Witte
Title: Senior Managing Director

OWNER'S CERTIFICATE CONT...

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 Robert W. Witte, Senior Managing Director of Hines Investment Management Holdings Limited Partnership, a Delaware limited partnership, the sole member of Hines US 287 GP LLC, a Delaware limited liability company, the general partner of Hines US 287 Associates LP, a Delaware limited partnership, the general partner of HT US 287 LP, a Delaware limited partnership, the sole member of HT US 287 GP LLC, a Delaware limited liability company, the general partner of HT US 287 OWNER LP, a Delaware limited partnership, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 20___.

_____

Notary Public in and for the State of Texas

_____

My Commission Expires On:

SURVEYOR'S CERTIFICATE

This is to certify that I, John N. Rogers a registered Professional Land Surveyor of the State of Texas, have platted the above lots from an actual of the ground survey, and that all lot corners, angle points and points of the curve shall be properly marked on the ground ad that this plat correctly represents that survey made by me or under my direction and supervision.

_____
John N. Rogers
Registered Professional Land Surveyor No. 6372
GMcivil
2559 SW Grapevine Pkwy.
Grapevine, TX 76051
Metro (817) 329-4373

STATE OF TEXAS:)
) SS
COUNTY OF TARRANT:)

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. Issued for review 6/27/2024 4:50 PM

BEFORE ME, the undersigned Notary Public in and for said County and State, on this day personally appeared John N. Rogers, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office this the_____day of_____,20___.

_____
Notary Public in and for the State of Texas

My Commission expires:_____

APPROVAL CERTIFICATE

APPROVED BY: Planning and Zoning Commission
City of Waxahachie, Texas

By: _____ _____
Chairperson Date

By: _____ _____
Attest Date

OWNER/DEVELOPER:

Hines
2700 COMMERCE STREET, SUITE 1600
DALLAS, TX 75226
972-716-2900

PREPARED BY:

GMcivil
Engineering & Surveying
2559 SW Grapevine Pkwy, Grapevine, Texas 76051
817-329-4373
TxEng Firm # F-2944 | TxSurv Firm # 10021700

PLAT
OF
MYRTLE CREEK, PHASE 1B
BEING
54.066 ACRES
SITUATED IN THE
SALIS M. DURITT SURVEY, ABSTRACT No. 272
BENJAMIN COLLIER SURVEY, ABSTRACT No. 216
CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS
162 RESIDENTIAL LOTS, 7 NON-RESIDENTIAL LOTS
CASE NO. SUB-62-2023 AND ZONING: PD-ORDINANCE 2302 & 3322
Date: June 2024

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Planning & Zoning Department

Plat Staff Report

Case: SUB-63-2023

MEETING DATE(S)

Planning & Zoning Commission: July 8, 2024

CAPTION

Consider request by Matt Baacke, P.E., GMcivil, for a Plat of Myrtle Creek Phase 1C, being 64.894 acres, located approximately 2,300 feet northeast of 2325 S US Highway 287 Bypass, situated in the Benjamin Collier Survey, Abstract 216, the Salis M. Duritt Survey, Abstract 272, and the Robert M. Berry Survey, Abstract 96, an addition to the City of Waxahachie (Property ID: 180362 & 180365) – Owner: HT US 287 Owner LP (SUB-63-2023) Staff: Zack King

RECOMMENDED MOTION

"I move to approve SUB-63-2023, a Plat of the Myrtle Creek Phase 1C, authorizing the Planning & Zoning Commissioner to sign the associated documents accordingly."

APPLICANT REQUEST

The applicant requests to plat the subject property into 135 residential lots and twelve (12) non-residential lots as part of Phase 1C of the Myrtle Creek subdivision.

CASE INFORMATION

Applicant:	Matt Baacke, P.E., GMcivil
Property Owner(s):	HT US 287 Owner LP
Site Acreage:	64.894 acres
Number of Lots:	147 lots
Number of Dwelling Units:	135 units
Park Land Dedication:	Several non-residential lots in this phase are being reserved for a HOA maintained open spaces and parks, as required by the zoning for the subject property.
Adequate Public Facilities:	Adequate public facilities are available to the subject property via the extension of City water and wastewater lines.

SUBJECT PROPERTY

General Location:	Approximately 2,300 ft northeast of 2325 S US Highway 287 Byp
Parcel ID Number(s):	180362 & 180365
Current Zoning:	Planned Development (PD) – Ordinance 2302 & 3322
Existing Use:	The subject property is currently undeveloped.
Platting History:	The subject property is not currently platted.

Site Aerial:



PLANNING ANALYSIS

The applicant proposes to plat the subject property into 135 residential lots and twelve (12) non-residential lots as part of Phase 1C of the Myrtle Creek subdivision. The layout of Phase 1C is consistent with the Planned Development Concept Plan from Ordinance 2302 and the approved Land Use Study for the subject property. With this Plat, the applicant is proposing to dedicate of right-of-way (ROW) for the extension of Saratoga Drive and Dartmoor Drive. The 80' ROW dedication for Saratoga Drive and 120' ROW dedication for Dartmoor Drive is consistent with the 2023 Thoroughfare Plan.

RECOMMENDATION

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

ATTACHED EXHIBITS

1. Plat

APPLICANT REQUIREMENTS

1. If approved by the Planning & Zoning Commission, within 30 days the applicant shall provide the Planning Department with five signed, hard-copy plats for filing.

CITY REQUIREMENTS FOR PLAT RECORDING AND FILING

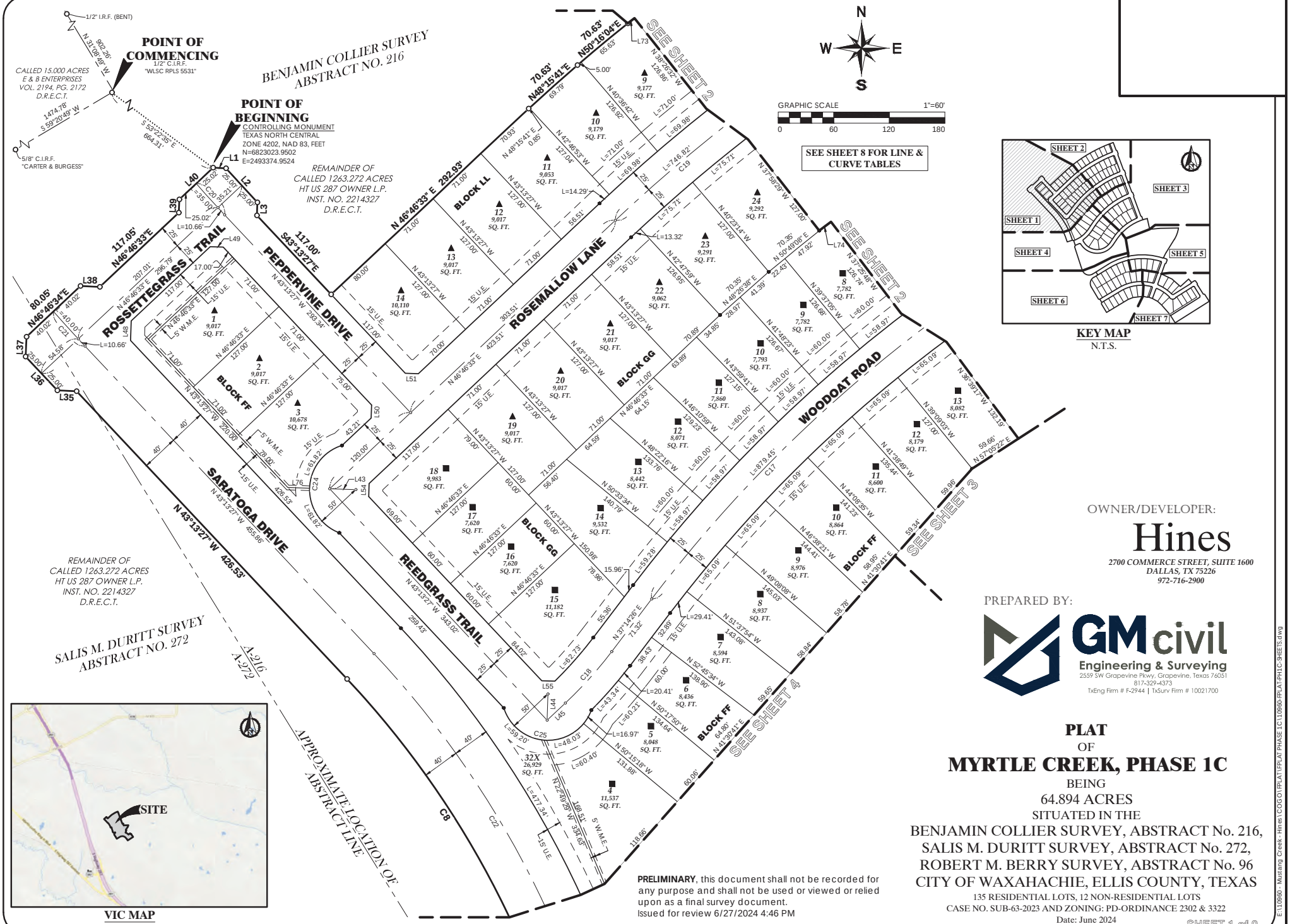
A plat shall not be filed with the Ellis County Clerk until:

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

STAFF CONTACT INFORMATION

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

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



OWNER/DEVELOPER:

Hines

2700 COMMERCE STREET, SUITE 1600
DALLAS, TX 75226
972-716-2900

PREPARED BY:

GM civil
Engineering & Surveying
2559 SW Grapevine Pkwy, Grapevine, Texas 76051
817-329-4373
TxEng Firm # F-2944 | TxSurv Firm # 10021700

PLAT
OF
MYRTLE CREEK, PHASE 1C

BEING
64.894 ACRES
SITUATED IN THE
BENJAMIN COLLIER SURVEY, ABSTRACT No. 216,
SALIS M. DURITT SURVEY, ABSTRACT No. 272,
ROBERT M. BERRY SURVEY, ABSTRACT No. 96
CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS

135 RESIDENTIAL LOTS, 12 NON-RESIDENTIAL LOTS
CASE NO. SUB-63-2023 AND ZONING: PD-ORDINANCE 2302 & 3322
Date: June 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.
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KEY MAP
N.T.S.

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972-716-2900

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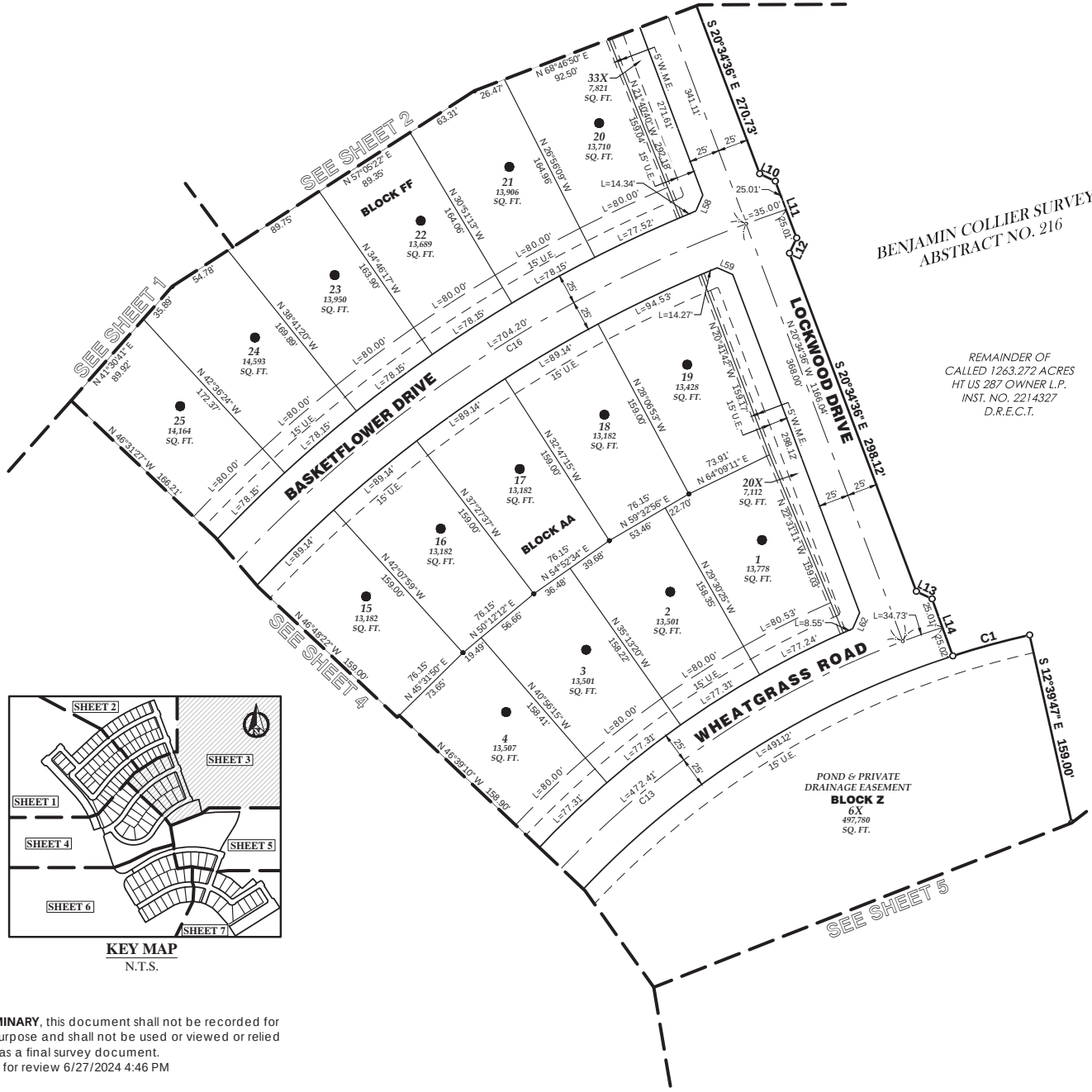
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PLAT
OF
MYRTLE CREEK, PHASE 1C

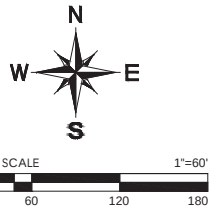
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135 RESIDENTIAL LOTS, 12 NON-RESIDENTIAL LOTS
CASE NO. SUB-63-2023 AND ZONING: PD-ORDINANCE 2302 & 3322
Date: June 2024

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KEY MAP
N.T.S.



SEE SHEET 8 FOR LINE & CURVE TABLES

OWNER/DEVELOPER:

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2700 COMMERCE STREET, SUITE 1600
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972-716-2900

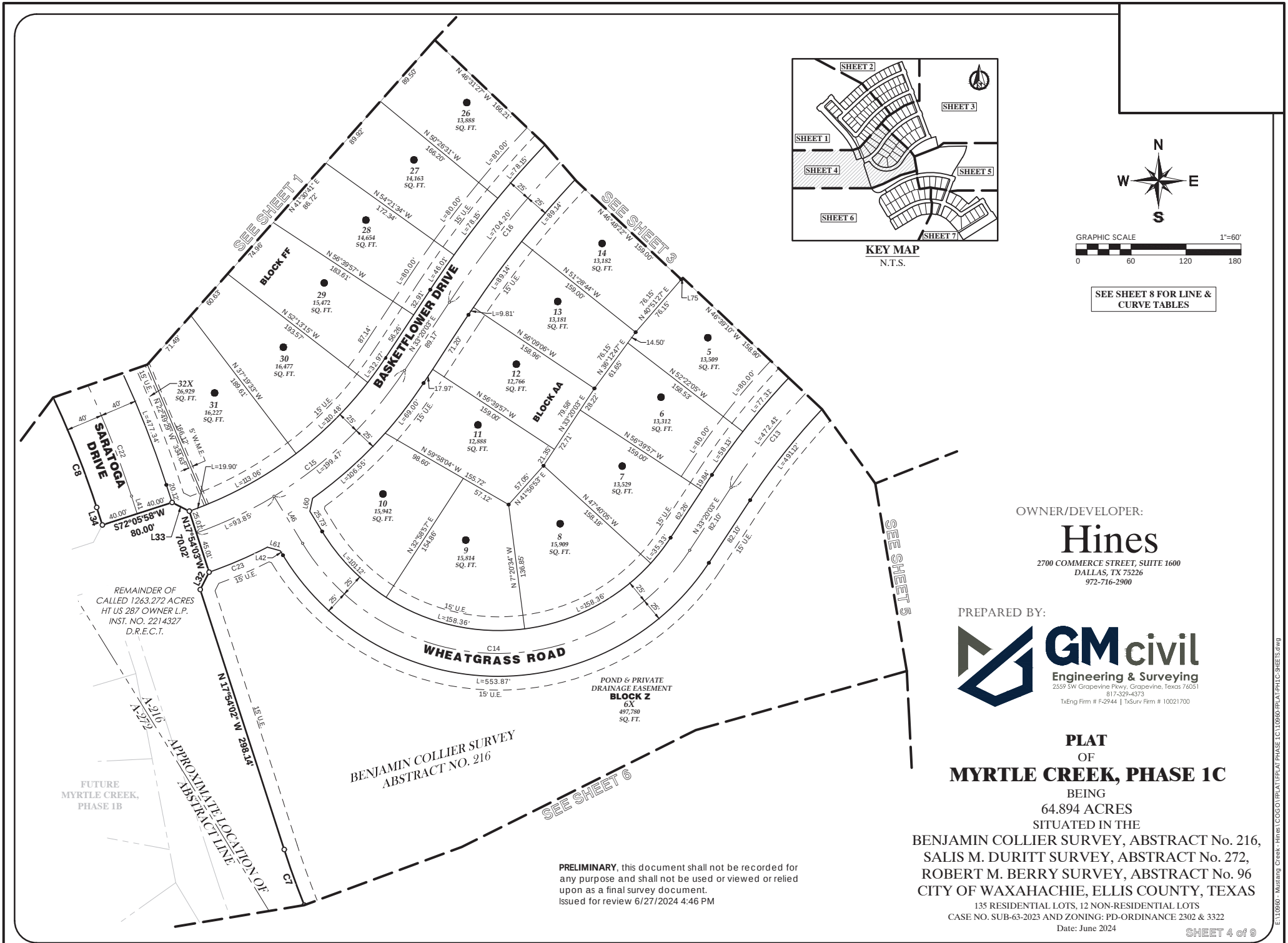
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KEY MAP
N.T.S.

N
W E
S

GRAPHIC SCALE 1"=60'
0 60 120 180

SEE SHEET 8 FOR LINE & CURVE TABLES

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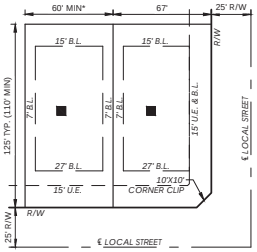
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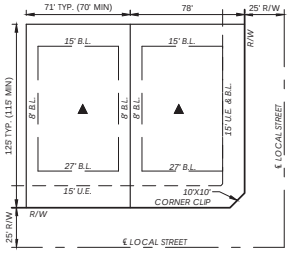
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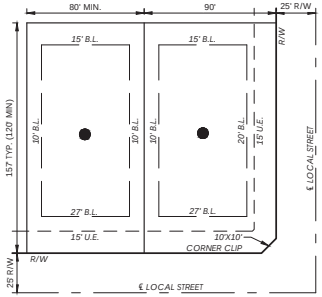


TYPICAL LOT DETAIL
N.T.S.
PD SF-3
MINIMUM AREA = 6,600 SQ. FT.

*LOT WIDTH MAY BE 55 FEET, AS MEASURED AT THE FRONT BUILDING LINE, ON A CUL-DE-SAC BULB.

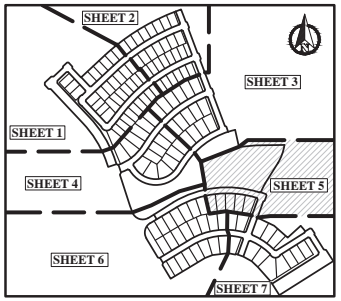


TYPICAL LOT DETAIL
N.T.S.
PD SF-2
MINIMUM AREA = 8,000 SQ. FT.

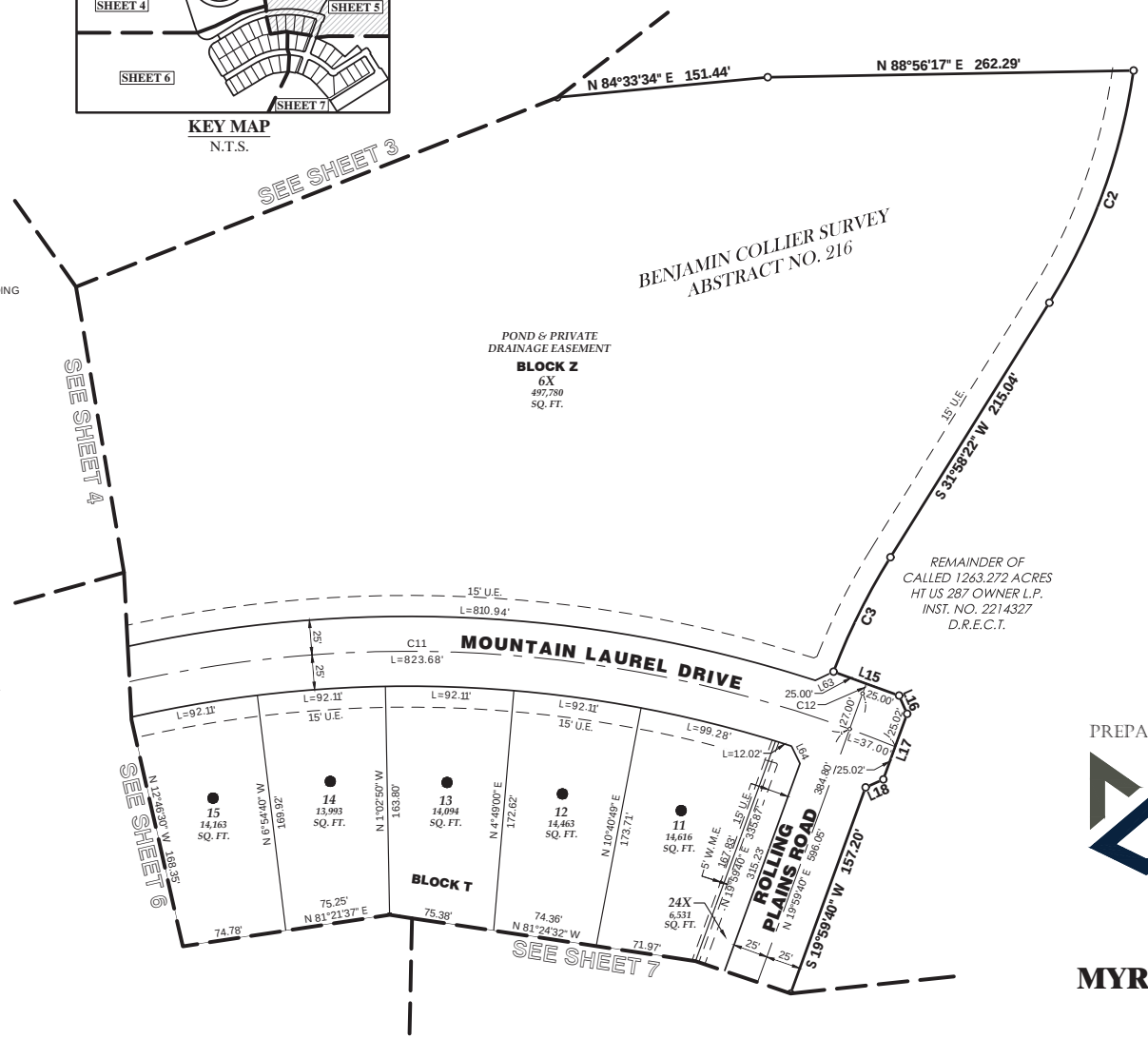


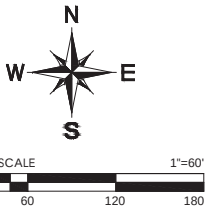
TYPICAL LOT DETAIL
N.T.S.
PD SF-1
MINIMUM AREA = 12,500 SQ. FT.

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KEY MAP
N.T.S.





SEE SHEET 8 FOR LINE & CURVE TABLES

OWNER/DEVELOPER:

Hines

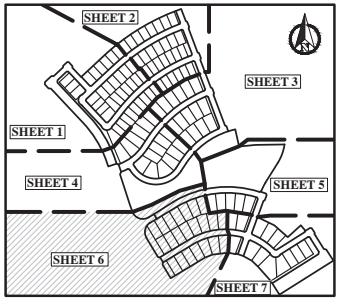
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PREPARED BY:

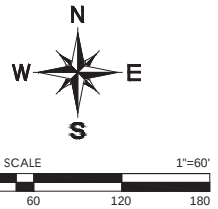
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KEY MAP
N.T.S.



SEE SHEET 8 FOR LINE & CURVE TABLES

SEE SHEET 4

SEE SHEET 5

SEE SHEET 7

MOUNTAIN LAUREL DRIVE

PINE LEAF TRAIL

POND & PRIVATE DRAINAGE EASEMENT
BLOCK Z
6X
497,780 SQ. FT.

BLOCK T

BLOCK S

1 12,901 SQ. FT.
2 12,720 SQ. FT.
3 12,720 SQ. FT.
4 13,352 SQ. FT.
5 13,869 SQ. FT.
6 14,304 SQ. FT.
7 13,945 SQ. FT.
8 14,366 SQ. FT.
9 14,094 SQ. FT.
10 14,094 SQ. FT.
11 13,825 SQ. FT.
12 13,161 SQ. FT.
13 12,720 SQ. FT.
14 12,720 SQ. FT.
15 12,720 SQ. FT.
16 13,755 SQ. FT.
17 13,547 SQ. FT.
18 13,545 SQ. FT.
19 13,508 SQ. FT.
20 12,720 SQ. FT.
21 12,720 SQ. FT.
22 12,793 SQ. FT.
23X 16,974 SQ. FT.
16X 7,440 SQ. FT.

APPROXIMATE LOCATION OF ABSTRACT LINE
A-216
A-272

BENJAMIN COLLIER SURVEY ABSTRACT NO. 216

SALIS M. DURITT SURVEY ABSTRACT NO. 272

REMAINDER OF CALLED 1263.272 ACRES HT US 287 OWNER L.P. INST. NO. 2214327 D.R.E.C.T.

FUTURE MYRTLE CREEK, PHASE 1B

FUTURE MYRTLE CREEK, PHASE 1A

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.
Issued for review 6/27/2024 4:46 PM

OWNER/DEVELOPER:

Hines

2700 COMMERCE STREET, SUITE 1600
DALLAS, TX 75226
972-716-2900

PREPARED BY:

GM civil
Engineering & Surveying
2559 SW Grapevine Pkwy, Grapevine, Texas 76051
817-329-4373
TxEng Firm # F-2944 | TxSurv Firm # 10021700

PLAT
OF
MYRTLE CREEK, PHASE 1C

BEING
64.894 ACRES
SITUATED IN THE
BENJAMIN COLLIER SURVEY, ABSTRACT No. 216,
SALIS M. DURITT SURVEY, ABSTRACT No. 272,
ROBERT M. BERRY SURVEY, ABSTRACT No. 96
CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS

135 RESIDENTIAL LOTS, 12 NON-RESIDENTIAL LOTS
CASE NO. SUB-63-2023 AND ZONING: PD-ORDINANCE 2302 & 3322
Date: June 2024

E:\110960 - Mustang Creek - Hines\COGO\PLAT\PLAT PHASE 1C\110960-PLAT-PH1C-SHEETS.dwg



KEY MAP
N.T.S.

GRAPHIC SCALE 1"=60'
0 60 120 180

SEE SHEET 8 FOR LINE & CURVE TABLES

OWNER/DEVELOPER:
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CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	725.00'	65.68'	5°11'26"	N74°44'30"E	65.66'
C2	425.00'	178.30'	24°02'16"	S19°57'14"W	177.00'
C3	475.00'	91.63'	11°03'12"	S26°26'47"W	91.49'
C4	950.00'	21.20'	1°16'44"	S32°53'53"E	21.20'
C5	100.00'	157.08'	90°00'00"	N13°58'27"E	141.42'
C6	100.00'	173.26'	99°16'23"	N71°23'21"W	152.39'
C7	960.00'	64.54'	3°51'07"	N19°49'36"W	64.53'
C8	1000.00'	441.98'	25°19'25"	N30°33'45"W	438.39'
C9	925.00'	91.30'	5°39'20"	N35°05'11"W	91.27'
C10	600.00'	830.84'	79°20'21"	N81°21'22"W	766.03'
C11	925.00'	858.69'	53°11'18"	S85°34'06"W	828.18'
C12	450.00'	7.67'	0°58'36"	S20°28'58"W	7.67'
C13	750.00'	507.14'	38°44'33"	S52°42'19"W	497.53'
C14	250.00'	503.52'	115°23'52"	S88°58'01"E	422.63'
C15	450.00'	293.33'	37°20'51"	N52°00'29"E	288.16'
C16	1118.00'	739.20'	37°52'59"	S52°16'33"W	725.81'
C17	1519.00'	914.46'	34°29'34"	S54°29'13"W	900.71'
C18	450.00'	74.89'	9°32'06"	N42°00'29"E	74.80'
C19	1823.00'	781.83'	24°34'20"	S59°03'43"W	775.85'
C20	1293.00'	45.67'	2°01'25"	S42°12'45"E	45.66'
C21	1500.00'	50.67'	1°56'07"	S42°15'24"E	50.66'
C22	1040.00'	459.66'	25°19'25"	N30°33'45"W	455.93'
C23	495.00'	69.34'	8°01'35"	N66°47'51"E	69.29'
C24	50.00'	123.64'	141°41'02"	S01°46'33"W	94.46'
C25	50.00'	124.20'	142°19'27"	S88°32'40"E	94.64'

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S87°18'20"E	13.91'
L2	S42°38'58"E	50.00'
L3	S01°46'33"W	14.14'
L4	S64°42'17"E	14.36'
L5	S20°34'35"E	50.03'
L6	S25°19'10"W	13.92'
L7	S64°31'59"E	14.40'
L8	S20°34'34"E	50.04'
L9	S25°30'07"W	13.87'
L10	S64°49'29"E	14.33'
L11	S20°34'34"E	50.02'
L12	S25°12'35"W	13.95'
L13	S64°28'34"E	14.42'
L14	S19°56'36"E	50.03'
L15	S70°00'20"E	50.01'
L16	S23°54'09"E	14.32'
L17	S19°59'42"W	50.04'
L18	S65°56'58"W	13.90'
L19	N47°47'15"E	159.00'
L20	N57°44'09"E	50.24'
L21	S79°51'40"E	14.77'
L22	S35°39'04"E	50.09'
L23	S11°57'04"W	13.95'
L24	S77°15'31"E	21.21'
L25	S19°59'40"W	7.73'
L26	N13°58'29"E	21.21'
L27	N31°01'33"W	50.00'
L28	N76°01'33"W	21.21'
L29	N58°58'27"E	70.10'
L30	N31°01'33"W	50.00'
L31	S58°58'27"W	58.87'
L32	N26°51'37"E	21.30'
L33	N63°10'45"W	21.11'
L34	N17°54'02"W	20.12'
L35	N87°19'51"W	20.89'
L36	N43°13'27"W	50.00'
L37	N02°29'24"E	21.47'
L38	S87°22'38"E	20.90'

LINE TABLE		
LINE #	BEARING	DISTANCE
L39	N02°39'35"E	14.36'
L40	N46°46'34"E	50.03'
L41	S17°54'02"E	20.12'
L42	S31°16'05"E	5.70'
L43	N88°13'27"W	28.28'
L44	S01°46'33"W	28.28'
L45	N46°46'33"E	27.00'
L46	S31°16'05"E	60.07'
L47	S07°37'54"W	26.07'
L48	S01°46'33"W	21.21'
L49	N88°13'27"W	14.14'
L50	N01°46'33"E	14.14'
L51	S88°13'27"E	14.14'
L52	N24°21'54"E	14.16'
L53	N65°38'12"W	14.13'
L54	S01°46'33"W	14.14'
L55	S88°26'24"E	14.09'
L56	N24°21'12"E	14.16'
L57	N65°38'56"W	14.12'
L58	N23°40'17"E	14.33'
L59	N66°21'47"W	13.95'
L60	S11°55'19"W	14.58'
L61	S74°31'52"E	14.56'
L62	N23°18'51"E	14.41'
L63	S64°16'01"W	14.41'
L64	N25°57'39"W	13.90'
L65	N63°17'59"E	14.55'
L66	S26°50'51"E	13.68'
L67	S66°08'34"W	13.86'
L68	S23°56'57"E	14.40'
L69	S83°10'34"E	15.52'
L70	N09°59'39"E	13.45'
L71	N78°05'34"W	14.35'
L72	N12°44'29"E	21.21'
L73	N52°19'01"E	9.15'
L74	N53°13'53"E	15.89'
L75	S45°31'50"W	2.50'
L76	S88°13'27"E	23.54'

NOTES

1. Bearings are oriented to Texas State plane coordinate system, north central zone, 4202 derived from GPS observation.

2. The surveyed property is located within an area having Flood Zone Classification "X" by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 48139C0350F and 48139C0200F, with a date of identification of June 3, 2013, for Community No. 480211, in Ellis County, State of Texas, which is the current Flood Insurance Rate Map for the community in which the property is situated. Approximate location of floodplain and/or floodway lines are shown on the preliminary plat.

3. All 1/2" iron rod set with yellow plastic cap stamped "GMCIVIL" unless otherwise noted.

4. Selling a portion of any lot within this addition by metes and bounds is a violation of state law and city ordinance and is subject to fines and withholding of utility services and building permits.

5. The HOA shall maintain and be generally responsible for all "X" Lots and all Private improvements within the "X" Lots, including but not limited to sidewalks, irrigation, landscaping, fencing, alley pavement, detention controls, etc.

LEGEND	
O	1/2" CAPPED IRON ROD SET "GMCIVIL" UNLESS OTHERWISE NOTED
SQ. FT.	SQUARE FEET
INST. NO.	INSTRUMENT NUMBER
VOL.	VOLUME
BK.	BOOK
PG.	PAGE
D.R.E.C.T.	DEED RECORDS, ELLIS COUNTY, TEXAS
P.R.E.C.T.	PLAT RECORDS, ELLIS COUNTY, TEXAS
I.R.F.	IRON ROD FOUND
C.I.R.F.	CAPPED IRON ROD FOUND
C.I.R.S.	CAPPED IRON ROD SET (GMCIVIL)
R/W	RIGHT-OF-WAY
B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT
———	BOUNDARY LINE
——— – – ———	ADJOINER LINE
– – – – – – –	EASEMENT LINE
——— – ———	CENTERLINE
— —— —— —	BUILDING LINE
——— – – – ———	ABSTRACT LINE

SITE AREA SUMMARY	
GROSS AREA	64.894 ACRES
PUBLIC RIGHT-OF-WAY	14.620 ACRES
LOTS	35.954 ACRES
COMMON AREAS	14.319 ACRES

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Hines

2700 COMMERCE STREET, SUITE 1600
DALLAS, TX 75226
972-716-2900

PREPARED BY:

GMcivil
Engineering & Surveying
2559 SW Grapevine Pkwy, Grapevine, Texas 76051
817-329-4373
TxEng Firm # F-2944 | TxSurv Firm # 10021700

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OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF ELLIS §

All that certain lot, tract, or parcel of land, situated in a portion of the Benjamin Collier Survey, Abstract No. 216, the Salis M. Duritt Survey, Abstract No. 272, and the Robert M. Berry Survey, Abstract No. 96, City of Waxahachie, Ellis County, Texas, being part of that certain called 1,263.272 acre tract described in a deed to HT US 287 Owner LP. recorded in Instrument No. 2214327 of the Deed Records of Ellis County, Texas (DRECT), and being more completely described as follows, to-wit:

COMMENCING at a 1/2" capped iron rod found stamped "WLSC RPLS 5531" for an ell corner of said 1,263.272 acre tract and the most easterly corner of a called 15.000 acre tract described in a deed to E&B Enterprises recorded in Volume 2194, Page 2172 (DRECT), from which a 1/2" iron rod found (bent) for a Northwest corner of said 1,263.272 acre tract, the Southwest corner of a called 3.268 acre tract described in a deed to Romeo Cortina recorded in Volume 1842, Page 1018 (DRECT) and being in the Northeast line of a called 31.505 acre tract described in a deed to Mountain Creek Partners III, LLC recorded in Volume 2146, Page 683 (DRECT) bears North 31 deg. 08 min. 49 sec. West - 902.26 feet and from which a 5/8" capped iron rod found stamped "CARTER & BURGESS" for the Southwest corner of said 15.000 acre tract and being in the Northeast right-of-way line of State Highway No. 287 (variable width right-of-way) recorded in Volume 528, Page 587 (DRECT) bears South 59 deg. 20 min. 49 sec. West - 1,474.78 feet;

THENCE South 53 deg. 22 min. 35 sec. East departed said deed lines, a distance of 664.31 feet to a 1/2" capped iron rod set stamped "GMCIVIL" hereinafter referred as 1/2" capped iron rod set, said point being the **TRUE POINT OF BEGINNING**;

THENCE South 87 deg. 18 min. 20 sec. East, a distance of 13.91 feet to a 1/2" capped iron rod set;

THENCE South 42 deg. 38 min. 58 sec. East, a distance of 50.00 feet to a 1/2" capped iron rod set;

THENCE South 01 deg. 46 min. 33 sec. West, a distance of 14.14 feet to a 1/2" capped iron rod set;

THENCE South 43 deg. 13 min. 27 sec. East, a distance of 117.00 feet to a 1/2" capped iron rod set;

THENCE North 46 deg. 46 min. 33 sec. East, a distance of 292.93 feet to a 1/2" capped iron rod set;

THENCE North 48 deg. 15 min. 41 sec. East, a distance of 70.63 feet to a 1/2" capped iron rod set;

THENCE North 50 deg. 16 min. 04 sec. East, a distance of 70.63 feet to a 1/2" capped iron rod set;

THENCE North 52 deg. 19 min. 01 sec. East, a distance of 70.63 feet to a 1/2" capped iron rod set;

THENCE North 54 deg. 21 min. 58 sec. East, a distance of 70.63 feet to a 1/2" capped iron rod set;

THENCE North 56 deg. 24 min. 55 sec. East, a distance of 70.63 feet to a 1/2" capped iron rod set;

THENCE North 58 deg. 27 min. 52 sec. East, a distance of 70.63 feet to a 1/2" capped iron rod set;

THENCE North 60 deg. 30 min. 49 sec. East, a distance of 70.63 feet to a 1/2" capped iron rod set;

THENCE North 62 deg. 33 min. 46 sec. East, a distance of 70.63 feet to a 1/2" capped iron rod set;

THENCE North 64 deg. 36 min. 43 sec. East, a distance of 70.63 feet to a 1/2" capped iron rod set;

THENCE North 66 deg. 45 min. 22 sec. East, a distance of 77.18 feet to a 1/2" capped iron rod set;

THENCE North 68 deg. 23 min. 43 sec. East, a distance of 104.59 feet to a 1/2" capped iron rod set;

THENCE South 20 deg. 34 min. 36 sec. East, a distance of 118.87 feet to a 1/2" capped iron rod set;

THENCE South 64 deg. 42 min. 17 sec. East, a distance of 14.36 feet to a 1/2" capped iron rod set;

THENCE South 20 deg. 34 min. 35 sec. East, a distance of 50.03 feet to a 1/2" capped iron rod set;

THENCE South 25 deg. 19 min. 10 sec. West, a distance of 13.92 feet to a 1/2" capped iron rod set;

THENCE South 20 deg. 34 min. 36 sec. East, a distance of 234.12 feet to a 1/2" capped iron rod set;

THENCE South 64 deg. 31 min. 59 sec. East, a distance of 14.40 feet to a 1/2" capped iron rod set;

THENCE South 20 deg. 34 min. 34 sec. East, a distance of 50.04 feet to a 1/2" capped iron rod set;

THENCE South 25 deg. 30 min. 07 sec. West, a distance of 13.87 feet to a 1/2" capped iron rod set;

THENCE South 20 deg. 34 min. 36 sec. East, a distance of 270.73 feet to a 1/2" capped iron rod set;

THENCE South 64 deg. 49 min. 29 sec. East, a distance of 14.33 feet to a 1/2" capped iron rod set;

THENCE South 20 deg. 34 min. 34 sec. East, a distance of 50.02 feet to a 1/2" capped iron rod set;

THENCE South 25 deg. 12 min. 35 sec. West, a distance of 13.95 feet to a 1/2" capped iron rod set;

THENCE South 20 deg. 34 min. 36 sec. East, a distance of 298.12 feet to a 1/2" capped iron rod set;

THENCE South 64 deg. 28 min. 34 sec. East, a distance of 14.42 feet to a 1/2" capped iron rod set;

THENCE South 19 deg. 56 min. 36 sec. East, a distance of 50.03 feet to a 1/2" capped iron rod set for a Point of Curvature of a non-tangent circular curve to the right, having a radius of 725.00 feet, a central angle of 05 deg. 11 min. 26 sec., and being subtended by a chord which bears North 74 deg. 44 min. 30 sec. East - 65.66 feet;

THENCE in an easterly direction along said curve to the right, a distance of 65.68 feet to a 1/2" capped iron rod set;

THENCE South 12 deg. 39 min. 47 sec. East non-tangent to said curve, a distance of 159.00 feet to a 1/2" capped iron rod set;

THENCE North 84 deg. 33 min. 34 sec. East, a distance of 151.44 feet to a 1/2" capped iron rod set;

THENCE North 88 deg. 56 min. 17 sec. East, a distance of 262.29 feet to a 1/2" capped iron rod set for a Point of Curvature of a non-tangent circular curve to the right, having a radius of 425.00 feet, a central angle of 24 deg. 02 min. 16 sec., and being subtended by a chord which bears South 19 deg. 57 min. 14 sec. West - 177.00 feet;

THENCE in a southerly direction along said curve to the right, a distance of 178.30 feet to a 1/2" capped iron rod set;

THENCE South 31 deg. 58 min. 22 sec. West tangent to said curve, a distance of 215.04 feet to a 1/2" capped iron rod set for a Point of Curvature of a circular curve to the left, having a radius of 475.00 feet, a central angle of 11 deg. 03 min. 12 sec., and being subtended by a chord which bears South 26 deg. 26 min. 47 sec. West - 91.49 feet;

THENCE in a southwesterly direction along said curve to the left, a distance of 91.63 feet to a 1/2" capped iron rod set;

THENCE South 70 deg. 00 min. 20 sec. East non-tangent to said curve, a distance of 50.01 feet to a 1/2" capped iron rod set;

THENCE South 23 deg. 54 min. 09 sec. East, a distance of 14.32 feet to a 1/2" capped iron rod set;

OWNER'S CERTIFICATE CONT...

THENCE South 19 deg. 59 min. 42 sec. West, a distance of 50.04 feet to a 1/2" capped iron rod set;

THENCE South 65 deg. 56 min. 58 sec. West, a distance of 13.90 feet to a 1/2" capped iron rod set;

THENCE South 19 deg. 59 min. 40 sec. West, a distance of 157.20 feet to a 1/2" capped iron rod set;

THENCE South 64 deg. 09 min. 45 sec. East, a distance of 169.89 feet to a 1/2" capped iron rod set;

THENCE South 48 deg. 31 min. 13 sec. East, a distance of 162.83 feet to a 1/2" capped iron rod set;

THENCE North 47 deg. 47 min. 15 sec. East, a distance of 159.00 feet to a 1/2" capped iron rod set for a Point of Curvature of a non-tangent circular curve to the right, having a radius of 900.00 feet, a central angle of 04 deg. 08 min. 27 sec., and being subtended by a chord which bears South 40 deg. 08 min. 31 sec. East - 65.03 feet;

THENCE in a southeasterly direction along said curve to the right, a distance of 65.04 feet to a 1/2" capped iron rod set;

THENCE North 57 deg. 44 min. 09 sec. East non-tangent to said curve, a distance of 50.24 feet to a 1/2" capped iron rod set;

THENCE South 79 deg. 51 min. 40 sec. East, a distance of 14.77 feet to a 1/2" capped iron rod set;

THENCE South 35 deg. 39 min. 04 sec. East, a distance of 50.09 feet to a 1/2" capped iron rod set;

THENCE South 11 deg. 57 min. 04 sec. West, a distance of 13.95 feet to a 1/2" capped iron rod set for a Point of Curvature of a non-tangent circular curve to the right, having a radius of 950.00 feet, a central angle of 01 deg. 16 min. 44 sec., and being subtended by a chord which bears South 32 deg. 53 min. 53 sec. East - 21.20 feet;

THENCE in a southeasterly direction along said curve to the right, a distance of 21.20 feet to a 1/2" capped iron rod set;

THENCE South 32 deg. 15 min. 31 sec. East tangent to said curve, a distance of 137.80 feet to a 1/2" capped iron rod set;

THENCE South 77 deg. 15 min. 31 sec. East, a distance of 21.21 feet to a 1/2" capped iron rod set;

THENCE South 33 deg. 12 min. 49 sec. East, a distance of 120.02 feet to a 1/2" capped iron rod set;

THENCE South 57 deg. 44 min. 29 sec. West, a distance of 580.35 feet to a 1/2" capped iron rod set, from which a 5/8" capped iron rod found stamped "JACOBS" or an ell corner of said 1,263.272 acre tract bears South 58 deg. 49 min. 19 sec. West - 698.49 feet;

THENCE North 32 deg. 15 min. 31 sec. West, a distance of 145.00 feet to a 1/2" capped iron rod set;

THENCE North 41 deg. 21 min. 38 sec. West, a distance of 176.12 feet to a 1/2" capped iron rod set;

THENCE North 46 deg. 34 min. 46 sec. West, a distance of 77.49 feet to a 1/2" capped iron rod set;

THENCE North 61 deg. 18 min. 17 sec. West, a distance of 88.11 feet to a 1/2" capped iron rod set;

THENCE North 70 deg. 14 min. 57 sec. West, a distance of 72.00 feet to a 1/2" capped iron rod set;

THENCE South 19 deg. 59 min. 40 sec. West, a distance of 7.73 feet to a 1/2" capped iron rod set;

THENCE North 78 deg. 12 min. 56 sec. West, a distance of 67.12 feet to a 1/2" capped iron rod set;

THENCE South 83 deg. 08 min. 48 sec. West, a distance of 144.85 feet to a 1/2" capped iron rod set;

THENCE South 68 deg. 57 min. 09 sec. West, a distance of 72.81 feet to a 1/2" capped iron rod set;

THENCE South 58 deg. 58 min. 27 sec. West, a distance of 364.67 feet to a 1/2" capped iron rod set;

THENCE North 31 deg. 01 min. 33 sec. West, a distance of 144.00 feet to a 1/2" capped iron rod set;

THENCE North 13 deg. 58 min. 29 sec. East, a distance of 21.21 feet to a 1/2" capped iron rod set;

THENCE North 31 deg. 01 min. 33 sec. West, a distance of 50.00 feet to a 1/2" capped iron rod set;

THENCE North 76 deg. 01 min. 33 sec. West, a distance of 21.21 feet to a 1/2" capped iron rod set;

THENCE North 31 deg. 01 min. 33 sec. West, a distance of 203.00 feet to a 1/2" capped iron rod set for a Point of Curvature of a circular curve to the right, having a radius of 100.00 feet, a central angle of 90 deg. 00 min. 00 sec., and being subtended by a chord which bears North 13 deg. 58 min. 27 sec. East - 141.42 feet;

THENCE in a northerly direction along said curve to the right, a distance of 157.08 feet to a 1/2" capped iron rod set;

THENCE North 58 deg. 58 min. 27 sec. East tangent to said curve, a distance of 70.10 feet to a 1/2" capped iron rod set;

THENCE North 31 deg. 01 min. 33 sec. West, a distance of 50.00 feet to a 1/2" capped iron rod set;

THENCE South 58 deg. 58 min. 27 sec. West, a distance of 58.87 feet to a 1/2" capped iron rod set for a Point of Curvature of a circular curve to the right, having a radius of 100.00 feet, a central angle of 99 deg. 16 min. 23 sec., and being subtended by a chord which bears North 71 deg. 23 min. 22 sec. West - 152.39 feet;

THENCE in a westerly direction along said curve to the right, a distance of 173.26 feet to a 1/2" capped iron rod set for a Point of Curvature of a compound circular curve to the right, having a radius of 960.00 feet, a central angle of 03 deg. 51 min. 07 sec., and being subtended by a chord which bears North 19 deg. 49 min. 36 sec. West - 64.53 feet;

THENCE in a northerly direction along said curve to the right, a distance of 64.54 feet to a 1/2" capped iron rod set;

THENCE North 17 deg. 54 min. 02 sec. West tangent to said curve, a distance of 298.14 feet to a 1/2" capped iron rod set;

THENCE North 26 deg. 51 min. 37 sec. East, a distance of 21.30 feet to a 1/2" capped iron rod set;

THENCE North 17 deg. 54 min. 03 sec. West, a distance of 70.02 feet to a 1/2" capped iron rod set;

THENCE North 63 deg. 10 min. 45 sec. West, a distance of 21.11 feet to a 1/2" capped iron rod set;

THENCE South 72 deg. 05 min. 58 sec. West, a distance of 80.00 feet to a 1/2" capped iron rod set;

THENCE North 17 deg. 54 min. 02 sec. West, a distance of 20.12 feet to a 1/2" capped iron rod set for a Point of Curvature of a circular curve to the left, having a radius of 1,000.00 feet, a central angle of 25 deg. 19 min. 25 sec., and being subtended by a chord which bears North 30 deg. 33 min. 45 sec. West - 438.39 feet;

THENCE in a northwesterly direction along said curve to the left, a distance of 441.98 feet to a 1/2" capped iron rod set;

THENCE North 43 deg. 13 min. 27 sec. West tangent to said curve, a distance of 426.53 feet to a 1/2" capped iron rod set;

THENCE North 87 deg. 19 min. 51 sec. West, a distance of 20.89 feet to a 1/2" capped iron rod set;

OWNER'S CERTIFICATE CONT...

THENCE North 43 deg. 13 min. 27 sec. West, a distance of 50.00 feet to a 1/2" capped iron rod set;

THENCE North 02 deg. 29 min. 24 sec. East, a distance of 21.47 feet to a 1/2" capped iron rod set;

THENCE North 46 deg. 46 min. 34 sec. East, a distance of 80.05 feet to a 1/2" capped iron rod set;

THENCE South 87 deg. 22 min. 38 sec. East, a distance of 20.90 feet to a 1/2" capped iron rod set;

THENCE North 46 deg. 46 min. 33 sec. East, a distance of 117.05 feet to a 1/2" capped iron rod set;

THENCE North 02 deg. 39 min. 35 sec. East, a distance of 14.36 feet to a 1/2" capped iron rod set;

THENCE North 46 deg. 46 min. 34 sec. East, a distance of 50.03 feet to a 1/2" capped iron rod set to the **POINT OF BEGINNING**, containing 2,826,796 square feet or 64.894 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That HT US 287 Owner, L.P. acting herein by and through its duly authorized officers, does hereby adopt this plat designating the herein above described property as MYRTLE CREEK, PHASE 1C, 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, my hand, this the _____ day of _____, 20___.

HT US 287 OWNER LP,
a Delaware limited partnership

By: HT US 287 GP LLC,
a Delaware limited liability company,
its General Partner

By: HT US 287 LP,
a Delaware limited partnership,
its Sole Member

By:Hines US 287 Associates LP,
a Delaware limited partnership,
its General Partner

By: Hines US 287 GP LLC,
a Delaware limited liability company,
its General Partner

By: Hines Investment Management Holdings Limited Partnership,
a Delaware limited partnership,
its Sole Member

By: _____
Name: Robert W. Witte
Title: Senior Managing Director

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 Robert W. Witte, Senior Managing Director of Hines Investment Management Holdings Limited Partnership, a Delaware limited partnership, the sole member of Hines US 287 GP LLC, a Delaware limited liability company, the general partner of Hines US 287 Associates LP, a Delaware limited partnership, the general partner of HT US 287 LP, a Delaware limited partnership, the sole member of HT US 287 GP LLC, a Delaware limited liability company, the general partner of HT US 287 OWNER LP, a Delaware limited partnership, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 20___.

_____
Notary Public in and for the State of Texas

_____
My Commission Expires On:

OWNER/DEVELOPER:

Hines

2700 COMMERCE STREET, SUITE 1600
DALLAS, TX 75226
972-716-2900

SURVEYOR'S CERTIFICATE

This is to certify that I, John N, Rogers a registered Professional Land Surveyor of the State of Texas, have platted the above lots from an actual of the ground survey, and that all lot corners, angle points and points of the curve shall be properly marked on the ground ad that this plat correctly represents that survey made by me or under my direction and supervision.

_____
John N. Rogers
Registered Professional Land Surveyor No. 6372
GMcivil
2559 SW Grapevine Pkwy.
Grapevine, TX 76051
Metro (817) 329-4373

STATE OF TEXAS:)
) SS
COUNTY OF TARRANT:)

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. Issued for review 6/27/2024 4:47 PM

BEFORE ME, the undersigned Notary Public in and for said County and State, on this day personally appeared John N. Rogers, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office this the_____day of_____,20___.

_____
Notary Public in and for the State of Texas

My Commission expires:_____

APPROVAL CERTIFICATE

APPROVED BY: Planning and Zoning Commission
City of Waxahachie, Texas

By: _____ _____
Chairperson Date

By: _____ _____
Attest Date

PREPARED BY:

GMcivil
Engineering & Surveying
2559 SW Grapevine Pkwy, Grapevine, Texas 76051
817-329-4373
TxEng Firm # F-2944 | TxSurv Firm # 10021700

PLAT
OF
MYRTLE CREEK, PHASE 1C

BEING
64.894 ACRES
SITUATED IN THE
BENJAMIN COLLIER SURVEY, ABSTRACT No. 216,
SALIS M. DURITT SURVEY, ABSTRACT No. 272,
ROBERT M. BERRY SURVEY, ABSTRACT No. 96
CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS
135 RESIDENTIAL LOTS, 12 NON-RESIDENTIAL LOTS
CASE NO. SUB-63-2023 AND ZONING: PD-ORDINANCE 2302 & 322
Date: June 2024

E:\110960 - Mustang Creek - Hines\COGO\PLAT\PLAT PHASE 1C\110960-PLAT-PH1C-SHEETS.dwg

Planning & Zoning Department

Plat Staff Report

Case: SUB-125-2024

MEETING DATE(S)
Planning & Zoning Commission: July 8, 2025

CAPTION
Consider a request by Brad Yates, for a **Replat** of a portion of Block 19 of the Bullards Addition to create Lot 1-5, Block 19 of the Dunaway Townhomes Addition, four (4) residential lots and one (1) HOA lot, being 0.391 acres, located directly north of 602 S Rogers Street (Property ID 298309) – Owner: Loren Gray Investments LLC (SUB-125-2024)

RECOMMENDED MOTION
"I move to approve SUB-125-2024, a Replat for Lots 1-5, Block 19, of the Dunaway Townhomes 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 into four (4) residential lots and one (1) HOA maintained X-lot, in conformance with the Dunaway Townhomes PD.

CASE INFORMATION

Applicant:	Brad Yates, Loren Gray Investments LLC
Property Owner(s):	Loren Gray Investments LLC
Site Acreage:	0.391 acres
Number of Lots:	5 lots
Number of Dwelling Units:	4 units
Park Land Dedication:	N/A
Adequate Public Facilities:	Adequate public facilities are available to the subject property.

SUBJECT PROPERTY

General Location:	Directly North of 602 S Rogers Street
Parcel ID Number(s):	298309
Current Zoning:	Planned Development-Multi-Family-2 (PD-MF-2) – Ord.3458
Existing Use:	The subject property is currently undeveloped.
Platting History:	The subject property is currently platted as portions of Lots 1-6, Block 19 of the Bullards Revision addition.

Site Aerial:



PLANNING ANALYSIS

The applicant proposes to replat the subject property from portions of six (6) lots into four (4) residential lots and one (1) HOA maintained X-lot. The new lots proposed with this replat conform with the Planned Development (Ord. 3458) zoning of the subject property; which allows for four (4) attached townhomes.

As part of the review of the Replat application, staff identified a technical item that conflicts with the requirements of the Waxahachie Subdivision Ordinance and need to be corrected. This technical item is required to be corrected prior to the filing of the Replat. The correction of this item has been identified as a condition of approval in the staff recommendation section below.

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 212.015 and the City's public hearing notice requirements, 16 notices will be mailed to property owners inside the City Limits within 200 feet of the subject property no later than the 15th day after the action is taken on the Replat Application.

RECOMMENDATION

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

Conditions:

1. Per Section 2.4.c.6 of the Waxahachie Subdivision Ordinance, add a label for Block 19 on the replat directly and add ghosted labels for the existing lots currently shown on the replat.

ATTACHED EXHIBITS

1. Replat

APPLICANT REQUIREMENTS

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

CITY REQUIREMENTS FOR PLAT RECORDING AND FILING

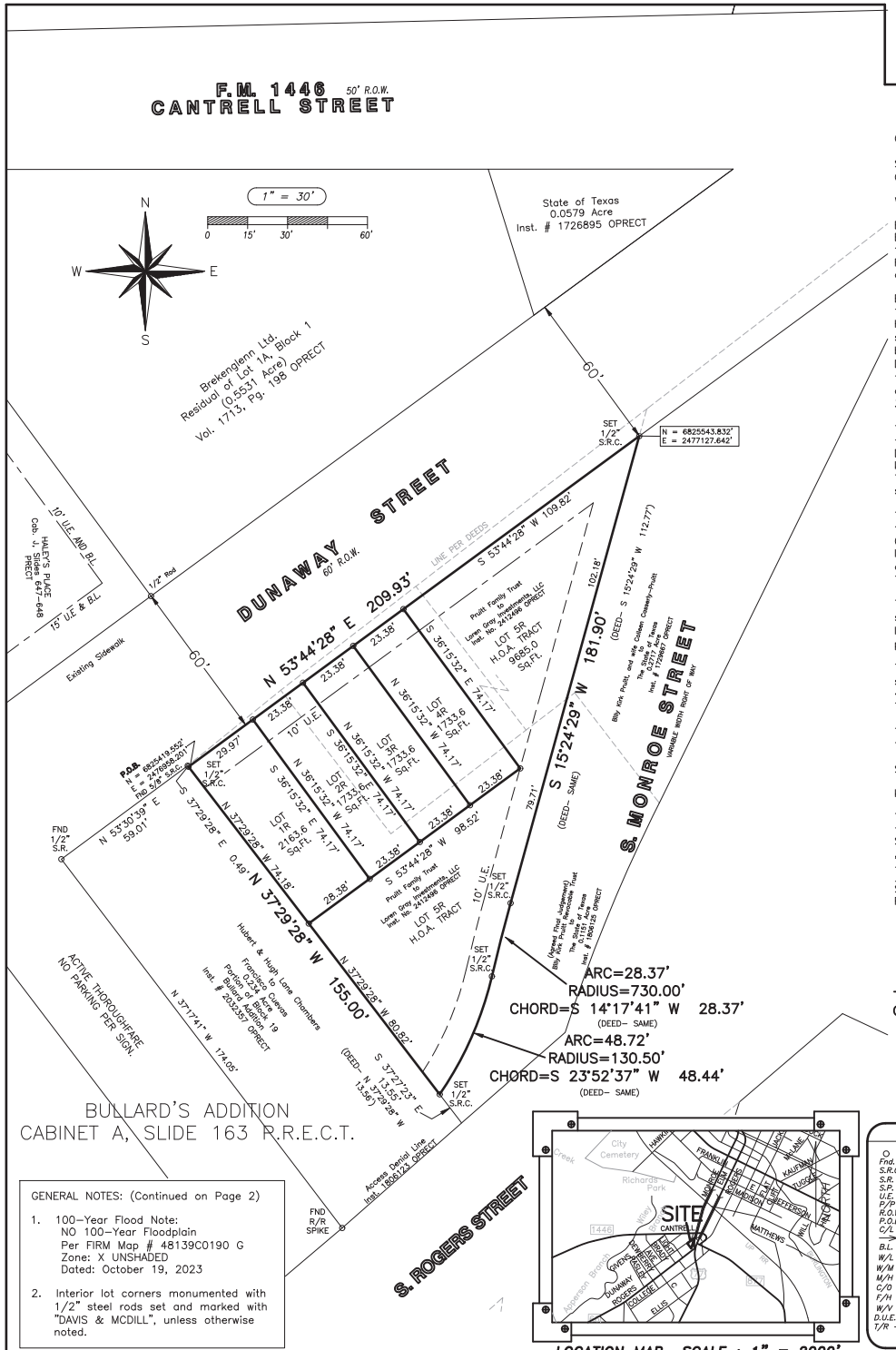
A plat shall not be filed with the Ellis County Clerk until:

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

STAFF CONTACT INFORMATION

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

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



GENERAL NOTES: (Continued on Page 2)

1. 100-Year Flood Note:
   NO 100-Year Floodplain
   Per FIRM Map # 48139C0190 G
   Zone: X UNSHADED
   Dated: October 19, 2023
2. Interior lot corners monumented with 1/2" steel rods set and marked with "DAVIS & MCDILL", unless otherwise noted.

LOCATION MAP SCALE : 1" = 2000'

LEGEND

O	Property Corner Symbol
Fnd.	Found
S.R.C.	Steel Rod Capped
S.R.	Steel Rod
S.P.	Steel Pipe
U.E.	Utility Easement
P/P	Utility Pole
R.O.W.	Right of Way
P.O.B.	Point of Beginning
C/L	Centerline
	Drainage Flow
B.L.	Building Line
W/L	Water Line
W/M	Water Meter
M/H	Sewer Manhole
C/O	Cleanout
F/H	Fire Hydrant
W/V	Water Valve
D.U.E.	Drainage & Utility Esmnt
T/R	Telephone Riser

OWNER:
Loren Gray Investments, LLC
P.O. Box 2868
Waxahachie, Tx. 75168
972-938-8574

Owner's Certificate

STATE OF TEXAS §
COUNTY OF ELLIS §

WHEREAS, Loren Gray Investments, LLC, Brad Yates, manager, is the Owner of the tract described as follows:

BEING a part of E.W. Rogers Survey, Abstract Number 896, City of Waxahachie, Ellis County, Texas and being a part of Block 19, Bullards Addition, an addition to the City of Waxahachie, Ellis County, Texas, according to the plat thereof recorded in Cabinet A, Slide 163, Plat Records, Ellis County, Texas (PRECT), and a the tract described in deed from Billy Kirk Pruitt and The Billy Kirk Pruitt Revocable Trust to Loren Gray Investments, LLC, recorded in Instrument Number 2412496, Official Public Records, Ellis County, Texas, and being more particularly described by its metes and bounds as follows:

BEGINNING at a point on the southeast right of way line of Dunaway Street, a 60 foot wide public street, at the its intersection with the southwest line of said Pruitt Family Trust tract and the northeast line of the 0.234 acre tract described in deed from Hubert & Hugh Lane Chambers to Francisco Cuevas, recorded in Instrument Number 2032357 OPRECT, a 1/2 inch steel rod with plastic cap stamped "DAVIS & McDILL" set, having surface coordinate values of North = 6825419.552 feet and East = 2476958.201 feet, all bearings and coordinates recited herein are based on the Texas Coordinate System, North Central Zone (Zone 4202) North American Datum of 1983 and are obtained from observations of Global Positioning System satellites, from which a 1/2 inch steel rod found at the at the southeast corner of Lot 7, Block 1, Haley's Place Addition, an addition to the City of Waxahachie, Ellis County, Texas, according to the plat thereof recorded in Cabinet J, Slides 647 and 648, PRECT, bears as follows: N 53° 44' 28" E, 26.55 feet and N 36°15'32"W, 60.00 feet and a 5/8 inch capped steel rod found, bears N 37°29'32" W, 0.49 feet;

THENCE N 53° 44' 28" E, with said Dunaway Street right of way line and the northwest line of said Block 19, Bullards Addition, and the northwest line of said Billy Kirk Pruitt Revocable Trust tract and said Tract I and Tract II, 209.93 feet to the inter section of said Dunaway Street right of way line and the northwest line of said Tract II with the northwest right of way line of Monroe Street, also known as U.S. Highway Number 77, being the 0.2717 Acre described in deed from Billy Kirk Pruitt, and wife Colleen Casserly-Pruitt to The State of Texas, recorded in Instrument Number 1729667 OPRECT, a 1/2 inch steel rod with plastic cap stamped "DAVIS & McDILL" set, .

THENCE S 15° 24' 29" W, with said Monroe Street right of way line and the northwest line of said 0.2717 acre tract, passing at 102.19 feet (Deed – S 15°24'29" W, 112.77 feet) the southwest corner of said 0.2717 acre tract and the northwest corner of the 0.1151 acre tract described in Agreed Final Judgment between Billy Kirk Pruitt Revocable Trust and The State of Texas, recorded in Instrument Number 1806125, OPRECT, and continuing with said Monroe Street right of way line and the northwest line of said 0.1151 acre tract, (Deed – S 15°24'29" W, 79.71 feet), in all, 181.90 feet to the beginning of a curve to the left, having a radius of 730.00 feet, a 1/2 inch steel rod with plastic cap stamped "DAVIS & McDILL" set,

THENCE SOUTHWESTERLY, with said Monroe Street right of way line and the northwest line of said 0.1151 acre tract and the arc of said curve, having a central angle of 02° 13' 36" and a chord bearing and distance of S 14° 17' 41" W, 28.37 feet, for an arc length of 28.37 feet to the beginning of a reverse curve to the right, having a radius of 130.50 feet, a 1/2 inch steel rod with plastic cap stamped "DAVIS & McDILL" set,

THENCE SOUTHWESTERLY, with said Monroe Street right of way line and the northwest line of said 0.1151 acre tract and the arc of said curve, and the arc of said curve, having a central angle of 21° 23' 29" and a chord bearing and distance of S 23° 52' 37" W, 48.44 feet, for an arc length of 48.72 feet to the end of said curve and on the southwest line of said Billy Kirk Pruitt Revocable Trust tract and the northwest line of said 0.234 acre tract, a 1/2 inch steel rod with plastic cap stamped "DAVIS & McDILL" set,.

THENCE N 37° 29' 28" W, with the common line of said said Billy Kirk Pruitt Revocable Trust tract and said 0.234 acre tract, 155.00 feet to the point of beginning and containing approximately 0.391 acre of land.

Surveyor's Certificate

KNOW ALL MEN BY THESE PRESENTS:

That I, Stuart G. Hamilton, RPLS 4480, 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."

_____
Stuart G. Hamilton
Registered Professional Land Surveyor Number 4480

THIS PLAT IS VALID ONLY WITH ORIGINAL SIGNATURE IN RED INK

LEGEND

X	Wire Fence
//	Wood Fence
y	Iron Fence
[]	Chain Link Fence
++++++	Railroad Track
C	Cable TV
GAS	Gas Line
P	Petroleum Pipeline
E	Electric Line
SS	Sanitary Sewer Line
W	Water Line
UGT-UGT-	Underground Telephone
T	Telephone

REPLAT
LOTS 1R THROUGH 5R, BLOCK 19 DUNAWAY TOWNHOMES

Being a 0.391 acre revision of Block 19, Bullards Addition, an addition to the City of Waxahachie, Ellis County, Texas, according to the plat thereof recorded in Cabinet A, SlIde 163 Plat Records, Ellis County, Texas

City of Waxahachie, Ellis County, Texas
Current Zoning "PD-MF-2" (Ord. 3458)
Case Number SUB-125-2024

Revisions	By

Davis & McDill, LLC
SURVEYING – LAND PLANNING – FLOODPLAIN MANAGEMENT
P.O BOX 428, WAXAHACHIE, TEXAS 75168
PHONE: 972-938-1185
A Texas licensed surveying firm # 10194681

D&M

Date: 6/27/2024
Scale: 1" = 30'
Drawn: D. Hocutt
Job: 223-0200RP
Sheet 1 of 2 sheets.

"Preliminary, this document shall not be recorded for any purpose."
Texas Administrative Code:
TITLE 22 PART 29
CHAPTER 663
SUBCHAPTER B RULE §663.18 Certification

THIS PLAT IS VALID ONLY WITH ORIGINAL SIGNATURE IN RED INK

NOTE:
PROPERTY IS IN THE JURISDICTION OF THE CITY OF WAXAHACHIE, TEXAS AND IS SUBJECT TO THEIR PLATTING RULES AND REGULATIONS.

OWNER:
Loren Gray Investments, LLC
P.O. Box 2868
Waxahachie, Tx. 75168
972-938-8574

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Loren Gray Investments, LLC, does hereby adopt this plat designating the herein above described property as LOTS 1R THROUGH 5R, BLOCK 19, DUNAWAY TOWNHOMES, 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, my hand, this the _____ day of _____,

20_____.

BY:

_____
Brad Yates, owner
Loren Gray Investments, LLC

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 Brad Yates, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 20_____..

_____
Notary Public in and for the State of Texas

_____
My Commission Expires On:

APPROVED BY: Planning and Zoning Commission City of Waxahachie

By: _____ _____
Chairperson Date

_____ _____
Attest Date

Surveyor's Certificate

KNOW ALL MEN BY THESE PRESENTS:

That I, Stuart G. Hamilton, RPLS 4480, 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."

_____ _____
Stuart G. Hamilton Date
Registered Professional Land Surveyor
Number 4480

THIS PLAT IS VALID ONLY WITH ORIGINAL SIGNATURE IN RED INK

GENERAL NOTES:

3. This development is subject to the conditions as described in Zoning Ordinance # 3458, approved February 19, 2024 by David Hill, Mayor, City of Waxahachie, Texas.
4. Per Section 2.4.c.4 of the Waxahachie Subdivision Ordinance: Setbacks are determined by zoning.
5. Per Sections 5.6.d and 5.7.8 of the Waxahachie Subdivision Ordinance: Fences, retaining walls, and screening walls shall not be placed in utility easements.
6. Per Sections 3.9.a and 5.8.b of the Waxahachie Subdivision Ordinance: Water and sewer services are required for each lot prior to filing the plat.
7. Per Sections 3.5 of the Waxahachie Subdivision Ordinance: Sidewalks are required along the road frontage.
8. Per Sections 4.3.d.1 of the Waxahachie Subdivision Ordinance: The H.O.A. is responsible for the maintenance and operation of all common property. This development is subject to rules, conditions, fees, and other stipulations as directed by the Home Owners Association.

DRAINAGE NOTES:

(1) BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN THE DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED.

(2) THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVERSING ALONG OR ACROSS THE ADDITION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE COURSES ALONG OR ACROSS SAID LOTS.

(3) CITY OF WAXAHACHIE WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATIONS OF SAID DRAINAGE WAYS OR FOR THE CONTROL OF EROSION.

(4) CITY OF WAXAHACHIE WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOOD CONDITIONS.

REPLAT
LOTS 1R THROUGH 5R, BLOCK 19 DUNAWAY TOWNHOMES

Being a 0.391 acre revision of Block 19, Bullards Addition, an addition to the City of Waxahachie, Ellis County, Texas, according to the plat thereof recorded in Cabinet A, SIIde 163 Plat Records, Ellis County, Texas
City of Waxahachie, Ellis County, Texas
Current Zoning "PD-MF-2" (Ord. 3458)
Case Number SUB-125-2024

Revisions	By

Davis & McDill, LLC
SURVEYING - LAND PLANNING - FLOODPLAIN MANAGEMENT
P.O BOX 428, WAXAHACHIE, TEXAS 75168
PHONE: 972-938-1185
A Texas licensed surveying firm # 10194681

D&M

Date: 6/27/2024
Scale: N/A
Drawn: D. Hocutt
Job: 223-0200RP
Sheet 2
of 2 sheets.

"Preliminary, this document shall not be recorded for any purpose."
Texas Administrative Code:
TITLE 22 PART 29
CHAPTER 663
SUBCHAPTER B RULE §663.18 Certification

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Public Works & Engineering Department

Staff Report

Capital Improvement Plan Amendment

MEETING DATE(S)

IFCIAC:	July 8, 2024
Planning & Zoning Commission	July 8, 2024
City Council:	July 15, 2024

APPLICANT REQUEST

The City is requesting an amendment to the Capital Improvements Plan.

CASE INFORMATION

Applicant:	The City of Waxahachie
Property Owner(s):	The CIP amendment impacts Property IDs: 294908 (WISD), 182049 (Bluejacket Group, LLC & Little Living Trust), 277093 & 284684 (Accru Family Limited Partnership LTD), 182037 (Ellen E Zinn), 277094 (City of Waxahachie), and 184701 (Kenneth H. Mitchell)
Site Acreage:	N/A

SUBJECT PROPERTY

General Location:	Generally located east of US 77, west and south of Howard Road, and north of the future Spur 394.
Parcel ID Number(s):	294908, 182049, 277093, 284684, 182037, 277094 & 184701
Current Zoning:	SF-1 (All Properties)
Existing Use:	Property ID: Undeveloped (All Properties).
Platting History:	None of the impacted properties is currently platted
Site Aerial:	

STAFF ANALYSIS

Proposed Use: The City of Waxahachie seeks to amend the current Impact Fee Capital Improvement Plan. The proposed amendment does not change any land use assumptions or impact fees.

Background: The Texas Department of Transportation (TxDOT) is proceeding with the design of Spur 394 on the south side of the City. Additionally, the Waxahachie Independent School District (WISD) is in design for a new high school that will be built north of that Spur. The North Central Texas Council of Governments (NCTCOG) and TxDOT have requested that the Spur not be the main recipient of traffic for the new high school. The current City of Waxahachie Thoroughfare Plan identifies a new roadway on the east side of the new high school that will receive the traffic and provide a roadway connection to the north.

After speaking with impacted property owners and external stakeholders, the City is proposing changes to the Impact Fee Capital Improvement Plan to avoid design complications and convey traffic to US 77, which is more capable of receiving northbound traffic. The Impact Fee Capital Improvement Plan and the Thoroughfare Plan are inherently connected to each other. The amendment to the Impact Fee Capital Improvement Plan is presented here for public comments, and the Thoroughfare Plan will subsequently be presented to the Planning and Zoning Commission. The City Council will consider both items for approval on July 15, 2024.

Staff Review: The proposed changes eliminate the need to design around a major drainage outfall south of the Senior Center and avoid creating a complicated intersection with Howard Road. The revision directs northbound traffic to US 77 further to the north, which is more capable of receiving the traffic. Shifting the proposed roadway to the east by 350 feet improves the ability of landowners to develop the property adjacent to the new roadway.

RECOMMENDATION

No action is necessary. State law only requires the Committee to solicit and provide comments on the proposed amendment.

ATTACHED EXHIBITS

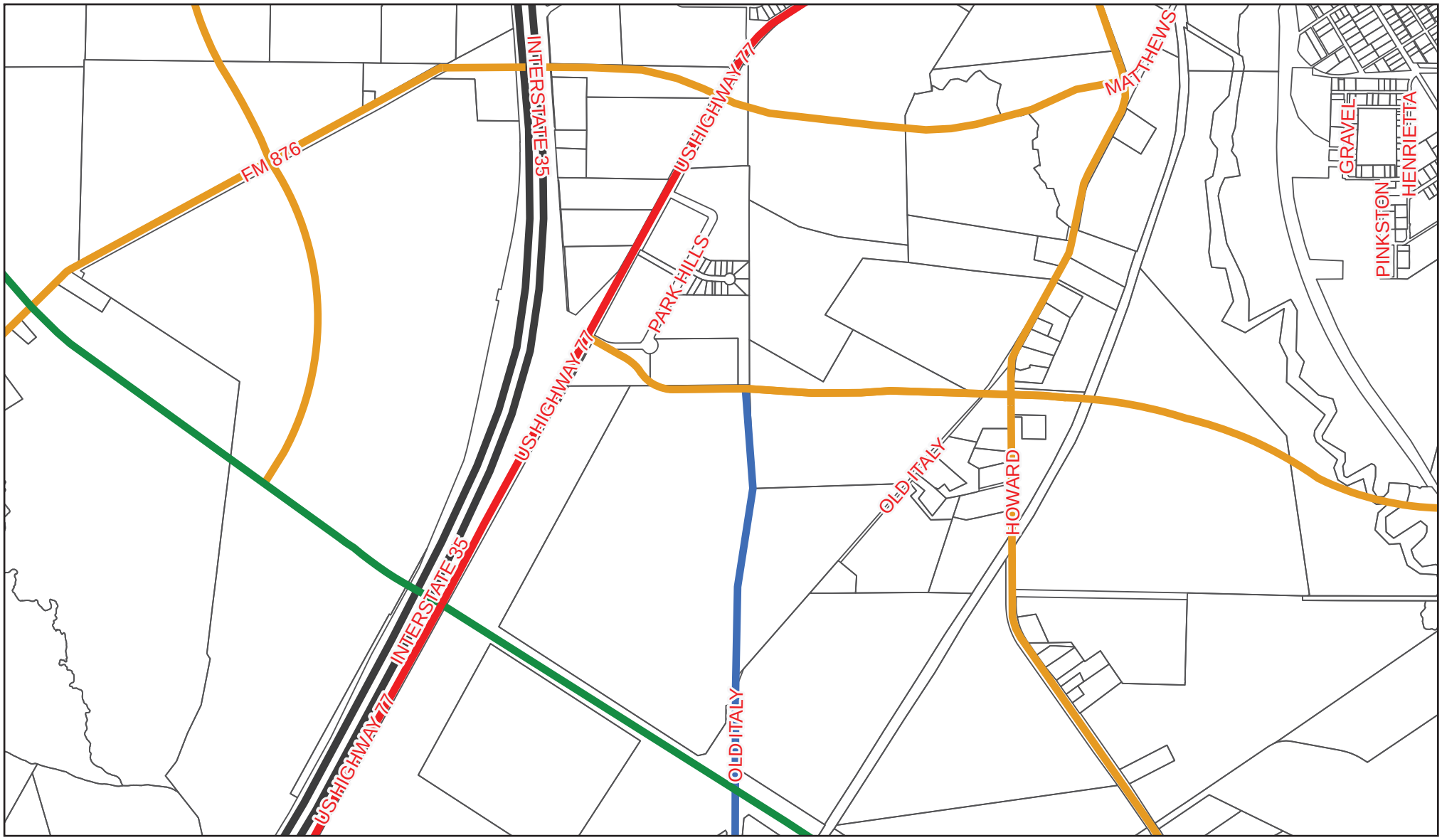
1. Exhibit A – Effective Thoroughfare
2. Exhibit B – Proposed Thoroughfare

APPLICANT REQUIREMENTS

1. N/A

STAFF CONTACT INFORMATION

Prepared by:
Justin Stoker, PE, CFM, LEED-AP
Senior Director of Public Works and Engineering
justin.stoker@waxahachie.com



Effective Thoroughfare

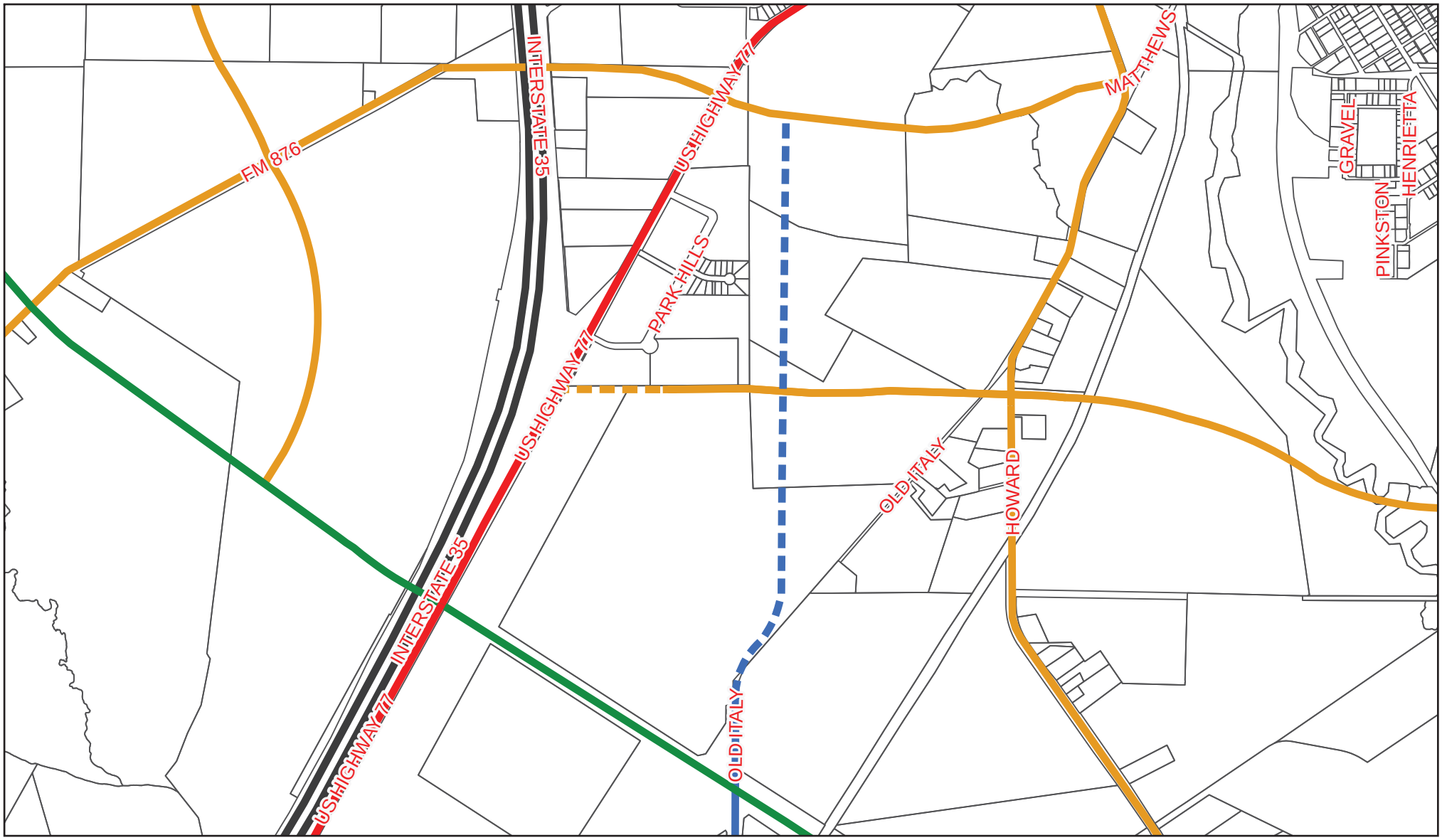
Exhibit A

Thoroughfare ROW

- Highway
- Ex. A-MAJOR ARTERIAL (120')
- Ex. B-GREENWAY ARTERIAL (120')
- Ex. C-Minor Arterial (100)
- Ex. D-MAJOR COLLECTOR (80')

0 1,250 2,500 US Feet

Note: Solid lines are the existing alignment based on 2023 Comprehensive Plan. The dashed line is the proposed thoroughfare revision for this ordinance.



Thoroughfare ROW

- Highway
- Ex. A-MAJOR ARTERIAL (120')
- Ex. B-GREENWAY ARTERIAL (120')
- Ex. C-Minor Arterial (100')
- Prop. C-Minor Arterial (100')
- Ex. D-MAJOR COLLECTOR (80')
- Prop. D-MAJOR COLLECTOR (80')

0 1,250 2,500 US Feet

Proposed Thoroughfare Plan Revision

Exhibit B

Note: Solid lines are the existing alignment based on 2023 Comprehensive Plan. The dashed line is the proposed thoroughfare revision for this ordinance.

Public Works & Engineering Department

Staff Report

Thoroughfare Plan Amendment

MEETING DATE(S)

IFCIAC:	July 8, 2024
Planning & Zoning Commission	July 8, 2024
City Council:	July 15, 2024

APPLICANT REQUEST

The City is requesting an amendment to the Thoroughfare Plan.

CASE INFORMATION

Applicant: The City of Waxahachie

Property Owner(s): The CIP amendment impacts Property IDs: 294908 (WISD), 182049 (Bluejacket Group, LLC & Little Living Trust), 277093 & 284684 (Accru Family Limited Partnership LTD), 182037 (Ellen E Zinn), 277094 (City of Waxahachie), and 184701 (Kenneth H. Mitchell)

Site Acreage: N/A

SUBJECT PROPERTY

General Location: Generally located east of US 77, west and south of Howard Road, and north of the future Spur 394.

Parcel ID Number(s): 294908, 182049, 277093, 284684, 182037, 277094 & 184701

Current Zoning: SF-1 (All Properties)

Existing Use: Property ID: Undeveloped (All Properties).

Platting History: None of the impacted properties is currently platted

Site Aerial:



STAFF ANALYSIS

Proposed Use: The City of Waxahachie seeks to amend the current Thoroughfare Plan.

Background: The Texas Department of Transportation (TxDOT) is proceeding with the design of Spur 394 on the south side of the City. Additionally, the Waxahachie Independent School District (WISD) is in design for a new high school that will be built north of that Spur. The North Central Texas Council of Governments (NCTCOG) and TxDOT have requested that the Spur not be the main recipient of traffic for the new high school. The current City of Waxahachie Thoroughfare Plan identifies a new roadway on the east side of the new high school that will receive the traffic and provide a roadway connection to the north.

After speaking with impacted property owners and external stakeholders, the City is proposing changes to the Thoroughfare Plan to avoid design complications and convey traffic to US 77, which is more capable of receiving northbound traffic. The Thoroughfare Plan and the Impact Fee Capital Improvement Plan are inherently connected to each other. The amendment to the Impact Fee Capital Improvement Plan was previously presented to the Impact Fee Capital Improvement Advisory Committee for public comments, and the Thoroughfare Plan is presented here. The City Council will consider both items for approval on July 15, 2024.

Staff Review: The proposed changes eliminate the need to design around a major drainage outfall south of the Senior Center and avoid creating a complicated intersection with Howard Road. The revision directs northbound traffic to US 77 further to the north, which is more capable of receiving the traffic. Shifting the proposed roadway to the east by 350 feet improves the ability of landowners to develop the property adjacent to the new roadway.

RECOMMENDATION

Public Works and Engineering staff requests a positive recommendation to the City Council for this item.

ATTACHED EXHIBITS

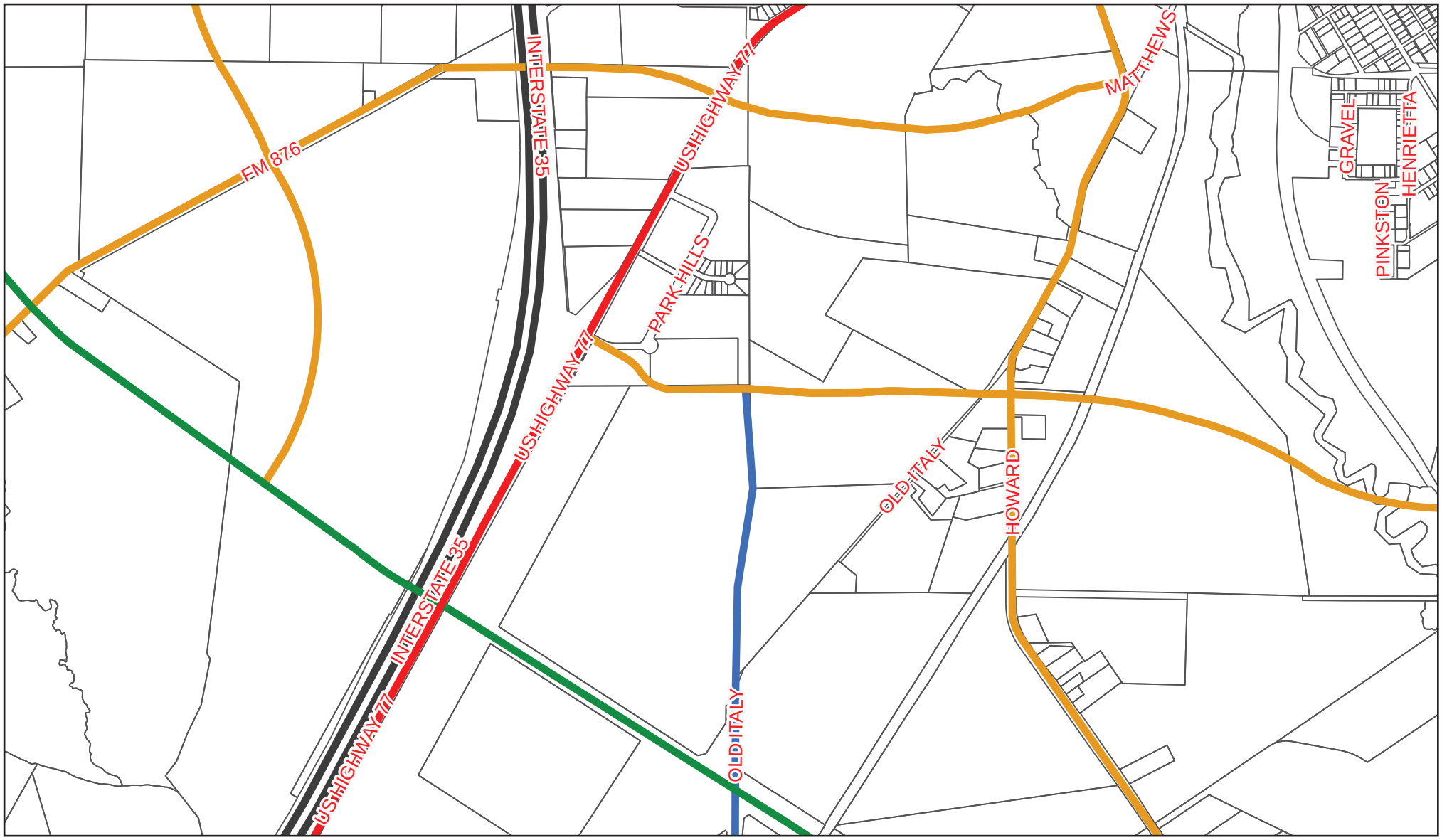
1. Exhibit A – Effective Thoroughfare
2. Exhibit B – Proposed Thoroughfare

APPLICANT REQUIREMENTS

1. N/A

STAFF CONTACT INFORMATION

Prepared by:
Justin Stoker, PE, CFM, LEED-AP
Senior Director of Public Works and Engineering
justin.stoker@waxahachie.com



Effective Thoroughfare

Exhibit A

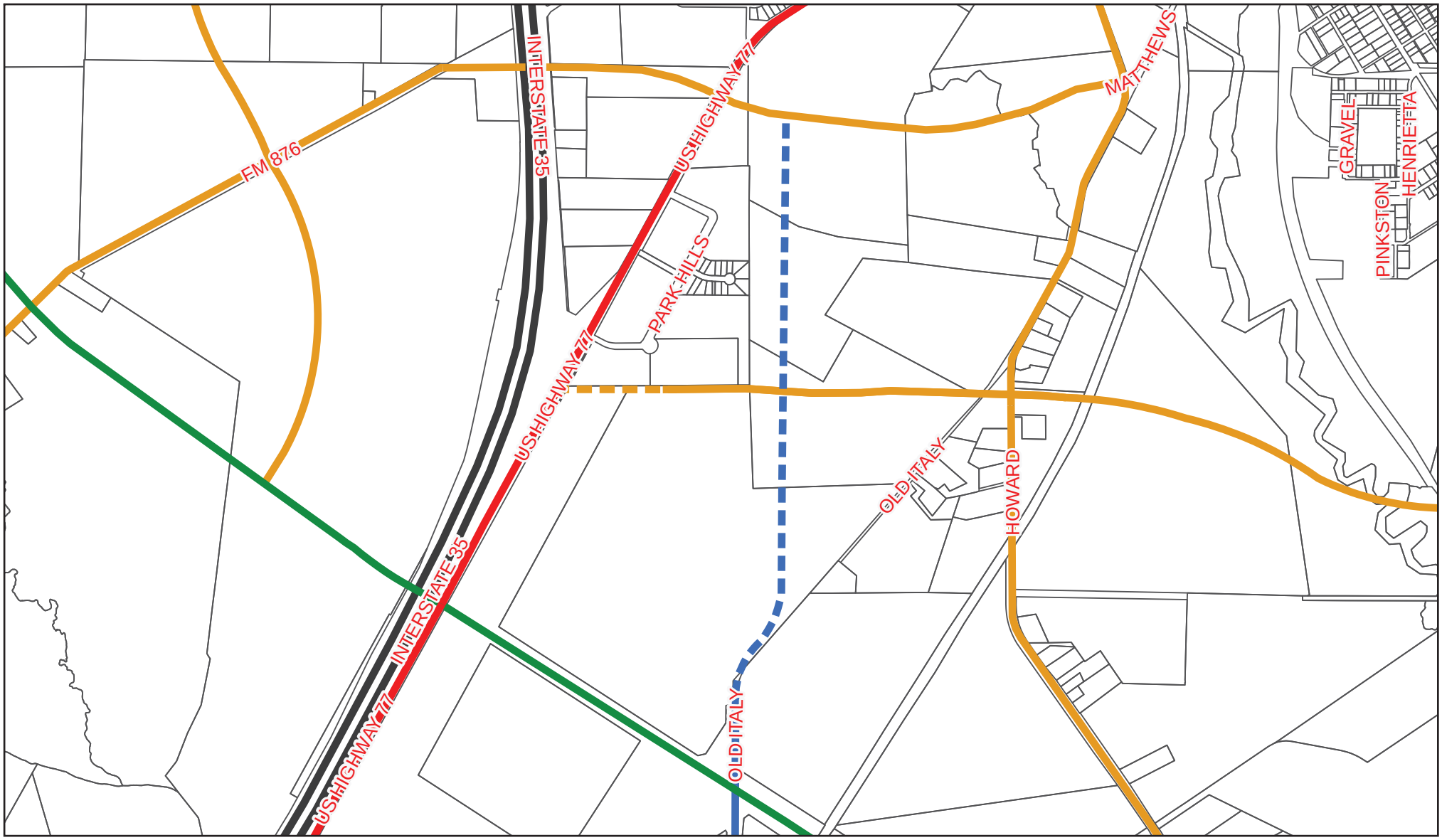
Thoroughfare ROW

- Highway
- Ex. A-MAJOR ARTERIAL (120')
- Ex. B-GREENWAY ARTERIAL (120')
- Ex. C-Minor Arterial (100)
- Ex. D-MAJOR COLLECTOR (80')

N

0 1,250 2,500 US Feet

Note: Solid lines are the existing alignment based on 2023 Comprehensive Plan. The dashed line is the proposed thoroughfare revision for this ordinance.



Thoroughfare ROW

- Highway
- Ex. A-MAJOR ARTERIAL (120')
- Ex. B-GREENWAY ARTERIAL (120')
- Ex. C-Minor Arterial (100')
- Prop. C-Minor Arterial (100')
- Ex. D-MAJOR COLLECTOR (80')
- Prop. D-MAJOR COLLECTOR (80')

0 1,250 2,500 US Feet

Proposed Thoroughfare Plan Revision

Exhibit B

Note: Solid lines are the existing alignment based on 2023 Comprehensive Plan. The dashed line is the proposed thoroughfare revision for this ordinance.

Memorandum

To: Honorable Mayor and City Council

From: Jennifer Pruitt, Senior Director of Planning

Thru: Michael Scott, City Manager

Date: July 15, 2024

Re: SUB-113-2024 – Town Addition, Lot 13A & 13B, Block 36

On June 28, 2024, the applicant requested to continue this application from the July 8, 2024 Planning and Zoning and the July 15, 2024 City Council meeting to the August 13, 2024 Planning and Zoning Commission meeting, and the August 19, 2024 City Council meeting.

Planning & Zoning Department
Zoning Staff Report

Case: ZDC-118-2024

MEETING DATE(S)

Planning & Zoning Commission: July 8, 2024
City Council: July 15, 2024

CAPTION

Public Hearing on a request by Harlen Roberts & Cindy Roberts, for a **Specific Use Permit (SUP)** for a Short-Term Rental use within a Single Family-2 (SF-2) zoning district located at 714 Dunn Street (Property ID 173368) - Owner: Harlen Roberts & Cindy Roberts (ZDC-118-2024)

RECOMMENDED MOTIONS

- *"I move to recommend denial of ZDC-118-2024, a Specific Use Permit (SUP) for a Short-Term Rental use."*

- *"I move to recommend approval of ZDC-118-2024, 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 714 Dunn Street.

CASE INFORMATION

Applicant:	Harlen Roberts & Cindy Roberts
Property Owner(s):	Harlen Roberts & Cindy Roberts
Site Acreage:	0.25 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:	714 Dunn Street
Parcel ID Number(s):	173368
Existing Use:	Residential use
Development History:	The subject property is platted as Lot 73 of the Ferris Second 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: 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 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 Dunn 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.

Planning Analysis (continued):
The Applicant is requesting a SUP for a short-term rental use located at 714 Dunn Street because it is located within an SF-2 zoning district. The subject property consists of a primary structure of approximately 1,983 square feet with three (3) bedrooms and enough improved surface to accommodate the maximum parking spaces of three (3) vehicles situated on an approximately 0.25-acre (10,715 square feet) lot.

The applicant submitted this SUP Application on May 26, 2024. The applicant has not been operating a short-term rental, and has not been paying local hotel occupancy taxes. The Ellis County Appraisal District (ECAD) does not identify the subject property as a Homestead. The applicant has satisfied all of 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 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 property's current use in the past 12 months.

The local emergency contact provided by the applicant is Harlen & Cindy Roberts (214) 549-0804, 1036 Woodridge Rd., Waxahachie, TX 75165 Cindy.roberts1013@yahoo.com, located 8.5 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, 68 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 support and one (1) letter of opposition 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 four (4) off-street parking spaces.
5. The short-term rental operator shall adhere to all regulations in Section 3.27 of the City's Zoning Ordinance.
6. The applicant shall apply for the required STR registration within thirty (30) calendar days from the City Council approval of this SUP.

ATTACHED EXHIBITS

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

STAFF CONTACT INFORMATION

Prepared by:
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-118-2024

AUTREY & HOWARD REAL ESTATE HOLDINGS LLC
200 S ELM ST
WAXAHACHIE, TX 76063

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Monday, July 8, 2024 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, July 15, 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 Harlen & Cindy Roberts, for a Specific Use Permit (SUP) for a Short-Term Rental use within a Single Family-2 (SF-2) zoning district located at 714 Dunn St (Property ID 173368) - Owner: Harlen & Cindy Roberts (ZDC-118-2024)

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-118-2024 **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 *July 3, 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

6-23-24
Date

Rusty Autrey - Owner
Printed Name and Title

200 S Elm Waxahachie
Address 75165

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-118-2024

LANGENHEDER STACIA L
214 LYNN STREET
WAXAHACHIE, TX 75167-8527

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Monday, July 8, 2024 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, July 15, 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 Harlen & Cindy Roberts, for a Specific Use Permit (SUP) for a Short-Term Rental use within a Single Family-2 (SF-2) zoning district located at 714 Dunn St (Property ID 173368) - Owner: Harlen & Cindy Roberts (ZDC-118-2024)

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-118-2024 **City Reference: 173412**

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *July 3, 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: Neighborhood is already sketchy because of Ladd Ken — Clean up the legal issues before inviting in new problems!

Stacia Langenheder-Lopez
Signature

6/25/2024
Date

Stacia Langenheder-Lopez
Printed Name and Title

214 Lynn Street
Address
Waxahachie, TX.
75165

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-118-2024

<>

RECEIVED JUL 0 1 2024

ROBERTS CINDY D & HARLEN F
1036 WOODRIDGE RD
WAXAHACHIE, TX 75165

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Monday, July 8, 2024 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, July 15, 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 Harlen & Cindy Roberts, for a Specific Use Permit (SUP) for a Short-Term Rental use within a Single Family-2 (SF-2) zoning district located at 714 Dunn St (Property ID 173368) - Owner: Harlen & Cindy Roberts (ZDC-118-2024)

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-118-2024 **City Reference: 173368**

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

Cindy Roberts
Signature

6/27/24
Date

Cindy Roberts
Printed Name and Title

714 Dunn St
Address
Waxahachie, Tx

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-118-2024

<>

RECEIVED JUL 0 2 2024

ROBERTS HARLEN & CINDY
1036 WOODRIDGE RD
WAXAHACHIE, TX 75109

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Monday, July 8, 2024 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, July 15, 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 Harlen & Cindy Roberts, for a Specific Use Permit (SUP) for a Short-Term Rental use within a Single Family-2 (SF-2) zoning district located at 714 Dunn St (Property ID 173368) - Owner: Harlen & Cindy Roberts (ZDC-118-2024)

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-118-2024 **City Reference: 173444**

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *July 3, 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: SUP- 714 Dunn St.

Cindy Roberts
Signature

6/25/24
Date

Cindy Roberts
Printed Name and Title

203 Lyons, Waxahachie Tx 75165
Address

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-118-2024

<><><>

RECEIVED JUL 0 2 2024

ROBERTS HARLEN & CINDY
1036 WOODRIDGE RD
WAXAHACHIE, TX 75165-1801

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Monday, July 8, 2024 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, July 15, 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 Harlen & Cindy Roberts, for a Specific Use Permit (SUP) for a Short-Term Rental use within a Single Family-2 (SF-2) zoning district located at 714 Dunn St (Property ID 173368) - Owner: Harlen & Cindy Roberts (ZDC-118-2024)

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-118-2024 **City Reference: 268632**

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

Harlen Roberts
Signature

6/28/24
Date

Harlen Roberts
Printed Name and Title

205 Lynn St.
Address

Waxahachie, Tx 75165

OWNER LETTER

History of 714 Dunn St, Waxahachie

We purchased the above property in June of 2016. At that time the house had been abandoned for quite some time. It was in need of major repairs from roof leaks that had not been addressed. Over the next several months we repaired the home and began to use it as a long term rental.

We decided last year to turn it into a short term rental and we began the process of decorating and staging the home.

We are experienced short term rental hosts with Airbnb and currently hold the status as super hosts. To get the super host status you have to have great reviews from your guests.

Our current Airbnb is in Laguna Park – near Lake Whitney. We have hosted responsible and respectful guests and have had no complaints from the neighbors.

Cindy and Harlen Roberts


LOCATION MAP (EXHIBIT A)
Item 9&10
FERRIS AVE
COW ALLEY
CENTER ST
DUNN ST
LYNN AVE
ALLEY
KIRKSEY ST
ALLEY
BROWN ST
MIRIAM LN
MODENE AVE
MORENE AVE
RICHMOND LN
ALLEY
0
100
200
400
600
800
Feet
ZDC-118-2024 (SUP)


ZONING MAP (EXHIBIT B)
Item 9&10
N
LYNN AVE
ALLEY
KIRKSEY ST
MIRIAM LN
MODENE AVE
FERRIS AVE
COW ALLEY
DUNN ST
BROWN ST
MORENE AVE
CENTER ST
ALLEY
ALLEY
RICHMOND LN
ZDC-118-2024 (SUP)
SUP
GR
PD-GR
PD-SF-2
SF-2
0
100
200
400
600
800
Feet

FLOOR PLAN (EXHIBIT C)

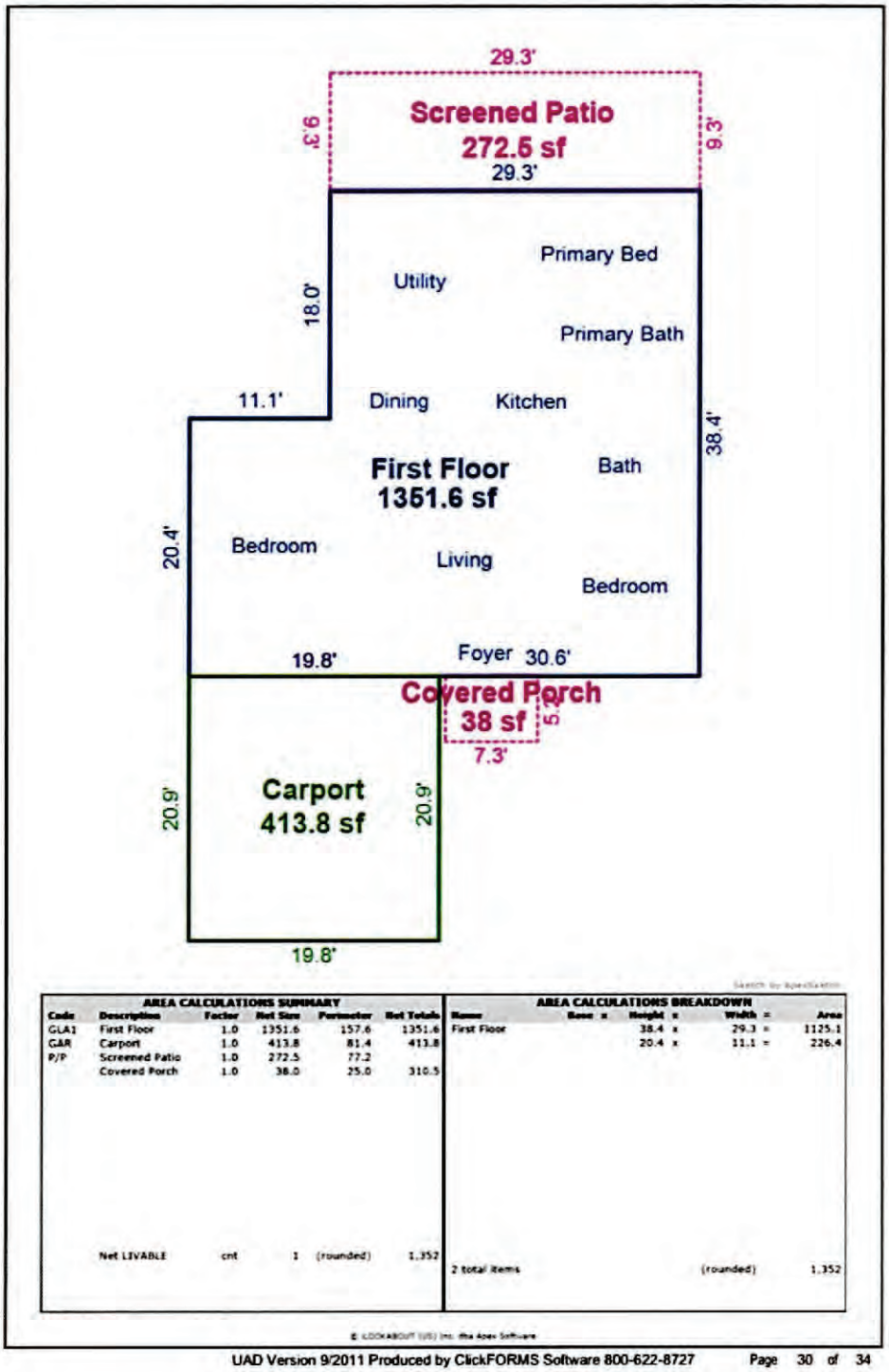
◀ Mail

LTE

CentralCRE
SKETCH ADDENDUM

File No. 2024-01-0839
Loan No. 452401004

Borrower Cindy & Harlen Forrest Roberts
Property Address 714 Dunn Street
City Waxahachie County Ellis State TX Zip Code 75165-1924
Lender/Client First United Bank Address 6604 Frankford Avenue, Lubbock, TX 79424



AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	First Floor	1.0	1351.6	157.6	1351.6
GAR	Carport	1.0	413.8	81.4	413.8
P/P	Screened Patio	1.0	272.5	77.2	
	Covered Porch	1.0	38.0	25.0	310.5
	Net LIVABLE	cnt	1	(rounded)	1,352

AREA CALCULATIONS BREAKDOWN

Name	Base	x	Height	x	Width	=	Area
First Floor			38.4	x	29.3	=	1125.1
			20.4	x	11.1	=	226.4
2 total items						(rounded)	1,352

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CentralCRE
APPRAISER LICENSE ADDENDUM

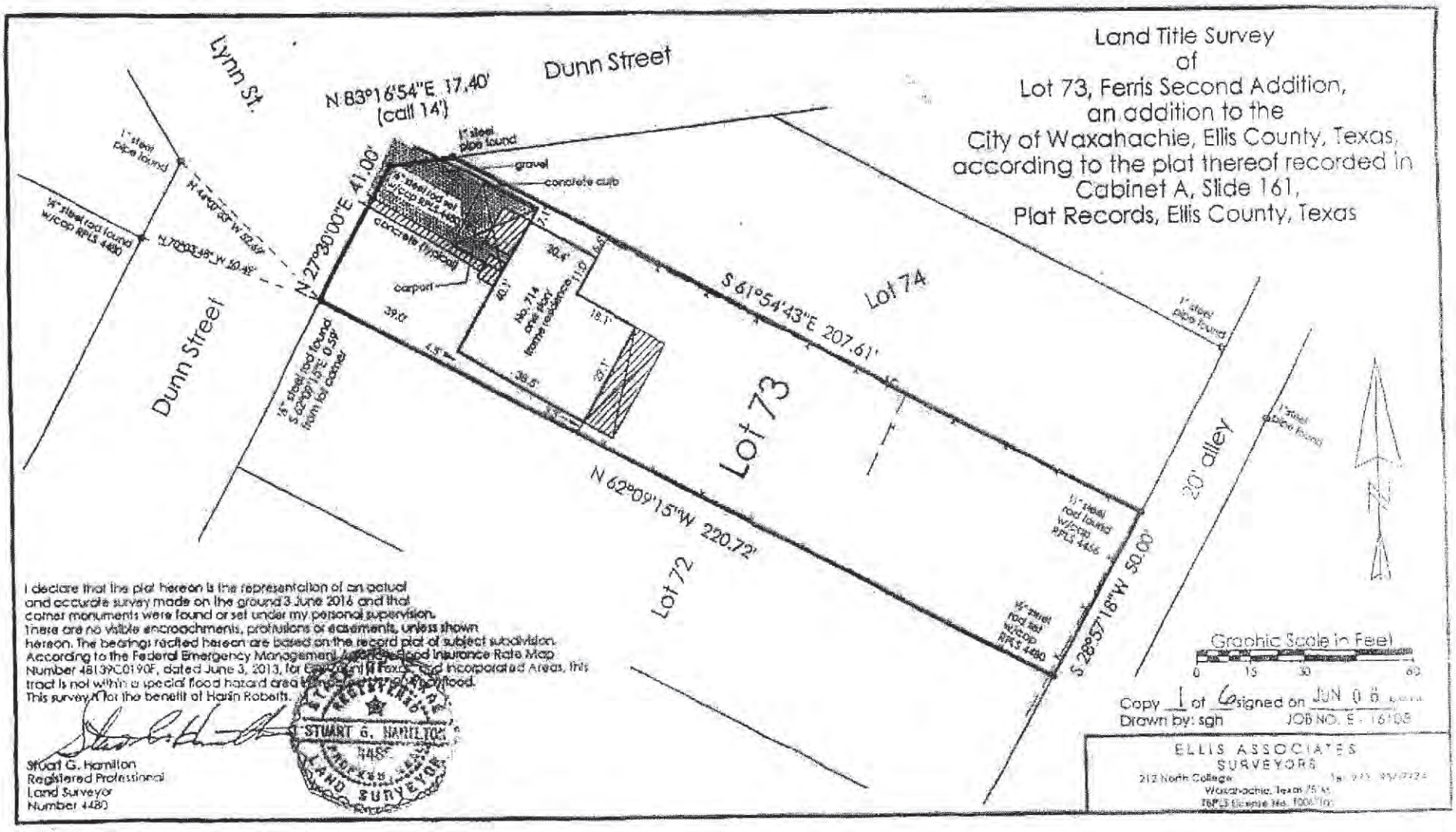
File No. 2024-01-0839
Loan No. 452401004

Borrower Cindy & Harlen Forrest Roberts
Property Address 714 Dunn Street

secure.mercuryvmp.com — Private

SITE PLAN (EXHIBIT D)

Item 9&10



I declare that this plat hereon is the representation of an actual and accurate survey made on the ground 3 June 2016 and that corner monuments were found or set under my personal supervision. There are no visible encroachments, protrusions or easements, unless shown hereon. The bearings recited hereon are based on the record plat of subject subdivision. According to the Federal Emergency Management Agency Flood Insurance Rate Map Number 48139C0190F, dated June 3, 2013, for Ellis County and Incorporated Areas, this tract is not within a special flood hazard area [illegible] 500 year flood. This survey is for the benefit of Harin Roberts.

STUART G. HAMILTON 4480 REGISTERED LAND SURVEYOR

Stuart G. Hamilton
Registered Professional
Land Surveyor
Number 4480

Cindy L Roberts

Harin D Roberts

HOST RULES (EXHIBIT E)

HOUSE RULES
714 DUNN ST, WAXAHACHIE

- This is a non-smoking property.
- Quiet hours start at 11:00 PM and last until 7:00 AM.
- Check-in after 4:00.
- Check-out before 11:00.
- Self -check in with lock box.
- Number of guests – 6.
- Pre- approved pets allowed – limit 2. Deposit required. Pets must be kept in a kennel when unattended.
- Exterior cameras as required by the city.
- Commercial photography and filming not allowed.

Planning & Zoning Department
Zoning Staff Report

Case: ZDC-123-2024

MEETING DATE(S)

Planning & Zoning Commission: July 8, 2024
City Council: July 15, 2024

CAPTION

Public Hearing on a request by Stephanie Savins, for a **Specific Use Permit (SUP)** for a Short-Term Rental use within a Single Family-2 (SF-2) zoning district located at 313 Monticello Drive (Property ID 172127) – Owner: Stephanie Savins & Eric Savins (ZDC-123-2024)

RECOMMENDED MOTIONS

- *"I move to recommend denial of ZDC-123-2024, a Specific Use Permit (SUP) for a Short-Term Rental use."*

- *"I move to recommend approval of ZDC-123-2024, 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 313 Monticello Drive.

CASE INFORMATION

Applicant:	Stephanie Savins
Property Owner(s):	Stephanie Savins & Eric Savins
Site Acreage:	0.21 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:	313 Monticello Drive
Parcel ID Number(s):	172127
Existing Use:	Residential use
Development History:	The subject property is platted as Lot 35, Block 3 of the Belle-Vue Addition.

Adjoining Zoning & Uses:

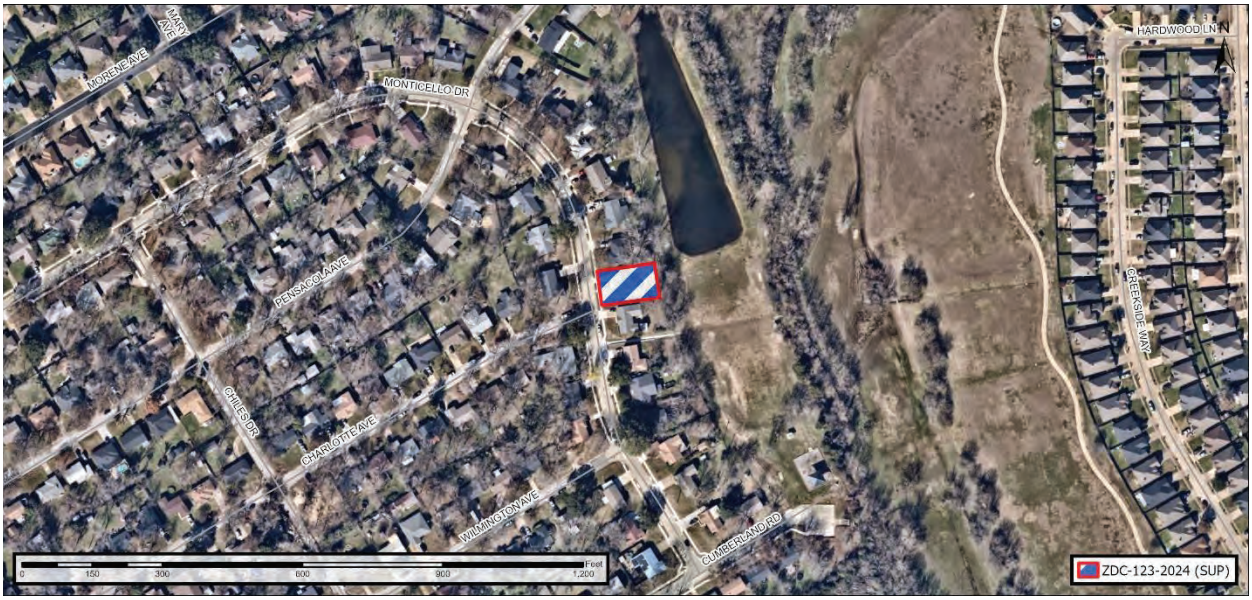
Direction	Zoning	Current Use
North	SF-2	Single Family Residence
East	SF-2	Single Family Residence
South	SF-2	Undeveloped
West	SF-2	Single Family Residence

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 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 Monticello Drive.

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.

Planning Analysis (continued):

The Applicant is requesting a SUP for a short-term rental use located at 313 Monticello Dr. because it is located within an SF-2 zoning district. The subject property consists of a primary structure of approximately 1,765 square feet with two (2) bedrooms and enough improved surface to accommodate the maximum parking spaces of two (2) vehicles situated on an approximately 0.21-acre (9,147 square feet) lot.

The applicant submitted this SUP Application on May 31, 2024. The applicant has been operating a short-term rental since approximately August of 2023, and has not been paying local hotel occupancy taxes. The Ellis County Appraisal District (ECAD) does not identify whether the subject property is a Homestead. The applicant has satisfied all of 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 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 property's current use in the past 12 months.

The local emergency contact provided by the applicant is Tristan Savins (972) 765-7778, 5841 Jennifer Lane, Midlothian, TX 76065, Tsavins13@gmail.com located 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, 56 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 support and five (5) letters of opposition were received by staff, with one (1) letter of support and one (1) letter 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 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 in Section 3.27 of the City's Zoning Ordinance.
6. The applicant shall apply for the required STR registration within thirty (30) calendar days from the City Council approval of this SUP.

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 11&12

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-123-2024

CHILD ROBERT & HEAVEN M
301 MONTICELLO DR
WAXAHACHIE, TX 75165

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Monday, July 8, 2024 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, July 15, 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 Stephanie Savins & Eric Savins, for a Specific Use Permit (SUP) for a Short-Term Rental use within a Single Family-2 (SF-2) zoning district located at 313 Monticello Dr. (Property ID 172127) - Owner: Stephanie Savins & Eric Savins (ZDC-123-2024)

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-123-2024 **City Reference: 172141**

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

H. Child
Signature

6/21/24
Date

Heaven Child
Printed Name and Title

301 Monticello Dr.
Address

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-123-2024
<><><>

AUTREY DUSTY
200 S ELM ST
WAXAHACHIE, TX 75165

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Monday, July 8, 2024 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, July 15, 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 Stephanie Savins & Eric Savins, for a Specific Use Permit (SUP) for a Short-Term Rental use within a Single Family-2 (SF-2) zoning district located at 313 Monticello Dr. (Property ID 172127) - Owner: Stephanie Savins & Eric Savins (ZDC-123-2024)

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-123-2024 **City Reference: 172223**

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

6-24-24
Date

Printed Name and Title

200 S Elm Way TX 75165
Address

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-123-2024

STEWART WILLIAM K & DEBRA A
215 PENSACOLA AVE
WAXAHACHIE, TX 75165-2023

RECEIVED JUN 2 5 2024

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Monday, July 8, 2024 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, July 15, 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 Stephanie Savins & Eric Savins, for a Specific Use Permit (SUP) for a Short-Term Rental use within a Single Family-2 (SF-2) zoning district located at 313 Monticello Dr. (Property ID 172127) - Owner: Stephanie Savins & Eric Savins (ZDC-123-2024)

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-123-2024 **City Reference: 172199**

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

Debra Stewart William Stewart — Signature
June 25 2024 — Date
William & Debra Stewart — Printed Name and Title
215 Pensacola Ave — Address

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-123-2024

WILSON SAMUEL D III
503 MONTICELLO DR
WAXAHACHIE, TX 75165

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Monday, July 8, 2024 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, July 15, 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 Stephanie Savins & Eric Savins, for a Specific Use Permit (SUP) for a Short-Term Rental use within a Single Family-2 (SF-2) zoning district located at 313 Monticello Dr. (Property ID 172127) - Owner: Stephanie Savins & Eric Savins (ZDC-123-2024)

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-123-2024 **City Reference: 172123**

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

Samuel Wilson
Signature

6/25/24
Date

Samuel Wilson Owner
Printed Name and Title

503 monticello Dr.
Address

Case Number: ZDC-123-2024 **Item 11&12** **City Reference:** 172157

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *July 3, 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 27 2024

☐ SUPPORT ☑ OPPOSE

Comments:
Traffic / parking concerns
Rowdy event concerns

Bobby J. Saylors
Signature

6-24-2024
Date

BOBBY J. SAYLORS, OWNER
Printed Name and Title

215 Charlotte Ave.
Address
Waxahachie, Texas 75165

Case Number: ZDC-123-2024 **Item 11&12** **City Reference:** 172286

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *July 3, 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 JUL 0 2 2024

Comments:

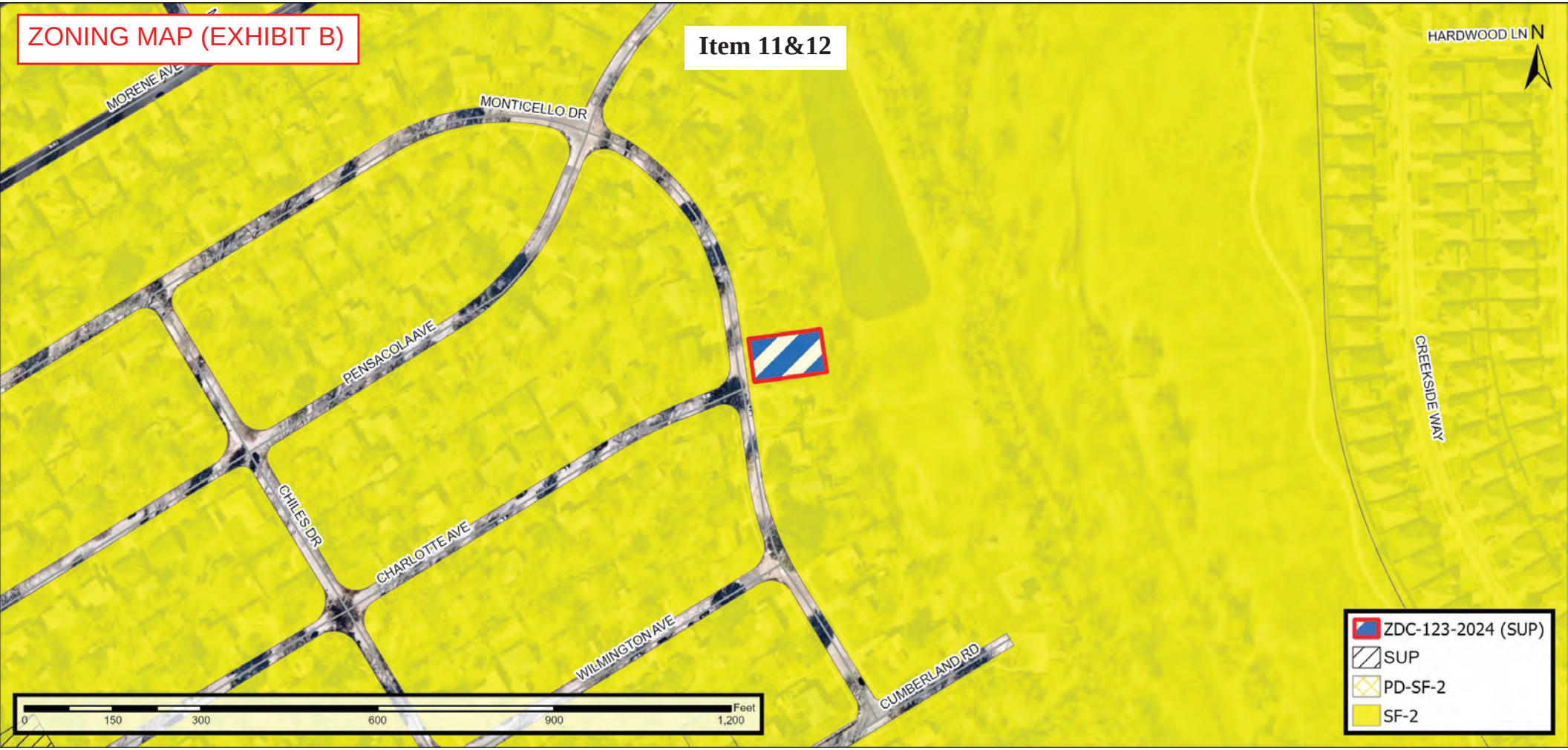
Terry O'Daniel
Signature

06-22-2024
Date

TERRY O'DANIEL OWNER
Printed Name and Title

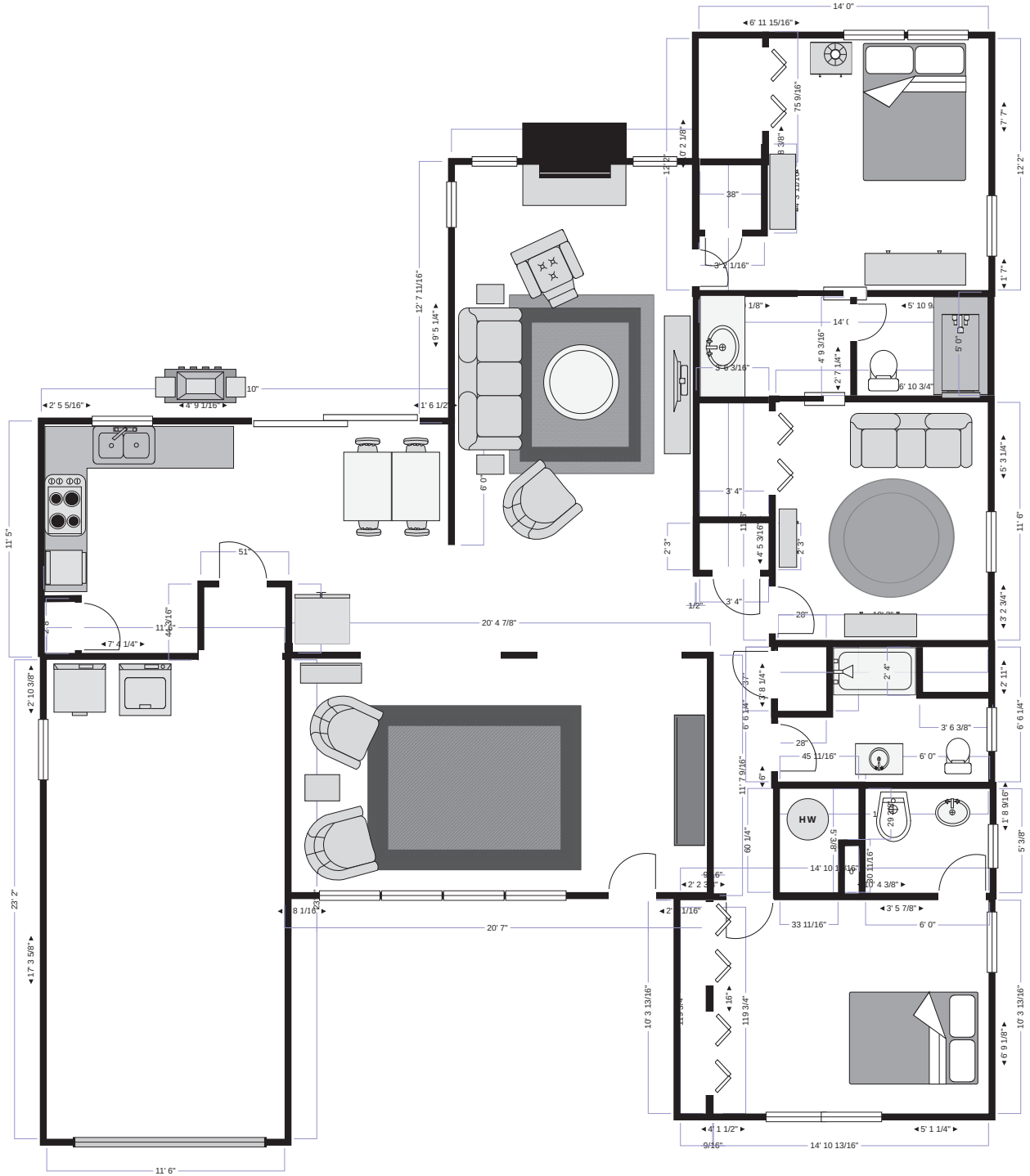
212 WILMINGTON AVE.
Address


LOCATION MAP (EXHIBIT A)
Item 11&12
MORENE AVE
MONTICELLO DR
PENSACOLA AVE
CHILES DR
CHARLOTTE AVE
WILMINGTON AVE
CUMBERLAND RD
HARDWOOD LN
CREEKSIDE WAY
N
0
150
300
600
900
1,200
Feet
ZDC-123-2024 (SUP)


ZONING MAP (EXHIBIT B)
Item 11&12
MORENE AVE
MONTICELLO DR
PENSACOLAAVE
CHILES DR
CHARLOTTE AVE
WILMINGTON AVE
CUMBERLAND RD
HARDWOOD LN
CREEKSIDE WAY
N
0
150
300
600
900
1,200
Feet
ZDC-123-2024 (SUP)
SUP
PD-SF-2
SF-2

FLOOR PLAN (EXHIBIT C)

Item 11&12

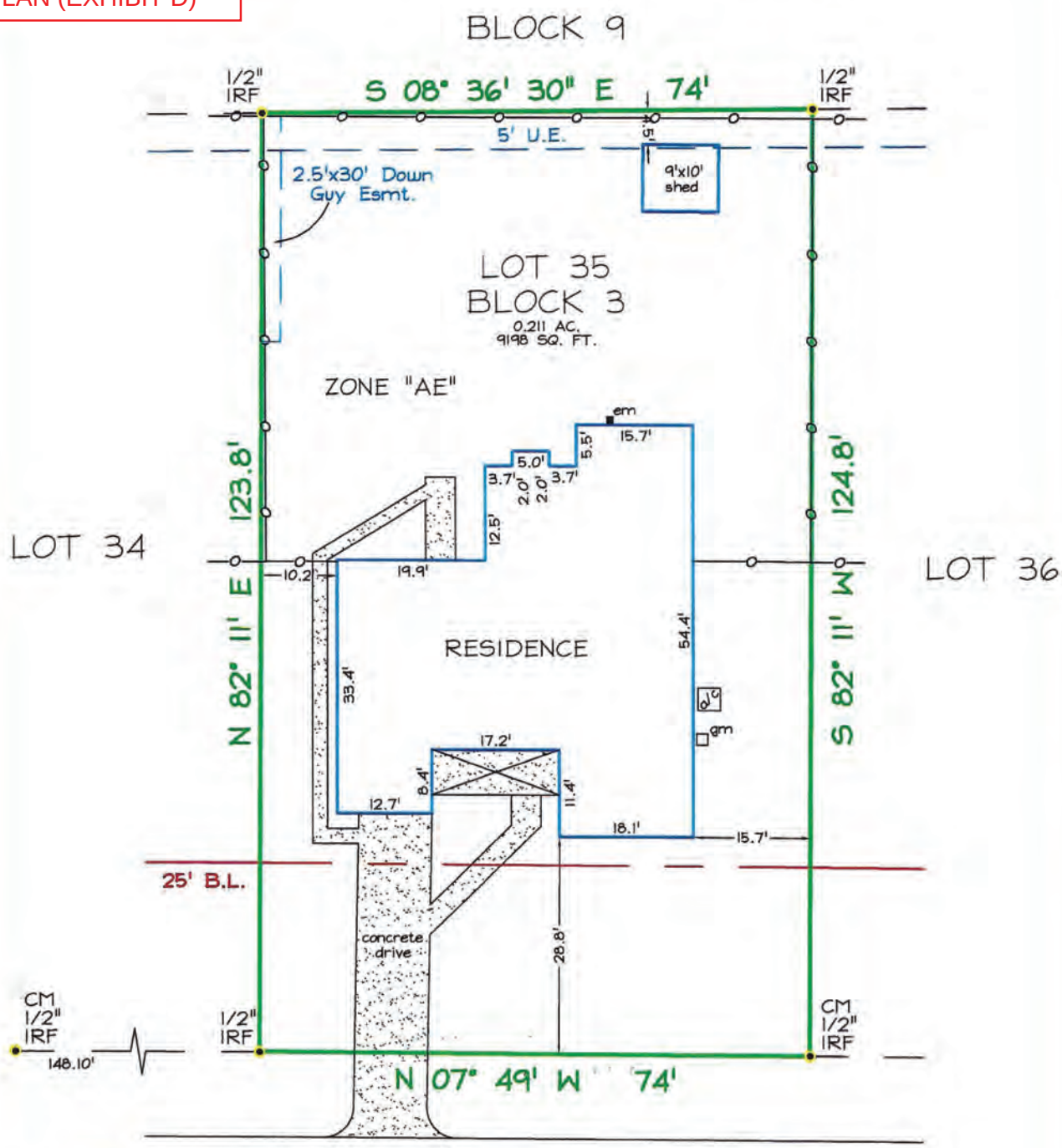


Scale: 1"= 20' | Tech: JD, Field: RB | Job No: 1608TS74

ADDITIONAL BUILDING LINES/EASEMENTS PER CITY ZONING ORDINANCES & SUBDIVISION RESTRICTIONS/COVENANTS MAY AFFECT SUBJECT PROPERTY

SITE PLAN (EXHIBIT D)

Item 11&12



MONTICELLO DRIVE

(50' R.O.W.)

STATE OF TEXAS
REGISTERED
PAUL G. FULLER II
4843
PROFESSIONAL
LAND SURVEYOR

Address: 313 MONTICELLO DRIVE

G.F. No.: 21034

Date: 08/04/2016

I, Paul G. Fuller II, Registered Professional Land Surveyor No. 4843, do hereby declare that the map shown hereon accurately represents the property as determined by an on-the-ground survey made under my direct supervision and correctly shows the boundary lines and dimensions of the property, as found on the date of the survey, indicated hereon. There are no visible conflicts, or protrusions, except as shown and said property has access to a public roadway. All easements and right-of-ways that the surveyor has knowledge of or has been advised of and those shown on the referenced plat of record are shown or noted hereon. This survey is for the exclusive use of title company, the mortgage company and the purchaser.

Purchaser

Purchaser

DATE:

ACCEPTED BY:

FULLER ENGINEERING & LAND SURVEYING, INC.

LEGEND OF ABBREVIATIONS AND SYMBOLS

B.L.	= Building Line	I.P.F.	= Iron Pipe Found		= Buried Cable Riser	—//—	= Wood Fence
C.M.	= Control Monument	I.R.F.	= Iron Rod Found	P.O.S.E.	= Public Open Space Easement	—o—	= Chain Link Fence
D.E.	= Drainage Easement	I.R.S.	= Capped Iron Rod Set	R.O.W.	= Right of Way	—□—	= Iron Fence
D.U.E.	= Drainage & Utility	O.H.E.	= Overhead Electric		= Telephone Riser		

HOST RULES (EXHIBIT E)

Waxahachie Wildflower HOUSE RULES:



313 Monticello Drive
Waxahachie, TX 75165

Eric: 214-882-1901
Stephanie: 214-869-3735

jhetsproperties@gmail.com

PLEASE READ:

- Absolutely NO SMOKING in the house.
- For cleaning spills and other messes, please use utility rags available under kitchen sink.
- NO dangerous dogs
- NO dog food left outside
- NO firewood stored inside house or against house
- NO large food waste in garbage disposal
- NO noise disruption, please respect home and neighbors
- Please clean up after yourselves and leave the house as you found it
- Thermostat cannot be set below 70 degrees in summer
- No pets on furniture, but if they insist, please place sheet or blanket over furniture first
- Please pick up any pet poop from yard

Bathrooms

- Do not flush wet wipes or feminine items down toilet
- Old pipes require gentle use, please try not to overwhelm pipes with large amounts of toilet paper per flush

CHECK OUT

- Winter: set thermostat at 61 degrees and press HOLD
- Summer: set thermostat at 75 degrees and press HOLD
- Collect trash and place in kitchen trash can, we will take out
- Place used towels and rags in garage laundry basket
- Remove bed linens and set beside bed(s)
- Load and start dishwasher
- Sweep hard floors
- Lock doors and close garage door

Emergency contact information

ATMOS gas: 866-322-8667
TXU electric: 800-818-6132
Water leak or sewer backup: 469-309-4400
Fire Department: 972-937-8364
Waxahachie Police: 469-309-4400

Planning & Zoning Department

Zoning Staff Report

Case: ZDC-111-2024

MEETING DATE(S)

Planning & Zoning Commission: July 8, 2024
City Council: July 15, 2024

CAPTION

Public Hearing on a request by Melanie Brewer for a **Specific Use Permit (SUP)** for an **Accessory Structure Dwelling Unit** use within a Single Family-2 (SF-2) zoning district located at 1111 W Marvin Avenue (Property ID 176332) - Owner: Melanie Brewer & Mark Brewer (ZDC-111-2024)

RECOMMENDED MOTION

"I move to recommend approval of ZDC-111-2024, a Specific Use Permit for an Accessory Dwelling Unit, subject to the conditions the staff report."

APPLICANT REQUEST

The applicant requests approval of a Specific Use Permit (SUP) to allow for the conversion of an existing 2-car detached garage to 483 square foot Accessory Dwelling Unit.

CASE INFORMATION

Applicant: Melanie Brewer

Property Owner(s): Melanie Brewer & Mark Brewer

Site Acreage: 0.458 acres

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

Requested Zoning: SF-2 with a SUP for an Accessory Dwelling Unit

SUBJECT PROPERTY

General Location: 1111 W Marvin Avenue

Parcel ID Number(s): 176332

Existing Use: Single Family Residence with a detached 2-car garage.

Development History: The property is platted as Lot 3, Block 18 of the University Revision.

Adjoining Zoning & Uses:

Direction	Zoning	Current Use
North	SF-2	Single Family Home
East	SF-2	Single Family Home
South	SF-2	Single Family Home & Patrick Field
West	SF-2	Single Family Home

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 the large land areas 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 W Marvin Avenue.

Site Image:



PLANNING ANALYSIS

The applicant proposes a Specific Use Permit (SUP) to allow for the conversion of an existing 2-car detached garage to 483 square foot Accessory Dwelling Unit. The Waxahachie Zoning Ordinance requires approval of a SUP to allow for an Accessory Dwelling Unit use within a Single Family-2 (SF-2) zoning district. The proposed accessory dwelling unit is located to the rear of the primary home at 1111 W Marvin Avenue and meets the minimum setback requirements for an accessory structure within the SF-2 zoning district. If approved, the existing driveway is sufficient to meet the parking requirements for the existing home and the proposed accessory dwelling unit.

The proposed accessory dwelling unit will include one (1) bedroom, one (1) bathroom, a washer/dryer connection, a full kitchen, and open living area. The two existing garage doors on the front of the structure are proposed to be removed and replaced with siding matching the existing structure. Access doors are proposed on the west and south side of the structure. This means the structure will only be accessible from the backyard of the primary home.

Planning Analysis (continued):
The property has confirmed that the accessory dwelling unit will only be used as a residence for their son and granddaughter. The property owner has also confirmed that the accessory dwelling unit will not be leased or sold separately from the primary home, separately metered, used a short-term rental (STR), or used for commercial purposes.

PUBLIC NOTIFICATIONS
To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 15 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 opposition and two (2) letters of support 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 noted below.

Conditions:
1. The accessory dwelling shall be 483 square feet in size. An amendment to this SUP shall be required in the event the accessory dwelling is proposed to expand beyond 483 square feet in size.
2. The accessory dwelling shall only be occupied by the property owner or non-paying guest of the property owner.
3. The accessory dwelling shall not be used as a short-term rental without a Specific use Permit that has been approved by City Council.
4. The accessory dwelling shall not be used for commercial purposes.
5. The accessory dwelling shall not be leased or sold separately from the primary residence and shall not be separately metered for electric, water, or wastewater services.
6. The property owner shall obtain all necessary permits from the City of Waxahachie Building and Community Services Department before constructing the accessory dwelling.

ATTACHED EXHIBITS
1. Public Notification Responses
2. Exhibit A – Location Map
3. Exhibit B – Site Plan
4. Exhibit C – Floor Plan
5. Exhibit D – Elevation/Façade Plan

APPLICANT REQUIREMENTS
1. If approved by City Council, 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

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-111-2024

HOOVER SARAH E
1107 W MARVIN AVE
WAXAHACHIE, TX 75165-2931

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Monday, July 8, 2024 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, July 15, 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 Melanie Brewer for a Specific Use Permit (SUP) for an Accessory Structure Dwelling Unit use within a Single Family-2 (SF-2) zoning district located at 1111 W Marvin Avenue (Property ID 176332) - Owner: Melanie Brewer & Mark Brewer (ZDC-111-2024) 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-111-2024 **City Reference: 265090**

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

6-24-2024
Date

Sarah E. Hoover, Homeowner
Printed Name and Title

1107 W. Marvin Ave.
Address
Waxahachie, Tx 75165

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-111-2024

HOOVER DENNIS R & SHARON G HOOVER
1107 W MARVIN AVE
WAXAHACHIE, TX 75165

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Monday, July 8, 2024 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, July 15, 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 Melanie Brewer for a Specific Use Permit (SUP) for an Accessory Structure Dwelling Unit use within a Single Family-2 (SF-2) zoning district located at 1111 W Marvin Avenue (Property ID 176332) - Owner: Melanie Brewer & Mark Brewer (ZDC-111-2024) 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-111-2024 **City Reference: 265090**

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☐ SUPPORT ☒ OPPOSE

Comments:

Dennis Hoover / Sharon Hoover
Signature

6-24-2024
Date

Dennis R. Hoover
Sharon G. Hoover
Homeowners
Printed Name and Title

1107 W. Marvin Ave.
Waxahachie, Tx 75165
Address

Item 13&14

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-111-2024

RECEIVED JUL 0 3 2024

POARCH JAMES
103 E University Ave
Waxahachie, TX 75165-2353

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Monday, July 8, 2024 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, July 15, 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 Melanie Brewer for a Specific Use Permit (SUP) for an Accessory Structure Dwelling Unit use within a Single Family-2 (SF-2) zoning district located at 1111 W Marvin Avenue (Property ID 176332) - Owner: Melanie Brewer & Mark Brewer (ZDC-111-2024) 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-111-2024 **City Reference: 176378**

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

6-23-24
Date

Printed Name and Title

103 E. University
Address

Item 13&14

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-111-2024

<>

RECEIVED JUL 0 3 2024

POARCH JAMES D & SHANNON C
103 E UNIVERSITY AVE
WAXAHACHIE, TX 75165-2353

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Case Number: ZDC-111-2024 **City Reference: 176340**

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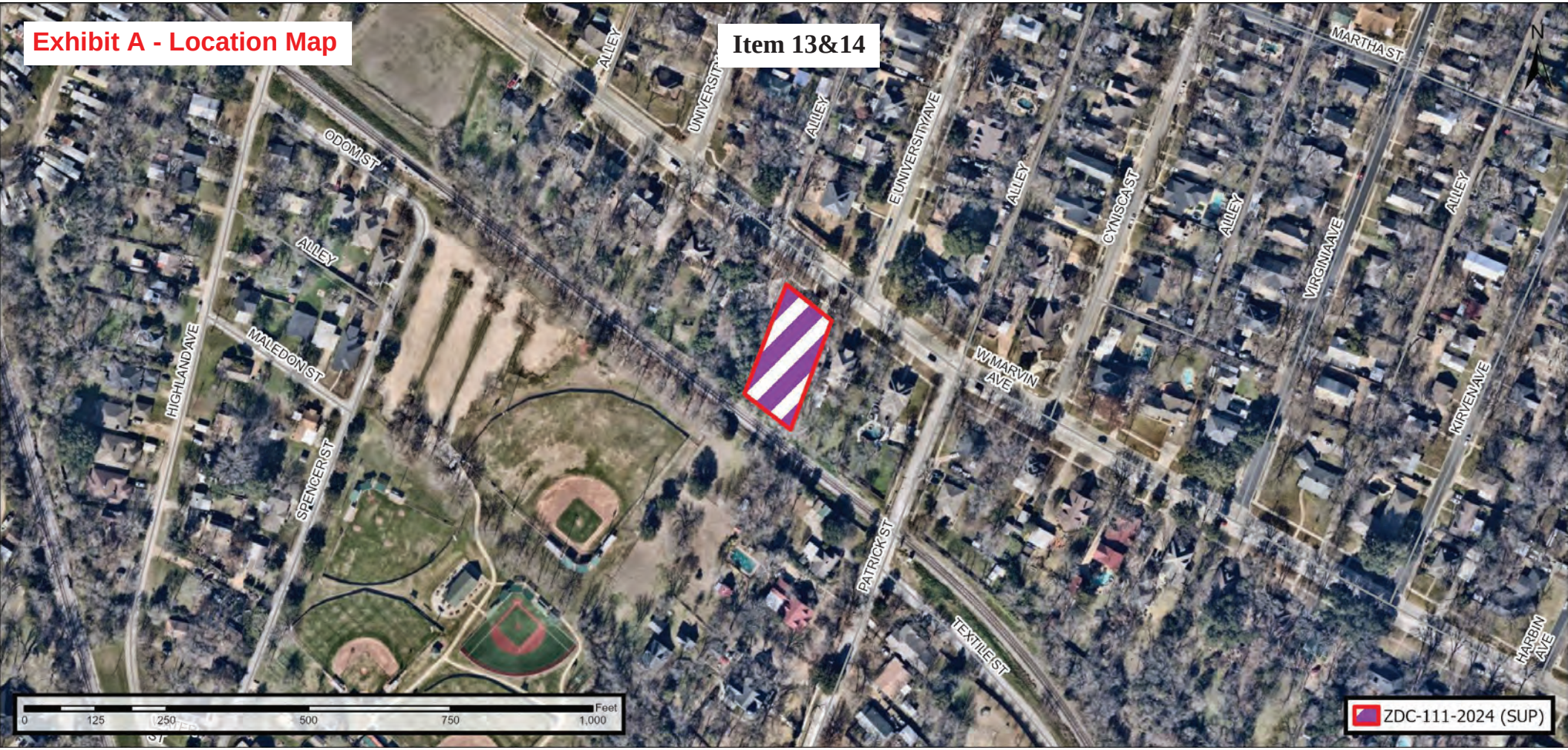
☑ SUPPORT ☐ OPPOSE

Comments:

Signature — Date: 6/23/24

Poarch - owner — Address: 103 E. University

Printed Name and Title


Exhibit A - Location Map
Item 13&14
ODOM ST
ALLEY
HIGHLAND AVE
MALEDON ST
SPENCER ST
E UNIVERSITY AVE
W MARVIN AVE
PATRICK ST
TEXTILE ST
CYNISCAST
VIRGINIA AVE
MARTHA ST
KIRVEN AVE
HARBIN AVE
N
0
125
250
500
750
1,000
Feet
ZDC-111-2024 (SUP)

LEGAL DESCRIPTION

Texas Registered Engineering Firm # F-8331 and Surveying Firm # 10091800

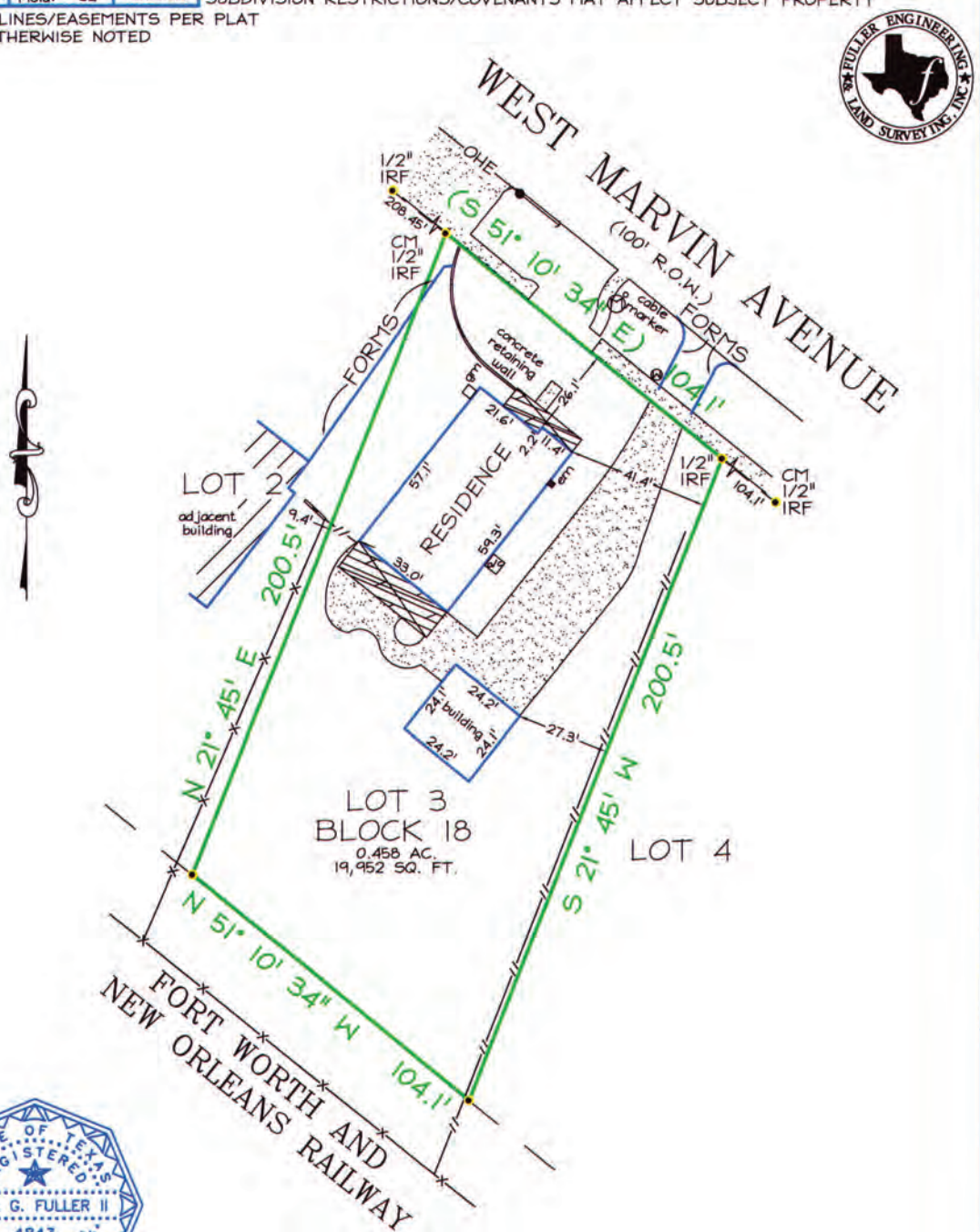
LOT 3, BLOCK 18, OF UNIVERSITY ADDITION, AN ADDITION TO THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN CABINET A, SLIDE 147, OF THE PLAT RECORDS, OF ELLIS COUNTY, TEXAS.

According to the Federal Emergency Management Agency Flood Insurance Rate Map, Community Panel No. 48139C0190 F, dated June 3, 2013, this property does not lie within a 100-Year Flood Hazard Area.

Scale: 1"= 40' | Tech: JP, Field: JG | Job No: 1908TA18

ADDITIONAL BUILDING LINES/EASEMENTS PER CITY ZONING ORDINANCES & SUBDIVISION RESTRICTIONS/COVENANTS MAY AFFECT SUBJECT PROPERTY

BUILDING LINES/EASEMENTS PER PLAT
UNLESS OTHERWISE NOTED



STATE OF TEXAS
REGISTERED
PAUL G. FULLER II
4843
PROFESSIONAL
LAND SURVEYOR

Address: 1111 WEST MARVIN AVENUE

G.F. No.: 019-37587

Date: 09/04/2019

I, Paul G. Fuller II, Registered Professional Land Surveyor No. 4843, do hereby declare that the map shown hereon accurately represents the property as determined by an on-the-ground survey made under my direct supervision and correctly shows the boundary lines and dimensions of the property, as found on the date of the survey, indicated hereon. There are no visible conflicts, or protrusions, except as shown and said property has access to a public roadway. All easements and rights-of-way that the surveyor has knowledge of or has been advised of and those shown on the referenced plat of record are shown or noted hereon. This survey is for the exclusive use of title company, the mortgage company and the purchaser.

Purchaser

DATE:

ACCEPTED BY:

Purchaser

FULLER ENGINEERING & LAND SURVEYING, INC.

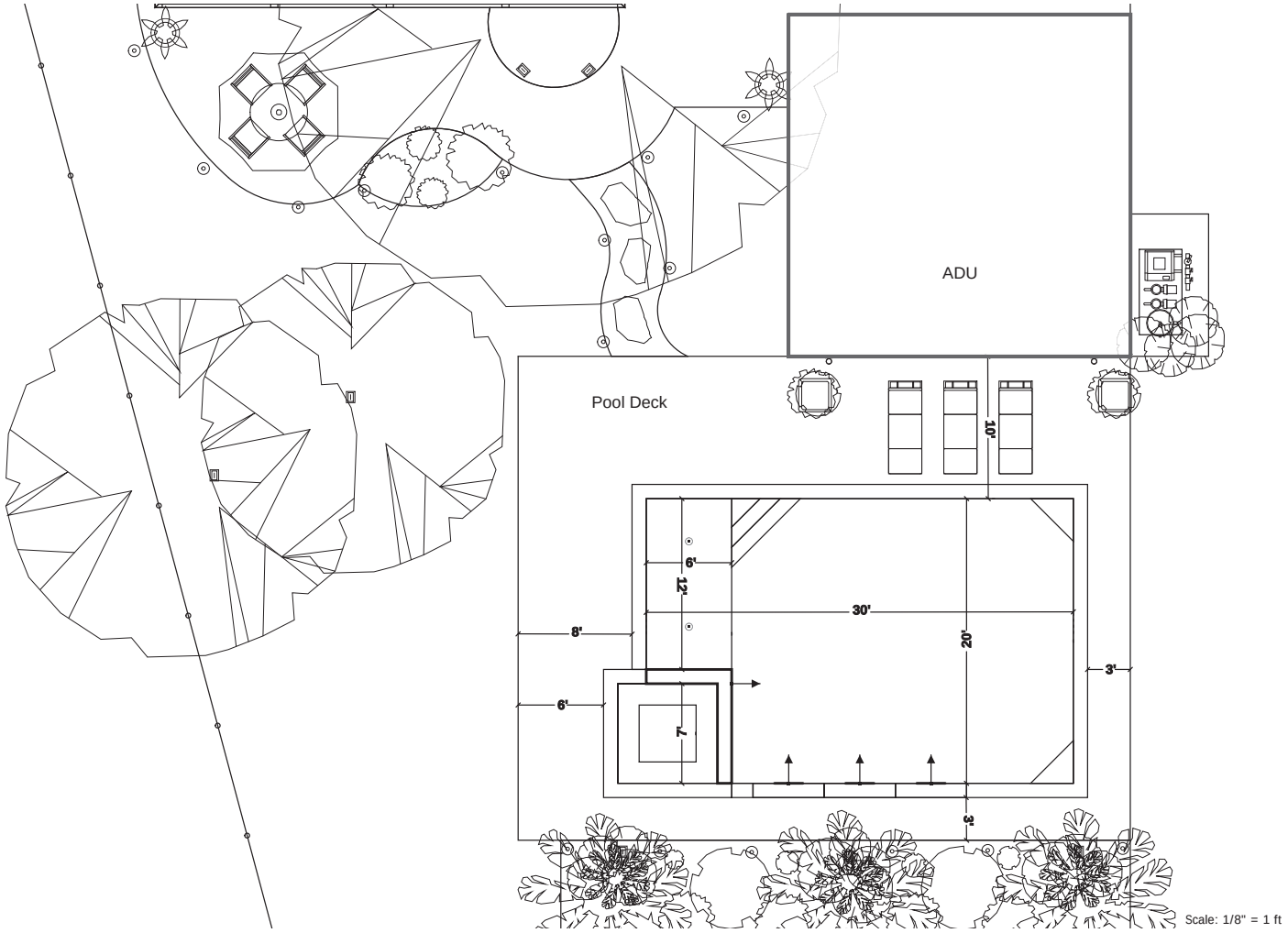
LEGEND

B.L.	= Building Line	I.P.F.	= Iron Pipe Found		= Water Meter	//——	= Wood Fence
C.M.	= Control Monument	I.R.F.	= Iron Rod Found	●	= Power Pole	—o—	= Chain Link Fence
D.E.	= Drainage Easement	I.R.S.	= Capped Iron Rod Set	R.O.W.	= Right of Way	—□—	= Iron Fence
D.U.E.	= Drainage & Utility Easement	O.H.E.	= Overhead Electric		= Sanitary Sewer Manhole	—x—	= Wire Fence
M.E.	= Maintenance Easement	( )	= Record Data	U.E.	= Utility Easement	em	= Electric Meter
ET	= Electric Transformer	( )	= Bearing Basis	em	= Gas Meter		

2411 GARDEN PARK COURT, ARLINGTON, TX. 76013 - PH# (817)856-2442, FAX# (817)451-5676

Exhibit B - Site Plan

Item 13&14



Pool Specs

Perimeter: 100' Area: 552 ft²
Envelope: 30' x 20'
Depth: 3' 6" to 5' to 4'
Drains: RTNS:
Skim: Lights: 2
Dig Type Volume: 13,748 gallons
Coping Material:
Interior Finish:
Notes:

Spa Specs

Perimeter: 28' Area: 49 ft²
Jets: Height: 0"
Lights: 1 RTNS:
Drains:
Coping Material:
Interior Finish:
Spillover Length(s): 14'

Tile Specs

Raised Beams: 10' at +12"
5' at +18"
Pool Tile Material:
Spa Tile Material:

Deck

Perimeter: 190'
Area: 755 ft²
Coping Area:
Coping Material:
Surface Material:
Riser:
Turn Down:

Equipment

Circ Pump:
Pump #2:
Pump #3:
Control Panel:
Remote:
Sanitizer:
Filter:
Heater:
Blower:
Fill Line:
Cleaner:
Pool Light:
Spa Light:
Other:

BRIGHT POOLS, LLC

Project Name: Brewer
Client Name: Melanie Brewer
Client Email:
Client Phone:
Address: 1111 West Marvin
City: Waxahachie
State/Province: TX
Zip/Postal Code:
Designer Name:

I/we (the undersigned) have reviewed this plan and approve it as correct within reasonable tolerance. I/we understand that any changes made to a shape or to a location may delay the project and/or result in additional cost.

X

Pool Depth Profile

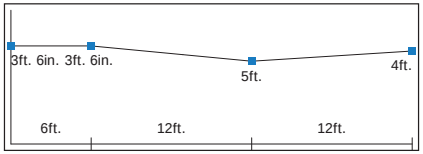


Exhibit C - Floor Plan

Item 13&14

SQUARE FOOTAGE	
1ST FLOOR	483
2ND FLOOR	0
TOTAL CONDITIONED AREA	483
GARAGE/STORAGE	0
COVERED PATIO (REAR)	0
COVERED PORCH (FRONT)	0
TOTAL UNDER ROOF	483
SLAB AREA	483

GENERAL FLOOR PLAN NOTES:

1st STORY

TYP. STUD WALLS ARE 2x4'S. DIMENSIONED 4". OTHERS AS DIMENSIONED. BRICK &/OR STONE VENEER IS 5 1/2".

***ALL PLUMBING WALLS TO BE A MIN. OF 2X6 U.N.O.

DOORS
REFER TO COMMUNITY SPECS OR CONTRACT DOCUMENTS FOR REQ. DOOR HEIGHTS.

WINDOWS
INSTALL ALL 1ST FLR. WINDOWS WITH HEADS AT 8'-0" A.F.F U.N.O.

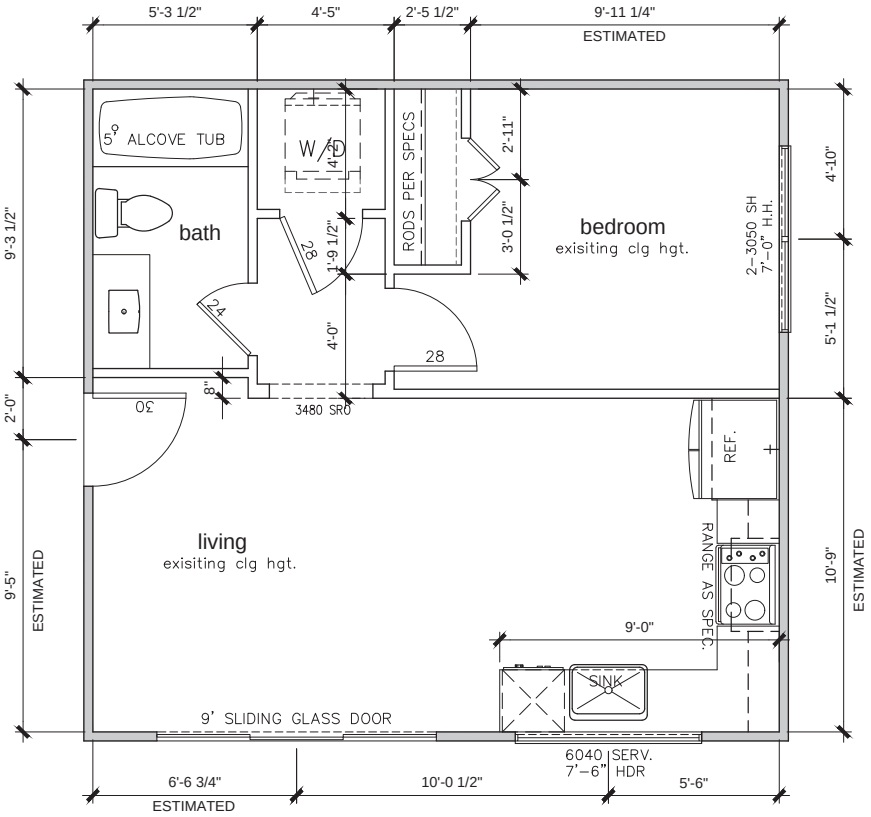
SHOWERS
SHOWER HEAD TO BE INSTALLED @ 6'-8" MEASURED FROM PLATE

SHOWER CONTROLS
TO BE LOCATED WITHIN A 3'-0" RADIUS U.N.O.

TYP. 1ST F.F. EL. = 0'-0" (U.N.O.)

WALL LEGEND

- NEW WALL
- EXISTING INT./EXT. WALL
- DEMO INT./EXT. WALL
- EXISTING WALL W/ BRICK VENEER



SCALE AS NOTED

24"X36" PRINTS ARE 1/4" = 1'-0"
11"X17" PRINTS ARE 1/8" = 1'-0"

*UNLESS SPECIFIED OTHERWISE

FP1.0

THESE PLANS ARE INTENDED TO PROVIDE THE BASIC CONSTRUCTION INFORMATION NECESSARY TO SUBSTANTIALLY COMPLETE THIS STRUCTURE. THESE PLANS MUST BE VERIFIED AND CHECKED COMPLETELY BY THE BUILDER OR PERSON IN AUTHORITY FOR THE JOB. IF FOUND ANY ERRORS AND/OR OMISSIONS MUST BE CHECKED WITH THE DESIGNER BEFORE WORK AND CONSTRUCTION IS MADE. FEDERAL, STATE, AND LOCAL CODES,ORDINANCES AND REQUIREMENTS TAKE PRECEDENCE OVER ANY PART OF THESE DRAWINGS WHICH MAY CONFLICT WITH THESE AGENCIES RULES AND REGULATIONS AND MUST BE ADHERED TO BEFORE AND DURING THE CONSTRUCTION PROCESS. ALL DIMENSIONS AND CONDITIONS MUST BE VERIFIED BY THE CONTRACTOR AT THE JOB SITE. THESE PLANS AND THEIR USE ARE THE PROPERTY OF CHARLES RICH EAN, AND ARE TO NOT BE ALTERED, REPRODUCED FOR CONSTRUCTION OR REUSED WITHOUT WRITTEN PERMISSION FROM THE DESIGNER. LIMIT OF DESIGNERS LIABILITY ARE NOT TO EXCEED THE PRICES PAID FOR THE PLANS.

2024
CREATOR: R. Ean
DATE 4.9.24

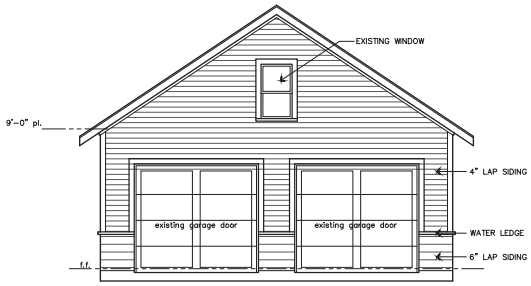
Brewer Poolhouse
Address
Lot/Block/Subdivision
Midlothian, Texas

P.O. Box 1480
Midlothian, Texas 76065
972-351-0848
rich@thestudioEdesign.com

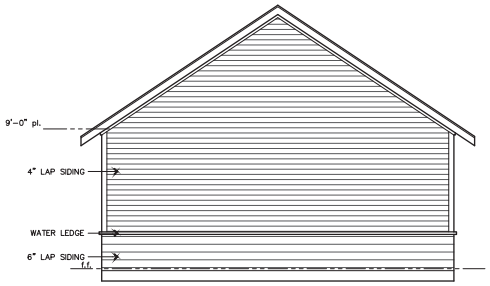
STUDIO E DESIGN GROUP

Exhibit D - Elevation/Facade Plan

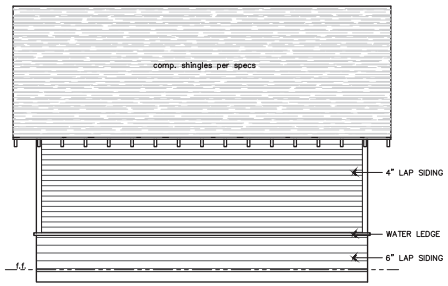
Item 13&14



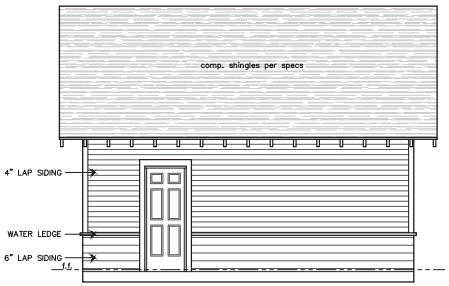
1 Front Elevation
EXSITING



2 Rear Elevation
EXSITING



3 Left Elevation
EXSITING



4 Right Elevation
EXSITING

SCALE AS NOTED

24"X36" PRINTS ARE 1/2" = 1'-0"
11"X17" PRINTS ARE 1/4" = 1'-0"

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ELEV1

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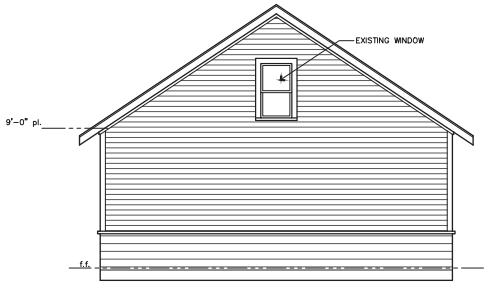
Brewer Poolhouse
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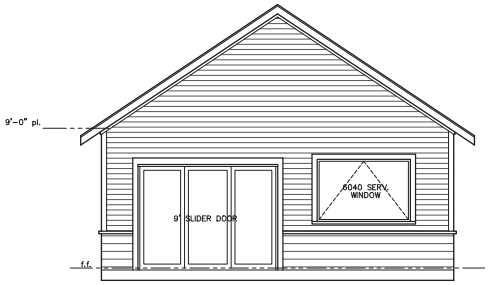
STUDIO E DESIGN GROUP

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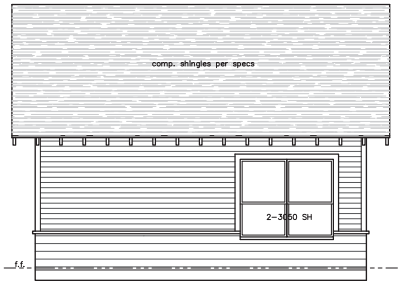
Item 13&14



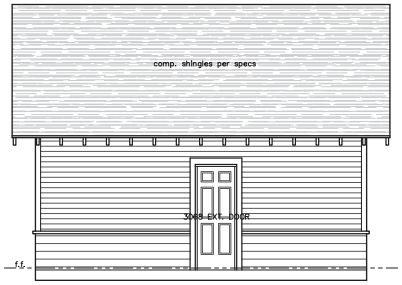
1 Front Elevation
PROPOSED



2 Rear Elevation
PROPOSED



3 Left Elevation
PROPOSED



4 Right Elevation
PROPOSED

SCALE AS NOTED

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ELEV2

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rich@thestudioEdesign.com

STUDIO E DESIGN GROUP

Planning & Zoning Department

Zoning Staff Report

Case: ZDC-108-2024

MEETING DATE(S)

Planning & Zoning Commission: July 8, 2024
City Council: July 15, 2024

CAPTION

Public Hearing on a request by Gabrielle Calvery, 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 1107 W Main Street (Property ID 176627) - Owner: Virginia Holdings LLC (ZDC-108-2024)

RECOMMENDED MOTIONS

- "I move to recommend denial of ZDC-108-2024, a Specific Use Permit (SUP) for a Short-Term Rental use."

- "I move to recommend approval of ZDC-108-2024, 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 1107 W Main Street.

CASE INFORMATION

Applicant:	Gabrielle Calvery, Virginia Holdings LLC
Property Owner(s):	Virginia Holdings LLC
Site Acreage:	0.218 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:	1107 W Main Street
Parcel ID Number(s):	176627
Existing Use:	A single-family home currently occupies the subject property.
Development History:	The subject property is platted as a portion of Lots 1 and 2, Block 9 of the West End 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 w/ SUP for an ADU	Single Family Residence & ADU

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 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 W Main 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.

Planning Analysis (continued):

The Applicant is requesting a SUP for a short-term rental use located at 1107 W Main Street because it is located within the SF-2 zoning district. The subject property consists of a primary structure of approximately 2,240 square feet, four (4) bedrooms, and a detached, alley-accessed garage. The site has sufficient parking to accommodate the maximum parking requirement of four (4) vehicles. The home is situated on an approximately 0.218-acre (9,515 square foot) lot.

The applicant submitted this SUP Application on May 21, 2024. The applicant has been operating a short-term rental since October 1, 2022, and has not paid local hotel occupancy taxes. The Ellis County Appraisal District (ECAD) does not identify the subject property as a Homestead. At the time of publishing this staff report, the City has received no complaints regarding any issues 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 property and its current use in the past 12 months.

The applicant's local emergency contact is Gabrielle Tranel (972-697-7664), 301 Virginia Ave., Waxahachie, TX. 75165, gabriellecalvery@gmail.com, located 1.0 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, 41 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 one (1) letter of support were received by staff, with two (2) letters of opposition and one (1) letter 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 ten (10) guests per stay.
4. The short-term rental operator shall provide a maximum of four (4) off-street parking spaces.
5. The short-term rental operator shall adhere to all regulations stated in Section 3.27 of the City's Zoning Ordinance.
6. The applicant shall apply for the required STR registration within thirty (30) calendar days from the City Council approval of this SUP.

ATTACHED EXHIBITS

1. Public 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-108-2024

RECEIVED JUN 2 7 2024

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

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Case Number: ZDC-108-2024 **City Reference: 171837**

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☐ SUPPORT ☒ OPPOSE

Comments:

Main Street is supposed to be a historical district. There is a sufficient number of non single-family residential uses (apartments, bed & breakfast facilities, etc.) already in this district. Another non single-family residential use such as a short term rental will only weaken the character of this historical district.

Norman L Archibald
Signature

6/22/2024
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-108-2024

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

RECEIVED JUL 01 2024

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Monday, July 8, 2024 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, July 15, 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, 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 1107 W Main Street (Property ID 176627) - Owner: Virginia Holdings LLC (ZDC-108-2024) 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-108-2024 **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 *July 3, 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 hotel rooms in town

Signature

6/30/24
Date

Brad Yates member
Printed Name and Title

1100 W. Jefferson
Address

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-108-2024

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 Monday, July 8, 2024 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, July 15, 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, 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 1107 W Main Street (Property ID 176627) - Owner: Virginia Holdings LLC (ZDC-108-2024) Staff: Zack King

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Case Number: ZDC-108-2024 **City Reference: 176620**

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☐ SUPPORT ☒ OPPOSE

Comments:
Short-term rentals degrade the neighborhood. You do not know your neighbors! Who wants to live near a short-term rental?

/Kirk Hunter
Signature

25 July 2024
Date

KIRK HUNTER, home owner
Printed Name and Title

1112 W. Jefferson St.
Address

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-108-2024

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

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

Case Number: ZDC-108-2024 **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 *July 3, 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:
Whenever a neighbor moves from our neighborhood, we're never sure if we'll get a new one, or not.

Maureen Moore
Signature

7-2-2024
Date

Maureen D. Moore (home-owner)
Printed Name and Title

1112 W. Jefferson St.
Address

We have appreciated and valued and enjoyed our neighborhood and our neighbors since 1986. We are so unhappy that our city does not seem to value them or us.


Exhibit A - Location Map
Item 15&16
N
OSCAR ST
ALLEY
HIGHLAND AVE
W JEFFERSON ST
HARDING ST
W MAIN ST
WATER ST
SPENCER ST
REYNOLDS LN
0
100
200
400
600
800
Feet
ZDC-108-2024 (SUP)

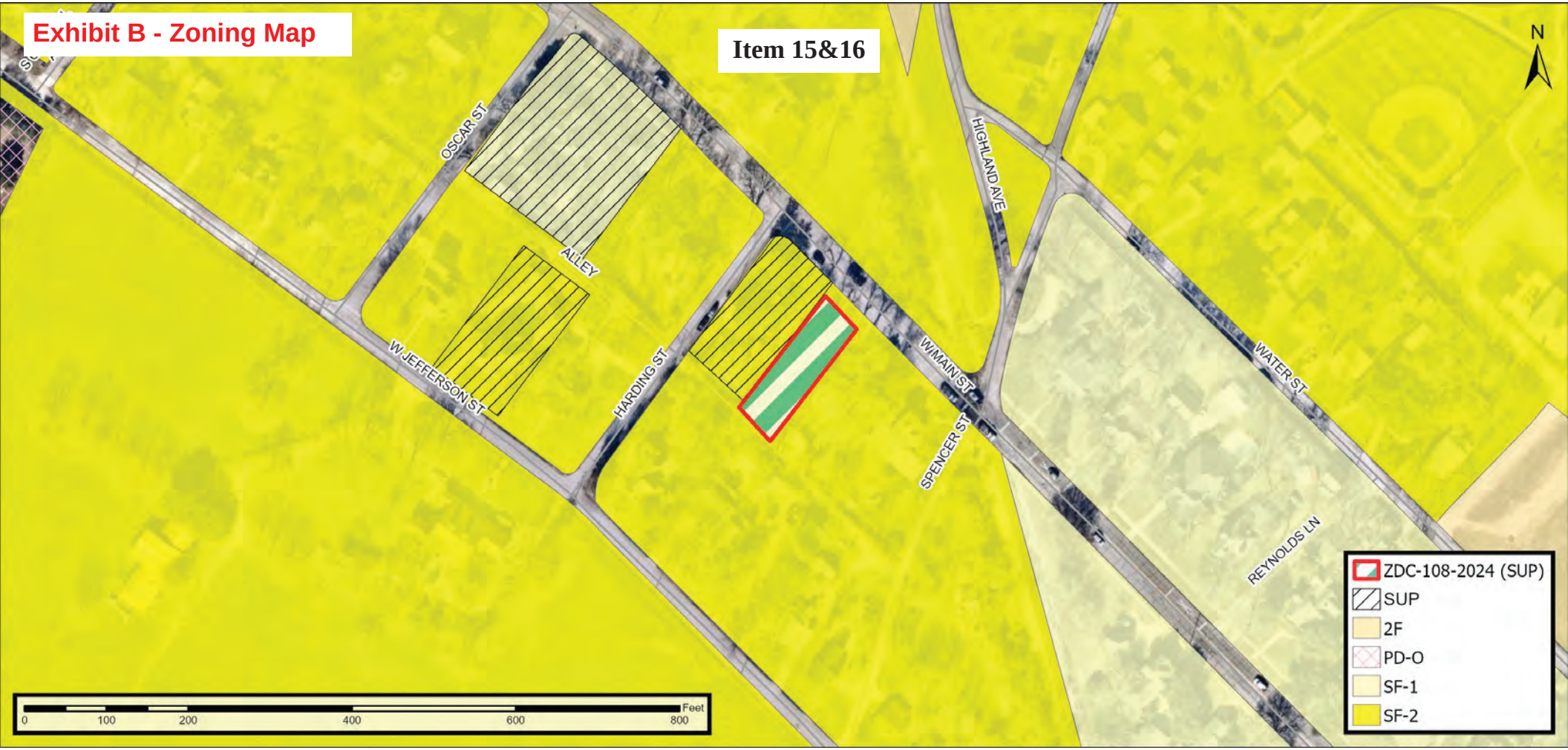

Exhibit B - Zoning Map
Item 15&16
N
OSCAR ST
ALLEY
HIGHLAND AVE
W JEFFERSON ST
HARDING ST
W MAIN ST
WATER ST
SPENCER ST
REYNOLDS LN
ZDC-108-2024 (SUP)
SUP
2F
PD-O
SF-1
SF-2
0
100
200
400
600
800
Feet

Exhibit C - Floor Plan

Item 15&16

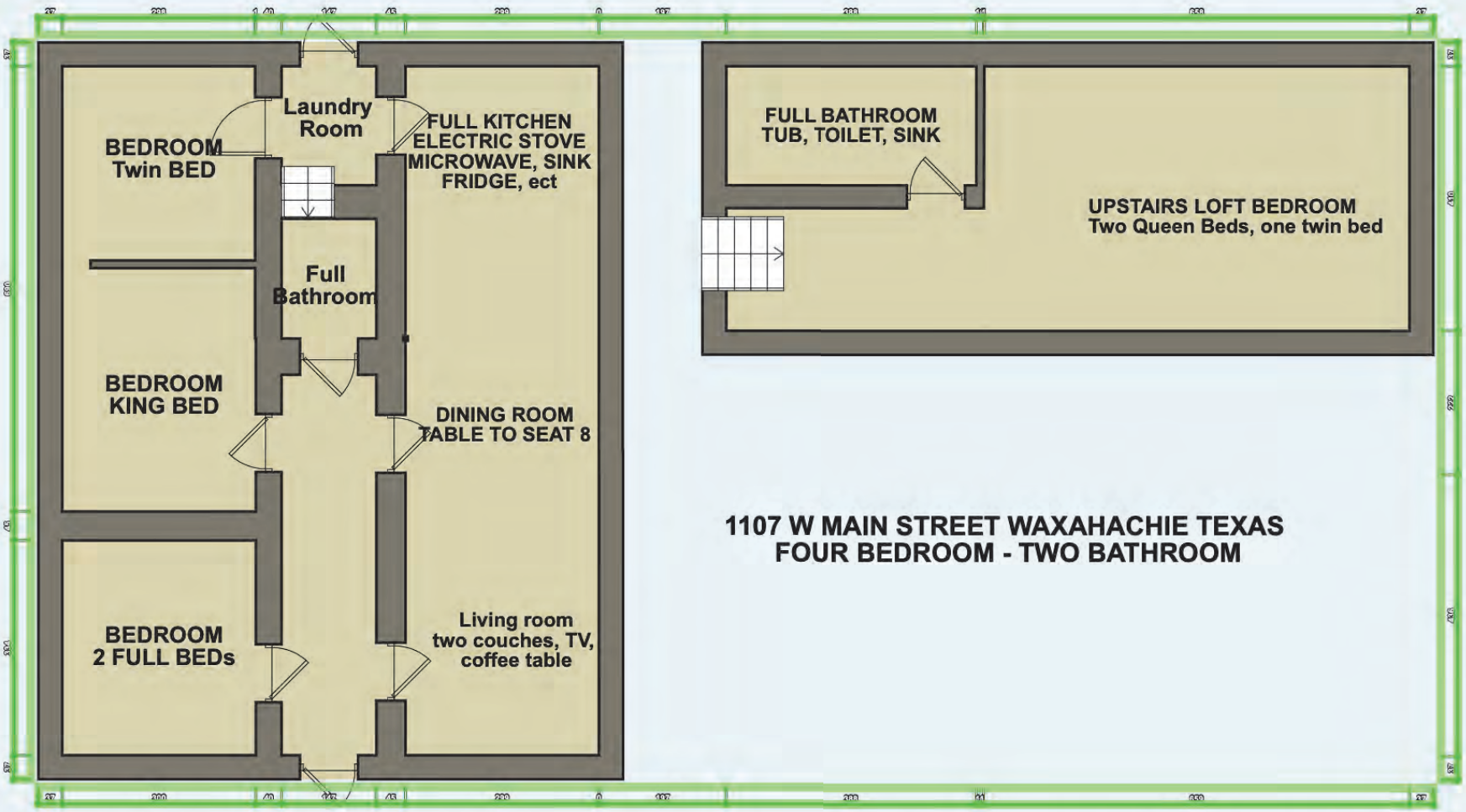
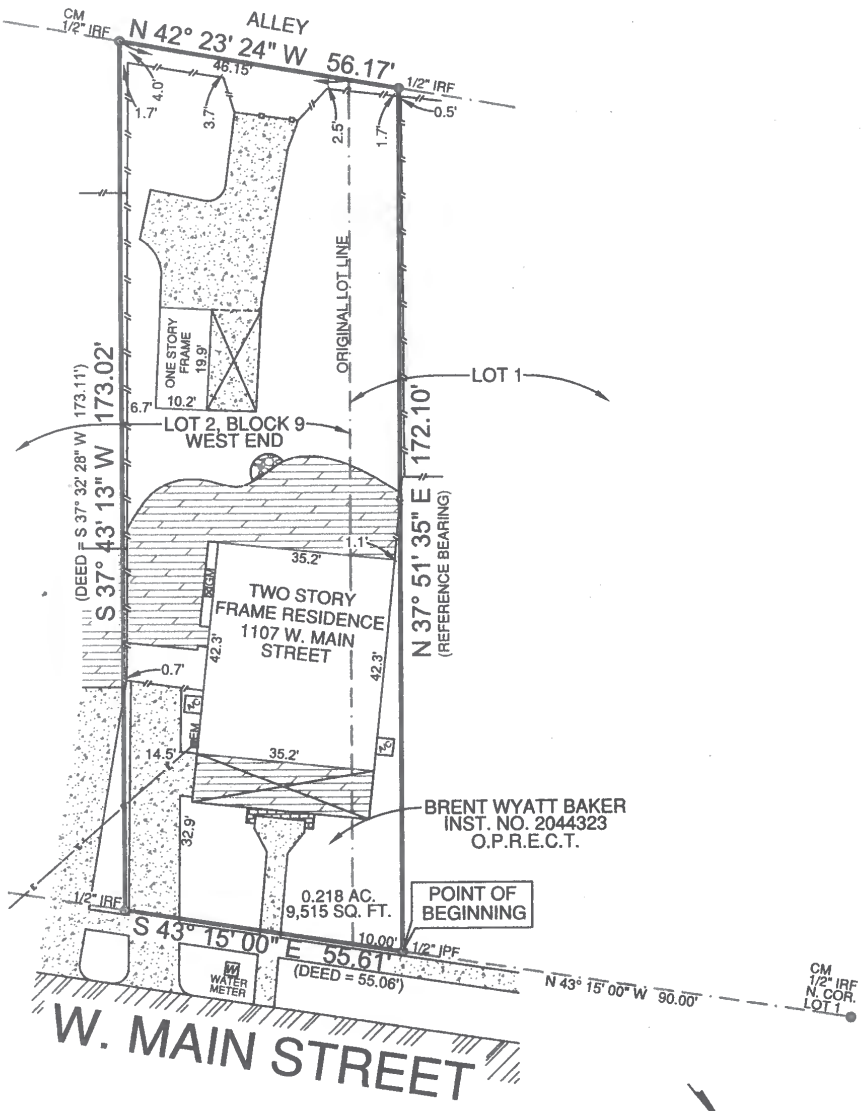
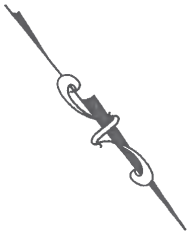


Exhibit D - Site Plan





0' 15' 30' 60'

SCALE: 1"= 30'

LEGEND:

- BARBWIRE FENCE
- CHAINLINK FENCE
- WROUGHT IRON FENCE
- WOOD FENCE
- VINYL FENCE
- ELECTRIC LINE
- GM = GAS METER
- EM = ELECTRIC METER
- IPF = IRON PIPE FOUND
- IRS = IRON ROD SET WITH "PREMIER" CAP
- IRF = IRON ROD FOUND
- CM = CONTROLLING MONUMENT
- ASPHALT
- CONCRETE
- GRAVEL
- TILE
- WOOD
- BRICK
- STONE
- (WOOD) RAILROAD TIE

NOTES:
BEARINGS ARE BASED ON THE RECORDED DEED.

LEGAL DESCRIPTION:
BEING A PORTION OF LOTS 1 AND 2, BLOCK 9, WEST END, AN ADDITION TO THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET A, SLIDES 148-149, PLAT RECORDS, ELLIS COUNTY, TEXAS, BEING ALL THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO BRENT WYATT BAKER, AS RECORDED IN INSTRUMENT NO. 2044323, OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS DESCRIPTION ATTACHED HERETO AND MADE A PART THEREOF ON PAGE 2.

SURVEYOR'S CERTIFICATION:
THIS IS TO CERTIFY THAT ON THIS DATE A SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION AND REFLECTS A TRUE AND CORRECT REPRESENTATION OF THE DIMENSIONS AND CALLS OF PROPERTY LINES AND LOCATION AND TYPE OF IMPROVEMENTS. THERE ARE NO VISIBLE AND APPARENT EASEMENTS, CONFLICTS, INTRUSIONS OR PROTRUSIONS, EXCEPT AS SHOWN. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND IS FOR THE EXCLUSIVE USE OF THE HEREON NAMED PURCHASER, MORTGAGE COMPANY, AND TITLE COMPANY ONLY AND THIS SURVEY IS MADE PURSUANT TO THAT CERTAIN TITLE COMMITMENT UNDER THE GF NUMBER SHOWN HEREON, PROVIDED BY THE TITLE COMPANY NAMED HEREON AND THAT THIS DATE, THE EASEMENTS, RIGHTS-OF-WAY, OR OTHER LOCATABLE MATTERS OF RECORD THAT THE UNDERSIGNED HAS KNOWLEDGE OR HAS BEEN ADVISED ARE AS SHOWN OR NOTED HEREON. THIS SURVEY IS SUBJECT TO ANY AND ALL COVENANTS AND RESTRICTIONS PERTAINING TO THE RECORDED PLAT AND DEED REFERENCED HEREON.

GF. NO.	MID-22-10215
BORROWER	VIRGINIA HOLDINGS LLC
TITLE CO.	DESIGNATED TITLE
TECH	MSP
FIELD	CB

FLOOD INFORMATION:
THE SUBJECT PROPERTY DOES NOT APPEAR TO LI WITHIN THE LIMITS OF A 100-YEAR FLOOD HAZARD ZONE ACCORDING TO THE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AN HAS A ZONE "X" RATING AS SHOWN BY MAP NO. 48139C0190 F, DATED JUNE 3, 2013.

DATE: 06/07/22 JOB NO.: 22-05021
FIELD: 06/02/22

1107 W. MAIN STREET, WAXAHACHIE, TX 75165
PORTION OF LOTS 1 AND 2, BLOCK 9, WEST END



Premier Surveying LLC
5700 W. Plano Parkway
Suite 1200
Plano, Texas 75093
972-612-3601 (O) | 855-892-0468 (F)
www.premiersurveying.com
premierorders@premiersurveying.com

STATE OF TEXAS
REGISTERED
ROBERT T. PAUL, JR.
4984
PROFESSIONAL
LAND SURVEYOR

Robert T. Paul, Jr.
Registered Professional Land Surveyor

DATE:

ACCEPTED BY:

Premier Surveying LLC
5700 W. Plano Parkway
Suite 1200
Plano, Texas 75093
Office: 972-612-3601
Fax: 855-892-0468
Firm Registration No. 10146200

Welcome Guide

Enjoy your trip in gingerbread city!



Welcome to The Prairie House!

Address: 1107 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!



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.

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-E9
Password: uniquetime879
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 on the kitchen counter.

Exhibit E - Host Rules

Item 15&16



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.

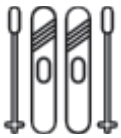
Exhibit E - Host Rules

Item 15&16



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 10 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.

Exhibit E - Host Rules

Item 15&16



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-109-2024

MEETING DATE(S)

Planning & Zoning Commission: July 8, 2024
City Council: July 15, 2024

CAPTION

Public Hearing on a request by Gabrielle Calvery, 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 330 E University Avenue (Property ID 176172) - Owner: Virginia Holdings (ZDC-109-2024)

RECOMMENDED MOTIONS

- "I move to recommend denial of ZDC-109-2024, a Specific Use Permit (SUP) for a Short-Term Rental use."

- "I move to recommend approval of ZDC-109-2024, 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 330 E University Avenue.

CASE INFORMATION

Applicant:	Gabrielle Calvery, Virginia Holdings LLC
Property Owner(s):	Virginia Holdings
Site Acreage:	0.344 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:	330 E University Avenue
Parcel ID Number(s):	176172
Existing Use:	A single-family home currently occupies the subject property.
Development History:	The subject property is platted as Lot 1 and 2, Block 4 of the University Revision 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	GR	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 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 E University Avenue and Sycamore 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.

Planning Analysis (continued):

The Applicant is requesting a SUP for a short-term rental use located at 330 E University Avenue because it is located within the SF-2 zoning district. The subject property consists of a primary structure of approximately 3,686 square feet with seven (7) bedrooms and a detached one-car garage. The site has sufficient parking to accommodate the maximum parking requirement of five (5) vehicles. The home is situated on an approximately 0.344-acre (14,985 square foot) lot.

The applicant submitted this SUP Application on May 21, 2024. The applicant has been operating a short-term rental since November 10, 2020, and has not been paying local hotel occupancy taxes. The Ellis County Appraisal District (ECAD) does not identify the subject property as a Homestead. The applicant has satisfied all of the requirements of Section 3.27 of the Zoning Ordinance. At the time of the publishing of this staff report, the City has received no complaints regarding any issues that are considered a nuisance.

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

The local emergency contact provided by the applicant is Gabrielle Tranel (972-697-7664), 301 Virginia Ave., Waxahachie, TX. 75165, gabriellecalvery@gmail.com, located 0.3 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, 74 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 eight (8) letters of support were received by staff, with zero (0) letters of opposition and one (1) letter 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 ten (10) guests per stay.
4. The short-term rental operator shall provide a maximum of five (5) off-street parking spaces.
5. The short-term rental operator shall adhere to all regulations stated in Section 3.27 of the City's Zoning Ordinance.
6. The applicant shall apply for the required STR registration within thirty (30) calendar days from the City Council approval of this SUP.

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-109-2024

AUTREY DUSTY
200 S ELM ST
WAXAHACHIE, TX 75165

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Monday, July 8, 2024 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, July 15, 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, 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 330 E University Avenue (Property ID 176172) - Owner: Virginia Holdings (ZDC-109-2024) 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-109-2024 **City Reference: 176042**

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

6-23-24
Date

Dusty Autrey - owner
Printed Name and Title

200 S Elm Wax TX 75165
Address

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-109-2024

TWIN CEDARS TRUST
3841 Blackchamp Rd
Midlothian, TX 76065-5749

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Monday, July 8, 2024 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, July 15, 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-109-2024 **City Reference: 175950**

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *July 3, 2024* to ensure inclusion in the Agenda Packet. Forms can be e-mailed to Planning@Waxahachie.com or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 408 South Rogers Street, Waxahachie, TX 75165.

☒ SUPPORT ☐ OPPOSE

Comments: Great neighbor! Well cared for property

Sheli Hood
Signature

6/24/24
Date

SHELIA HOOD
Printed Name and Title

316 Cynthia St
Waxahachie, TX 75165
Address

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-109-2024

<>

SMITH CRAIG V & DEBORAH A
304 CYNISCA ST
WAXAHACHIE, TX 75165-2308

RECEIVED JUN 25 2024

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Monday, July 8, 2024 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, July 15, 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, 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 330 E University Avenue (Property ID 176172) - Owner: Virginia Holdings (ZDC-109-2024) Staff: Zack King

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Case Number: ZDC-109-2024 **City Reference: 175955**

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *July 3, 2024* to ensure inclusion in the Agenda Packet. Forms can be e-mailed to Planning@Waxahachie.com or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 408 South Rogers Street, Waxahachie, TX 75165.

☑ SUPPORT ☐ OPPOSE

Comments: This property has been an STR for multiple years. It is a welcome addition to the neighborhood, has been quiet and immaculately maintained.

Signature Craig V. Smith — Date 06/24/2024

Craig V. Smith/Owner → — Address 304 Cynisca St.

Printed Name and Title

Item 17&18

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-109-2024

MC CUTCHAN SAMUEL
406 E UNIVERSITY AVE
WAXAHACHIE, TX 75165-1710

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Monday, July 8, 2024 at 7:00 p.m. ~~and the Waxahachie~~ City Council ~~will hold a Public Hearing~~ on Monday, July 15, 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-109-2024 **City Reference: 176093**

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *July 3, 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: ONLY ISSUE WOULD BE PARKING

Samuel B. McCutchan
Signature

6-29-2024
Date

SAMUEL B. McCUTCHAN
Printed Name and Title

406 E. UNIVERSITY AVE
Address

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-109-2024

MC CUTCHAN SAMUEL B
406 E UNIVERSITY AVE
WAXAHACHIE, TX 75165-1710

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Case Number: ZDC-109-2024 **City Reference: 176096**

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *July 3, 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:
ONLY ISSUE WOULD BE PARKING

Samuel B. McCutchan
Signature

6-29-2024
Date

SAMUEL B McCUTCHAN
Printed Name and Title

406 E. UNIVERSITY AVE
Address

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-109-2024

MC CUTCHAN SAMUEL B
406 E UNIVERSITY AVE
WAXAHACHIE, TX 75165-1710

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Case Number: ZDC-109-2024 **City Reference: 176095**

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☒ SUPPORT ☐ OPPOSE

Comments:
ONLY ISSUE WOULD BE PARKING

Samuel B. Mc Cutchan
Signature

6-29-2024
Date

SAMUEL B. Mc CUTCHAN
Printed Name and Title

406 E. UNIVERSITY AVE
Address

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-109-2024

<>

FOX ROBERTA K & JAMES A
327 UNIVERSITY
WAXAHACHIE, TX 75165-2351

RECEIVED JUN 2 7 2024

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Monday, July 8, 2024 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, July 15, 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-109-2024 **City Reference: 176223**

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *July 3, 2024* to ensure inclusion in the Agenda Packet. Forms can be e-mailed to Planning@Waxahachie.com or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 408 South Rogers Street, Waxahachie, TX 75165.

☒ SUPPORT ☐ OPPOSE

Comments: It really dasn't affect us much if at all. The triplex across from us is much worse to deal with.

Signature

06-26-24
Date

Roberta Foy
Printed Name and Title

327 University Ave.
Address

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-109-2024

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

RECEIVED JUL 0 1 2024

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Monday, July 8, 2024 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, July 15, 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-109-2024 **City Reference: 176215**

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *July 3, 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 in town. She has done a good job with mgmt. of this property

Signature

6/30/24
Date

Brad Yates member
Printed Name and Title

321 University
Address

Case Number: ZDC-109-2024 **Item 17&18** **City Reference: 176216**

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *July 3, 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 JUL 0 2 2024

Comments:

Signature

6-22-24
Date

CHARLIE FOSTER (OWNER 317 UNIVERSITY)
Printed Name and Title

1704 TURTLE POINT DR.
Address
DESOTO, TX 75115


Exhibit A - Location Map
Item 17&18
ALLEY
W UNIVERSITY AVE
ALLEY
UNIVERSITY AVE
ALLEY
E UNIVERSITY AVE
SYCAMORE ST
ALLEY
CYNISCA ST
ALLEY
ALMOND ST
ALLEY
VIRGINIA AVE
ALLEY
ALLEY
KIRVEN AVE
N
0
100
200
400
600
800
Feet
ZDC-109-2024 (SUP)

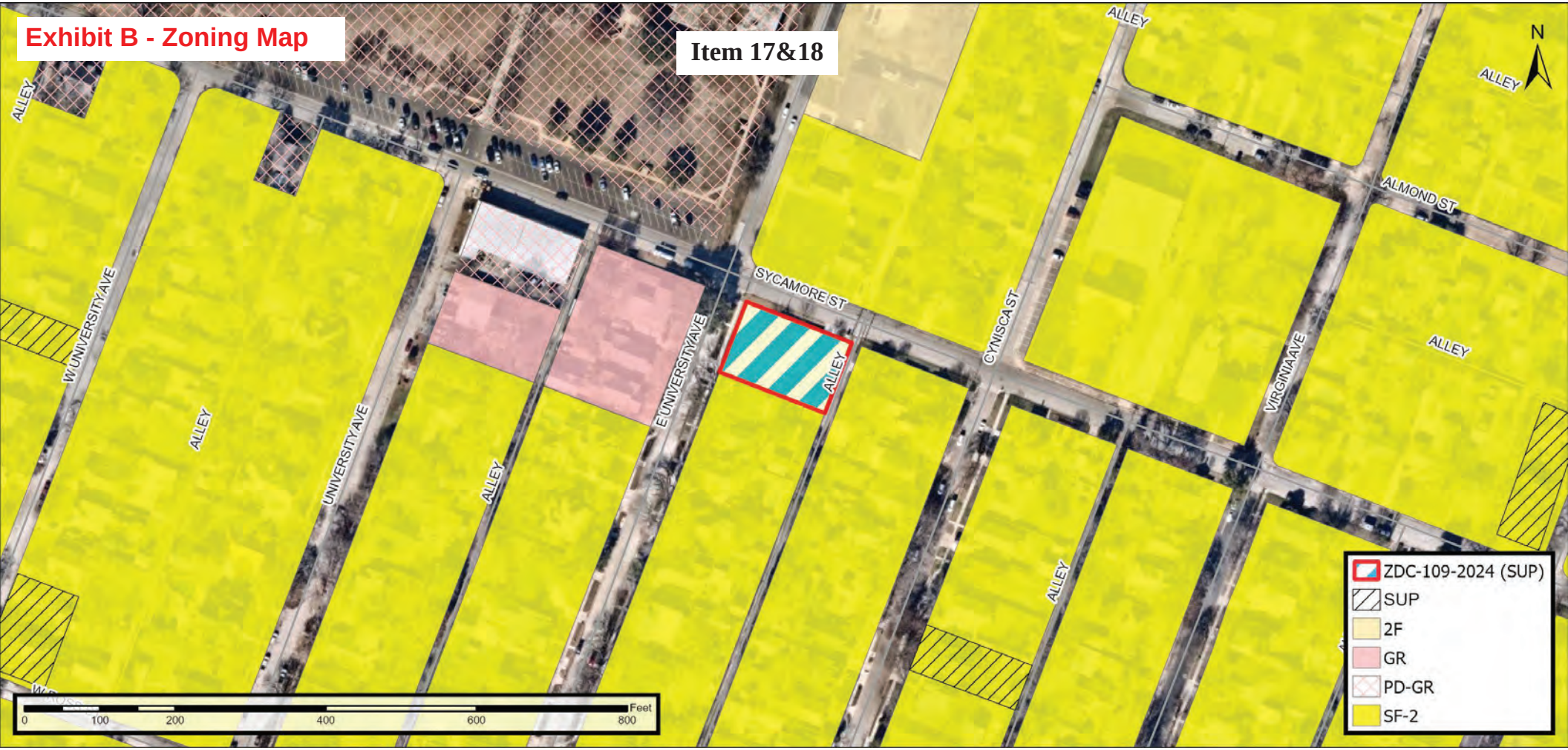

Exhibit B - Zoning Map
Item 17&18
N
ALLEY
ALLEY
ALMOND ST
SYCAMORE ST
W UNIVERSITY AVE
E UNIVERSITY AVE
UNIVERSITY AVE
CYNISCA ST
VIRGINIA AVE
ALLEY
ALLEY
ALLEY
ALLEY
ALLEY
ALLEY
ZDC-109-2024 (SUP)
SUP
2F
GR
PD-GR
SF-2
0
100
200
400
600
800
Feet

Exhibit C - Floor Plan

Item 17&18

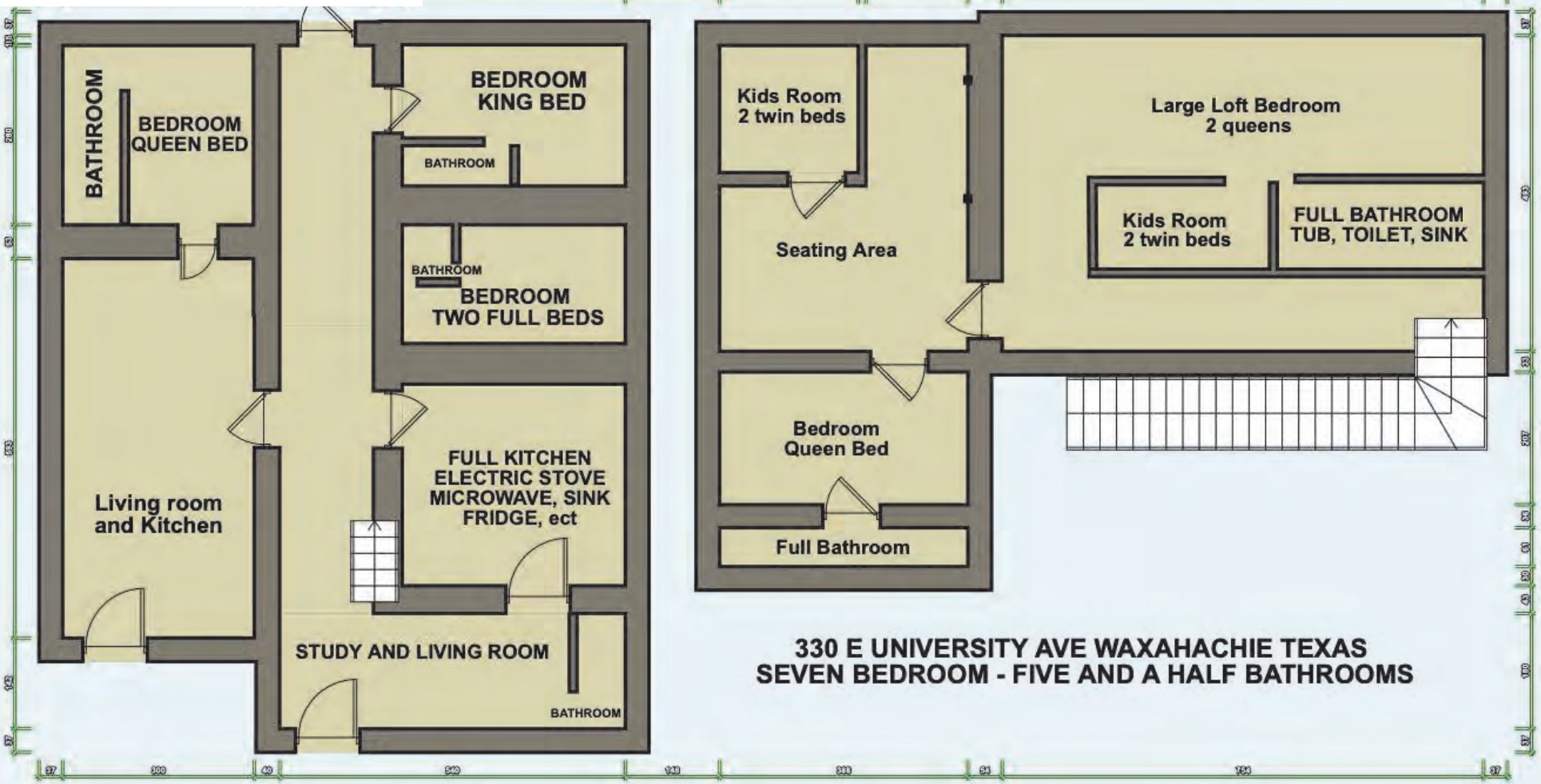


Exhibit D - Site Plan

Item 17&18

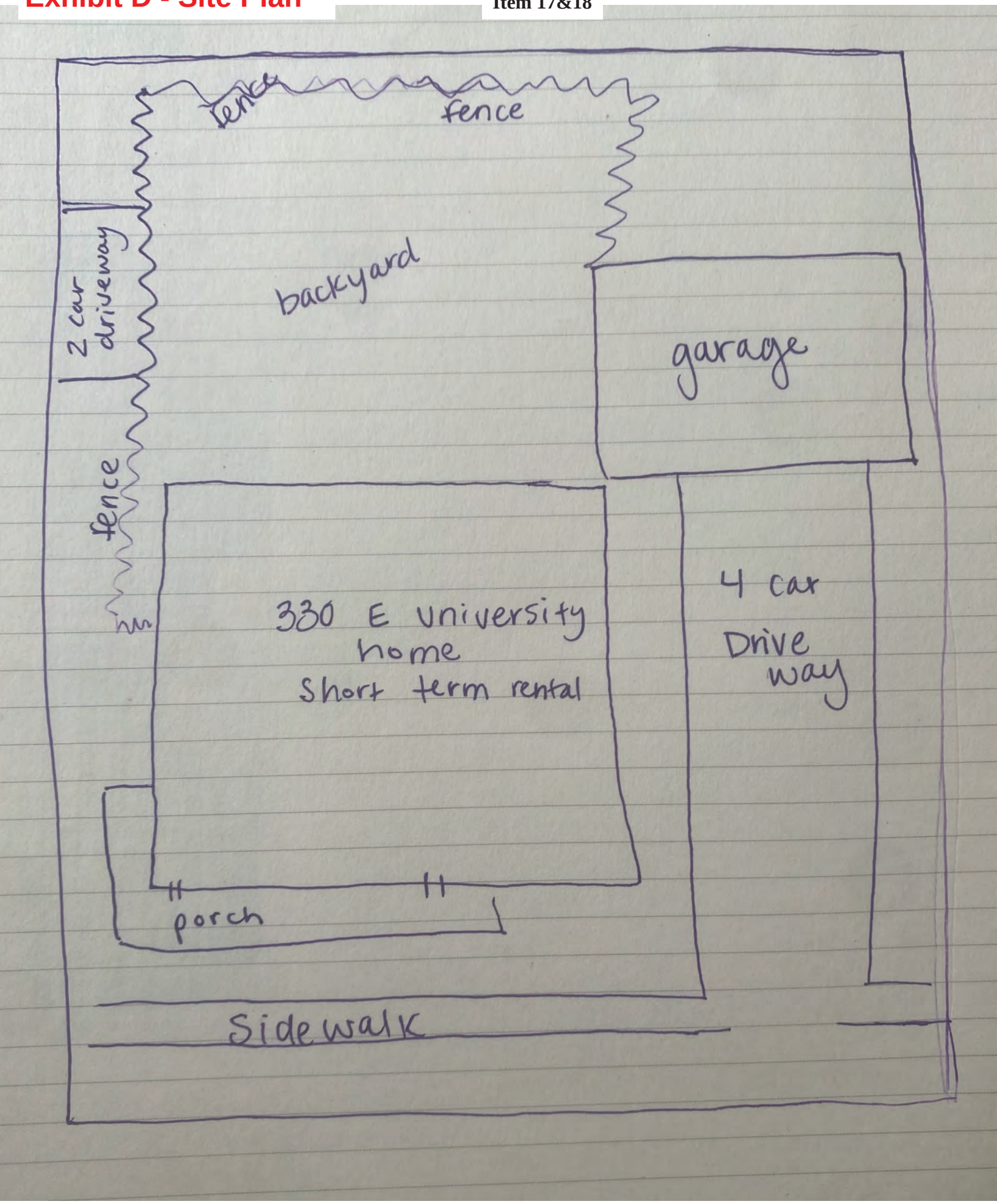


Exhibit E - Host Rules

Item 17&18

Welcome Guide

Enjoy your trip in gingerbread city!



Welcome to The Prairie House!

Address: 330 E University Ave 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!



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.

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-48
Password: scaryhat808
ENJOY THE INCLUDED HULU ACCOUNTT



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 on the kitchen counter.

Exhibit E - Host Rules

Item 17&18



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.

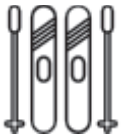
Exhibit E - Host Rules

Item 17&18



Parking

Parking is only allowed in the home's driveway. Only 5 cars are permitted to be parked at the airbnb at any given time. No on street parking is permitted. 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 10 guests. 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-110-2024

MEETING DATE(S)

Planning & Zoning Commission: July 8, 2024
City Council: July 15, 2024

CAPTION

Public Hearing on a request by Manuel Vera Jr., for a **Specific Use Permit (SUP)** for a **Short-Term Rental** use within a Single Family-2 (SF-2) zoning district located at 306 Floyd Street (Property ID 174707) - Owner: Vera Construction LLC (ZDC-110-2024)

RECOMMENDED MOTIONS

- "I move to recommend denial of ZDC-110-2024, a Specific Use Permit (SUP) for a Short-Term Rental use."

- "I move to recommend approval of ZDC-110-2024, 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 306 Floyd Street.

CASE INFORMATION

Applicant:	Manuel Vera Jr.
Property Owner(s):	Vera Construction LLC
Site Acreage:	0.173 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:	306 Floyd Street
Parcel ID Number(s):	174707
Existing Use:	A single-family home currently occupies the subject property.
Development History:	The subject property is platted as Lot 7 of the Lexington 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: 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 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 Floyd 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.

Planning Analysis (continued):

The Applicant is requesting a SUP for a short-term rental use located at 306 Floyd Street because it is located within the SF-2 zoning district. The subject property consists of a primary structure of approximately 2,067 square feet in size with three (3) bedrooms. The site has sufficient parking to accommodate the maximum parking requirement of three (3) vehicles. The home is situated on an approximately 0.173-acre (7,536 square foot) lot.

The applicant submitted this SUP Application on May 22, 2024. The applicant has been operating a short-term rental since September 1, 2023, and has not been paying local hotel occupancy taxes. The Ellis County Appraisal District (ECAD) does not identify the subject property as a Homestead. 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 property and its current use in the past 12 months.

The local emergency contact provided by the applicant is Rebeca Vera (469-261-4440), 511 W 2nd Street Waxahachie, TX. 75165, beca831@yahoo.com, located 0.6 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 nine (9) letters of opposition and four (4) letters of support were received by staff, with one (1) letter 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 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.
6. The applicant shall apply for the required STR registration within thirty (30) calendar days from the City Council approval of this SUP.

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-110-2024

COLSTON LINDA R
302 FLOYD ST
WAXAHACHIE, TX 75165-1814

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Monday, July 8, 2024 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, July 15, 2024 at 7:00 p.m. in Meeting Rooms A & B at the Waxahachie Civic Center, 2000 Civic Center Ln, Waxahachie, Texas to consider the following:

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

Case Number: ZDC-110-2024 **City Reference: 174705**

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *July 3, 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: None

Linda Colston
Signature

6-27-24
Date

Linda Colston
Printed Name and Title

302 Floyd St
Address

City

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-110-2024

MURPHY ANDREW G & VERITY
503 Kirven Ave
Waxahachie, TX 75165-1831

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Monday, July 8, 2024 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, July 15, 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-110-2024 **City Reference: 175324**

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *July 3, 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 feel as though this property being a Short-Term rental property decreases safety in our neighborhood & increases the risk of harm to its residents.

Verity Murphy
Signature

6/26/24
Date

Verity Murphy Homeowner
Printed Name and Title

503 Kirven Ave. Waxahachie, TX 75165
Address

Case Number: ZDC-110-2024 **Item 19&20** **City Reference:** 176447

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *July 3, 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: BRINGS IN UNDESIRABLES TO THE NEIGHBORHOOD, LOWERS PROPERTY VALUES

Signature

6/23/24
Date

GERALD McCLENDON
Printed Name and Title

208 OLIVE ST.
Address

SON OF PATRICIA McCLENDON (90 YEARS OLD) AT 208 OLIVE ST.

RECEIVED JUN 28 2024
VIA MAIL - CWU

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-110-2024

MERRELL LESLIE P & DIANA
1006 SE CR 2210
CORSICANA, TX 75109

RECEIVED JUN 27 2024

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Monday, July 8, 2024 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, July 15, 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-110-2024 **City Reference: 176441**

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *July 3, 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 Oppose Short term Rental in the neighborhood.

Paul Merrell
Signature

6-22-24
Date

Paul Merrell - Owner
Printed Name and Title

1104 SE CR 2210
Corsicana, TX. 75109
Address

Case Number: ZDC-110-2024 **Item 19&20** **City Reference:** 176424

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *July 3, 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 JUL 0 1 2024

☐ SUPPORT ☒ OPPOSE

Comments:

A Rental is fine, but not short-term; As TX Real Estate Statutes do not Apply to Hospitality Housing. Please protect our Neighborhood.

Signature

6/24/24
Date

ERIC E46484

Printed Name and Title

203 Almond

Address

cc 1013 Addys Rd
Waxa.

Case Number: ZDC-110-2024 **Item 19&20** **City Reference:** 175332

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *July 3, 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 JUL 0 1 2024

☐ SUPPORT ☒ OPPOSE

Comments:

IH Appropriate location for Short Term Rental
OR with Rental AS it is Governed by TX R&T Extra commission.

Signature

6/24/24
Date

Vicki Sims English
Printed Name and Title

1013 Rogers Rd
Waxa
Also at 405 Floyd
Address

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-110-2024

RECEIVED JUL 0 1 2024

WAXAHACHIE MASONIC LODGE #90 AF & AM
PO BOX 673
WAXAHACHIE, TX 75168-0673

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Monday, July 8, 2024 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, July 15, 2024 at 7:00 p.m. in Meeting Rooms A & B at the Waxahachie Civic Center, 2000 Civic Center Ln, Waxahachie, Texas to consider the following:

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

Case Number: ZDC-110-2024 **City Reference: 198318**

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

06.25.24
Date

J.V. Cooper JR, Secretary
Printed Name and Title

303 John Arden Drive
Address

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-110-2024

RECEIVED JUL 0 1 2024

PROPERTY OWNER
407 FLOYD ST
WAXAHACHIE, TX 75165

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Monday, July 8, 2024 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, July 15, 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-110-2024 **City Reference: 175331**

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *July 3, 2024* to ensure inclusion in the Agenda Packet. Forms can be e-mailed to Planning@Waxahachie.com or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 408 South Rogers Street, Waxahachie, TX 75165.

☐ SUPPORT ☑ OPPOSE

Comments:
Too many rental properties in area. Short Term Rentals can easily become nusiance

Signature

07/01/2024
Date

Edgar Santiago-Gonzalez (Home Owner)
Printed Name and Title

407 Floyd St. Waxahachie, TX 75165
Address

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-110-2024

MOORE DEBRA A
108 Almond St
Waxahachie, TX 75165-1802

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Monday, July 8, 2024 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, July 15, 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-110-2024 **City Reference: 176510**

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *July 3, 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:
Limit number of cars.
No street parking... roads can get tight!

Debra A Moore
Signature

7.2.2024
Date

DEBRA A MOORE-OWNER
Printed Name and Title

108 Almond ST
Address

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-110-2024

ARNSPIGER ANDREW W & SAMANTHA G
204 Floyd St
Waxahachie, TX 75165-1812

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Monday, July 8, 2024 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, July 15, 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-110-2024 **City Reference: 176452**

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *July 3, 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 usually ~~equate with~~ do not require background checks and could attract criminals in a neighborhood w/children!

Signature

6/24/24
Date

Samantha Arnspiger. Mrs.
Printed Name and Title

204 Floyd St.
Address

Item 19&20

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-110-2024

VERA DAVEY M & SPENCER M SHORT
304 FLOYD ST
WAXAHACHIE, TX 75165

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Monday, July 8, 2024 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, July 15, 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-110-2024 **City Reference: 174706**

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

6/24/2024
Date

Davey Vera and Spencer Short
Printed Name and Title

304 Floyd St
Address

Item 19&20

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-110-2024

<>

RECEIVED JUL 0 2 2024

ROWELL CHARLES L
513 JOHN ARDEN DR
WAXAHACHIE, TX 75165-1827

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Monday, July 8, 2024 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, July 15, 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-110-2024 **City Reference: 176450**

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *July 3, 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: unable to attend

Charles L Rowell
Signature

6.27.24
Date

Charles L Rowell
Printed Name and Title

513 John Arden
Address

Item 19&20

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-110-2024

RECEIVED JUL 0 3 2024

POARCH PROPERTIES LLC
103 E UNIVERSITY
WAXAHACHIE, TX 75165-2353

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Monday, July 8, 2024 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, July 15, 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-110-2024 **City Reference: 176508**

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

6-23-24
Date

Printed Name and Title

103 E. University
Address


Exhibit A - Location Map
Item 19&20
N
OLIVE ST
PINE ST
OVERHILL DR
ALLEY
VIRGINIA AVE
FLOYD ST
JOHN ARDEN DR
CEDAR ST
KIRVEN AVE
ALMOND ST
ALLEY
0
75
150
300
450
600
Feet
ZDC-110-2024 (SUP)

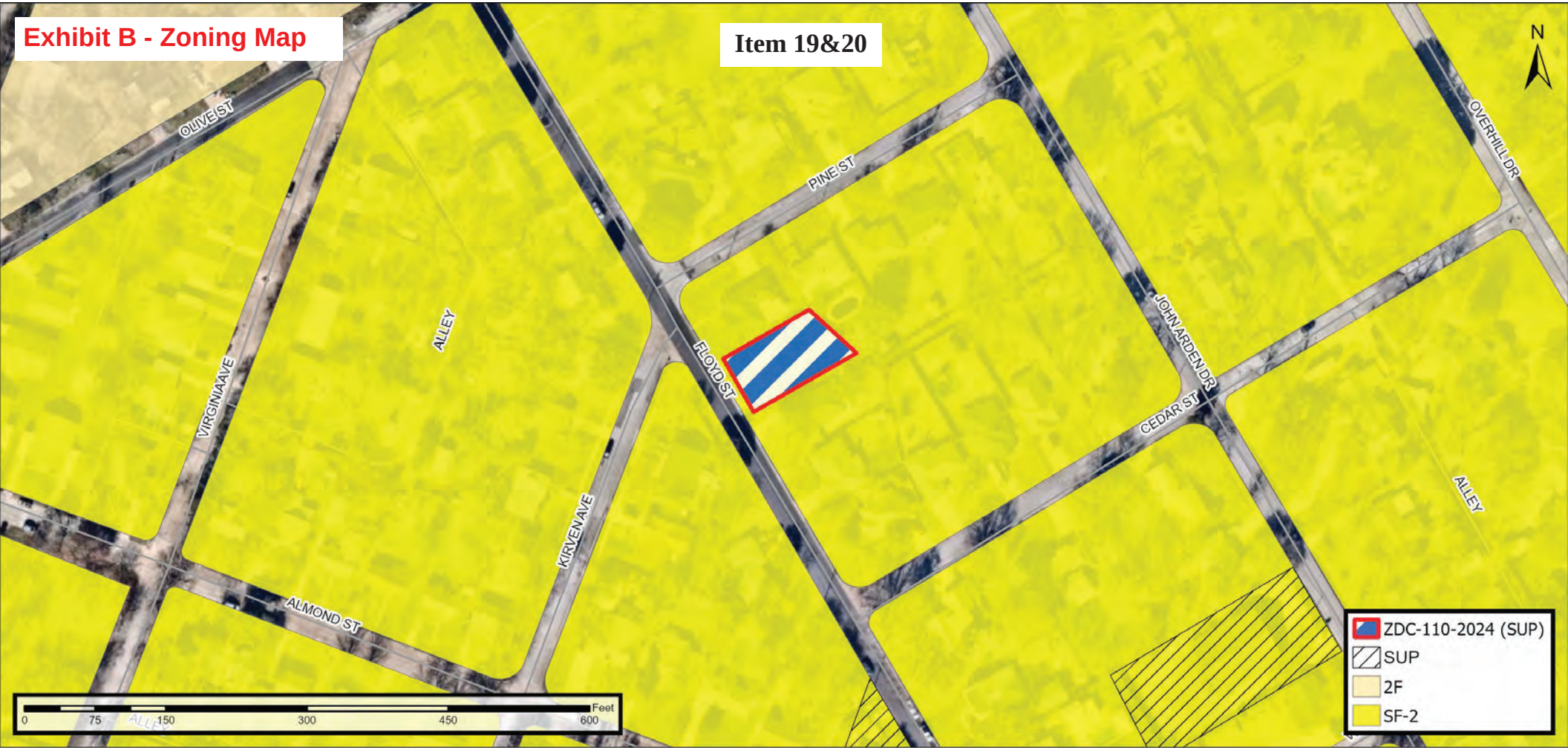

Exhibit B - Zoning Map
Item 19&20
N
OLIVE ST
PINE ST
OVERHILL DR
ALLEY
VIRGINIA AVE
FLOYD ST
JOHN ARDEN DR
CEDAR ST
KIRVEN AVE
ALLEY
ALMOND ST
ALLEY
0
75
150
300
450
600
Feet
ZDC-110-2024 (SUP)
SUP
2F
SF-2

Exhibit C - Floor Plan

Item 19&20

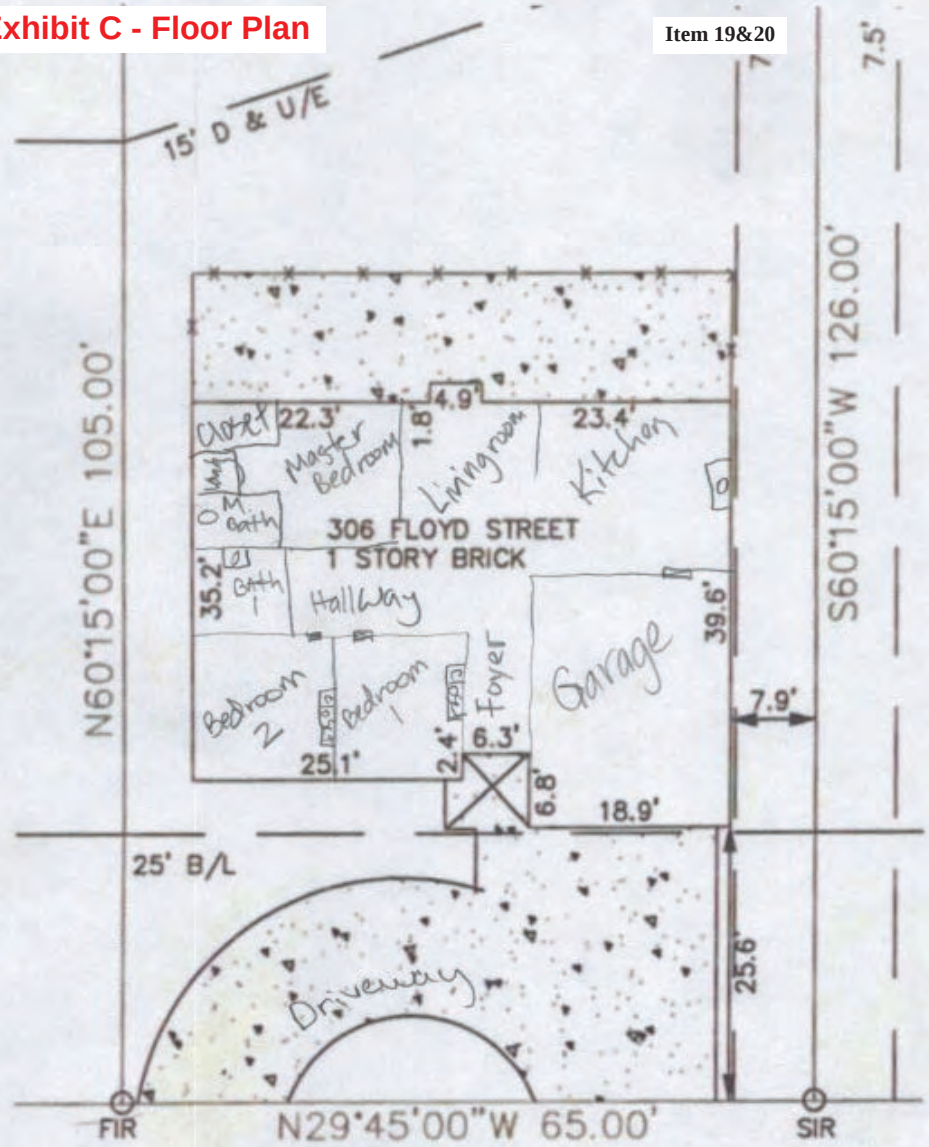


Exhibit D - Site Plan

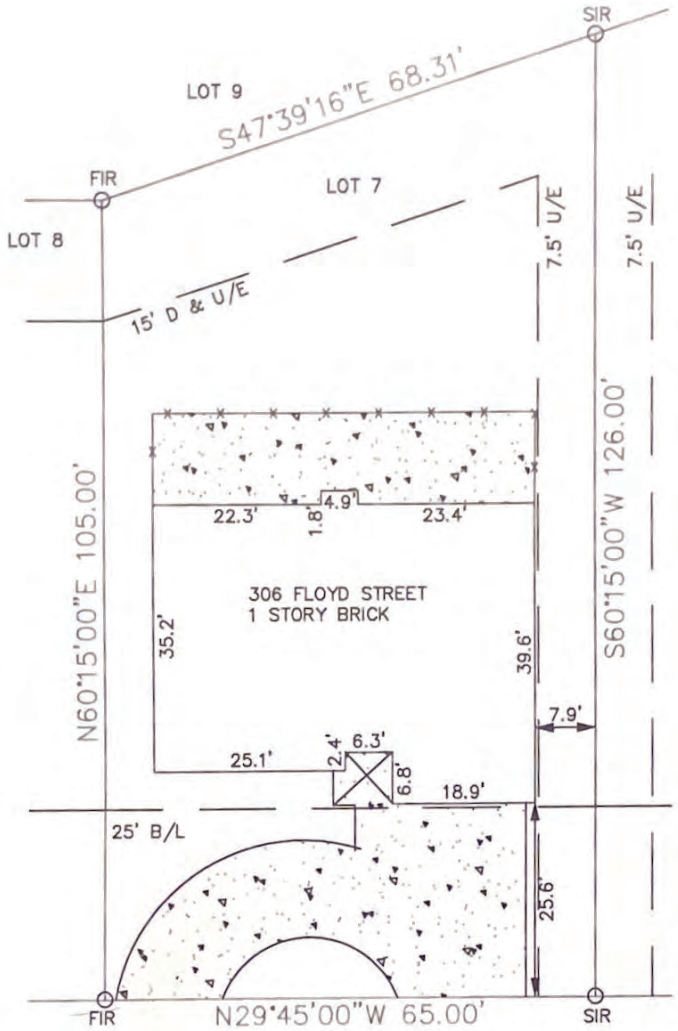
Item 19&20

SURVEY PLAT

TO ALL PARTIES INTERESTED IN PREMISES SURVEYED:
THIS IS TO CERTIFY THAT I HAVE THIS DATE MADE A CAREFUL AND ACCURATE SURVEY ON THE GROUND OF PROPERTY LOCATED AT 306 FLOYD STREET, IN THE CITY OF WAXAHACHIE, TEXAS, HEREIN DESCRIBED AS FOLLOWS:

LOT 7,
OF LEXINGTON SQUARE,
AN ADDITION TO THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS
ACCORDING TO THE PLAT THEREOF RECORDED IN
CABINET B, SLIDE 285, OF THE PLAT RECORDS
OF ELLIS COUNTY, TEXAS.

NORTH
SCALE 1"=20'



NOTES:
FIP – FOUND IRON PIPE
FIR – FOUND IRON ROD
CONC – CONCRETE
S/W – SIDEWALK
D/W – DRIVE WAY
B/L – BUILDING SET BACK LINE

FLOYD STREET
(50' R.O.W.)

TO COMMONWEALTH LAND TITLE COMPANY OF DALLAS
THE PLAT HEREON IS A 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 SHOWN, ALL IMPROVEMENTS BEING WITHIN THE BOUNDARIES OF THE PROPERTY SETBACK FROM THE PROPERTY LINES THE DISTANCES INDICATED, AS SHOWN ON SAID PLAT.
THERE ARE NO ENCROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN.

STATE OF TEXAS
REGISTERED
XAVIER CHAPA
2568
PROFESSIONAL
LAND SURVEYOR

Xavier Chapa

SELLER:
BRENDA ALLEN CORRELL KARA CORRELL
BUYER:
RODOLFO VILLARREAL AND WIFE, GUADALUPE VILLARREAL

SCALE 1"=20'
DATE OF SURVEY: 10-13-00
GF NO. 0011975WX
JOB NUMBER 201633S

THIS PROPERTY IS LOCATED IN AN AREA WITHIN ZONE X, OUTSIDE THE 100-YEAR FLOOD PLAIN, ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR THE CITY OF WAXAHACHIE, MAP NUMBER 480211 0020 C, DATED 7-16-91.

XCES
Xavier Chapa Engineering/surveying
P.O. Box 153126
Irving, Texas 75015

VERA ROOFING & CONSTRUCTION

Manuel Vera <manuel@veraroofingandconstruction.com>

Floyd

1 message

Manuel Vera <mvera6@att.net>
To: Manuel Vera <manuel@veraroofingandconstruction.com>

Wed, Jun 5, 2024 at 9:30 AM

PROPERTY ADDRESS:
- 306 Floyd Waxahachie, Tx 75165

GUEST CONTACT:
- Rebeca, 1.469.261.4440
beca831@yahoo.com
- Please contact your guest contact(s) with any questions or concerns you may have before or during your stay

CHECK-IN INSTRUCTIONS:
- Check in after 3:00 PM
- The home is accessible via keyless entry. The code is
- Please inform the Guest Contact of any problems or concerns upon arrival, so we can work to address these immediately

CHECK-OUT INSTRUCTIONS:
- Check out before 10:00 AM
- Prior to your departure, please tidy up the unit by doing the following:
- Remove all perishable items
- Take out the trash
- Wash and put away all used dishes
- Strip all used linens from beds and place in a pile
- Turn off all lights, electronics, and appliances
- Close and lock all windows and doors
- Additional fees will be imposed if the unit is found in an unsatisfactory condition, so please return it to the condition in which you found it

HOUSE RULES:
- No smoking
- No pets allowed
- No events, parties, or large gatherings
- Must be at least 25 years old to book
- Please report any damages that occur to both the Guest Contact and Evolve

INTERNET INSTRUCTIONS:
- Instructions for connecting to the wireless internet network can be found inside the unit upon arrival

PARKING:
- 2 vehicles can be parked in the driveway

Planning & Zoning Department

Zoning Staff Report

Case: ZDC-121-2024

MEETING DATE(S)

Planning & Zoning Commission: July 8, 2024
City Council: July 15, 2024

CAPTION

Public Hearing on a request by Kassie Pierce, Odyssey Oasis LLC, for a **Specific Use Permit (SUP)** for a **Short-Term Rental** use within a Single Family-2 (SF-2) zoning district located at 207 Cumberland Road (Property ID 172283) - Owner: Clayton McBride & Carmen McBride (ZDC-121-2024)

RECOMMENDED MOTIONS

- "I move to recommend denial of ZDC-121-2024, a Specific Use Permit (SUP) for a Short-Term Rental use."

- "I move to recommend approval of ZDC-121-2024, 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 207 Cumberland Road.

CASE INFORMATION

Applicant:	Kassie Pierce, Odyssey Oasis LLC
Property Owner(s):	Clayton McBride & Carmen McBride
Site Acreage:	0.214 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:	207 Cumberland Road
Parcel ID Number(s):	172283
Existing Use:	A single-family home currently occupies the subject property.
Development History:	The subject property is platted as Lot 24, Block 7 of the Belle-Vue 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: 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 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 Cumberland Road.

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.

Planning Analysis (continued):

The Applicant is requesting a SUP for a short-term rental use located at 207 Cumberland Road because it is located within the SF-2 zoning district. The subject property consists of a primary structure of approximately 1,365 square feet in size with three (3) bedrooms. The site has sufficient parking to accommodate the maximum parking requirement of three (3) vehicles. The home is situated on an approximately 0.214-acre (9,322 square foot) lot.

The applicant submitted this SUP Application on May 30, 2024. The applicant has been operating a short-term rental on the subject property since approximately July 12, 2023, and has been paying local hotel occupancy taxes since October of 2023. The applicant has noted that the property had been used as an STR by a previous operator since September 1, 2021. The Ellis County Appraisal District (ECAD) does not identify the subject property as a Homestead. 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 property and its current use in the past 12 months.

The local emergency contact provided by the applicant is Kassie Pierce (903-316-8176), 407 Maumee Road, Waxahachie, TX. 75165, kassiepiercetxrealtor@gmail.com, located 8.4 miles 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, 82 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 six (6) letters of opposition and two (2) letters of support were received by staff, with three (3) letters of opposition and one (1) letter 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.
6. The applicant shall apply for the required STR registration within thirty (30) calendar days from the City Council approval of this SUP.

ATTACHED EXHIBITS

1. Property Owner Notification Responses
2. Applicant Letter
3. HOT Tax Receipts
4. Location Map (Exhibit A)
5. Zoning Map (Exhibit B)
6. Floorplan (Exhibit C)
7. Site Plan (Exhibit D)
8. Host Rules (Exhibit E)

STAFF CONTACT INFORMATION

Prepared by:
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-121-2024

AUTREY DUSTY
200 S ELM ST
WAXAHACHIE, TX 75165

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Monday, July 8, 2024 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, July 15, 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 Kassie Pierce, Odyssey Oasis LLC, for a Specific Use Permit (SUP) for a Short-Term Rental use within a Single Family-2 (SF-2) zoning district located at 207 Cumberland Road (Property ID 172283) - Owner: Clayton McBride & Carmen McBride (ZDC-121-2024)

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-121-2024 **City Reference: 172208**

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

6-24-24
Date

Dusty Autrey - owner
Printed Name and Title

200 S Elm Wax TX 75165
Address

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-121-2024

AUTREY DUSTY
200 S ELM ST
WAXAHACHIE, TX 75165

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Case Number: ZDC-121-2024 **City Reference: 172223**

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☒ SUPPORT ☐ OPPOSE

Comments:

Signature

6-23-24
Date

Dusty Autrey - Owner
Printed Name and Title

200 S Elm Wax Tx 75165
Address

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-121-2024

<>

WILSON SAMUEL D III
503 MONTICELLO DR
WAXAHACHIE, TX 75165

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Case Number: ZDC-121-2024 **City Reference: 172123**

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

6/25/24
Date

Samuel Wilson
Printed Name and Title Owner

503 monticello DR.
Address

Case Number: ZDC-121-2024 **Item 21&22** **City Reference: 270576**

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *July 3, 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 JUN 27 2024

Comments:

Kellie Harris
Signature

6-27-24
Date

Kellie Harris
Printed Name and Title

114 Cumberland Rd. Waxahachie, TX 75165
Address

Case Number: ZDC-121-2024 **Item 21&22** **City Reference:** 270576

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *July 3, 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 JUN 27 2024

Comments:

Justin A Harris
Signature

6/27/24
Date

Justin Harris
Printed Name and Title

114 Cumberland Rd Waxahachie, TX
Address

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-121-2024

JAYNES IVY A & JEFFERY C
212 CUMBERLAND RD
WAXAHACHIE, TX 75165

RECEIVED JUN 2 7 2024

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Case Number: ZDC-121-2024 **City Reference: 172258**

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *July 3, 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 No!

Comments:
unknown people coming & going, upkeep of house, lowers my property value

Ivy Jaynes Jeffery C Jaynes

Signature Ivy Jaynes Jeffery C Jaynes

Ivy & Jeffery Jaynes - OWNERS
Printed Name and Title

6/22/2024
Date

212 Cumberland Rd
Address Waxahachie, TX 75165

Case Number: ZDC-121-2024 **Item 21&22** **City Reference:** 172286

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *July 3, 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 JUL 0 2 2024

Comments:

Terry O'Daniel
Signature

06-22-2024
Date

TERRY O'DANIEL OWNER
Printed Name and Title

212 WILMINGTON AVE.
Address

Case Number: ZDC-121-2024 **Item 21&22** **City Reference:** 172294

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *July 3, 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 JUL 0 2 2024

☐ SUPPORT ☒ OPPOSE

Comments:

Richard J Keller
Signature

6/26/2024
Date

Richard J. Keller
Printed Name and Title

208 Wilmington
Address

Applicant Letter

Item 21&22

ODYSSEY OASIS, LLC

This is an application for a SUP for 207 Cumberland.

This is a SFH neighborhood with homes from the 1950's. The neighborhood is older and has many rental homes. Some homes have been rehabbed and some homes need to be rehabbed. The city did a wonderful job on the Cumberland Street project so the Cumberland street is beautifully lined with sidewalks and street light posts, which makes our STR really attractive. The home itself is a little over 1000 RSF. It has 3 bedrooms and 1 bathroom. It has a large wide driveway, which can house four cars. It also has a 1 car garage. It has a large fenced back yard as well. The home is well secured with security cameras at the front and back door. The guests are provided a smart door code the day of check-in and we can see when they check-in and check-out. We can also see when they lock and unlock the door. We also receive alerts on our phones when the cameras go on and off.

The only issue with the location is that the people who live on the street, park everywhere and the streets can become congested. They have trailers, boats, etc. which fill the streets, but of course we do not have these issues with our STR.

Our STR has been on AIRBNB since we took over. We have been on VRBO since October 2023 and as of May 2024, we are on Booking.com. We are SuperHosts and Premier Hosts on AIRBNB and VRBO. We have wonderful reviews on both platforms. Since we are new to Booking.com we have not received any reviews. We have attached our house rules, layout and other required documents. Most of our guests are from out of town or state.We like to promote local businesses, so when we are asked for places to eat or things to do, we refer people to the small business that make Waxahachie great. You can go to a lot of places and get Chili's, but there is only one Dove's Nest!

This STR was established on September 1, 2021 by another business. We purchased the business on July 12, 2023. We lease this home from the owners, who are well aware that it is an STR and then we arbitrage it out. Since we knew we would need to get an SUP, I have had the opportunity to speak with a couple of the neighbors, however not many. The neighbor at 209 Cumberland (Betty Woodruff-972-351-3098) stated she had no issue with the STR and has not had any complaints. She has been in her home since 1976. I spoke with the neighbor at 205 Cumberland and they are renting from a company. 206 Cumberland is also a long term renter and the home is owned by a company. I tried to speak to 208 Cumberland, but they did not answer. They have no soliciting on the door. Behind Cumberland street is a large parcel of land owned by Texas Baptist Homes and at the end of Cumberland Street is a large parcel owned by the City of Waxahachie.

My husband and I are invested in the city and believe that God has us here for a reason. I have shared that vision with some of the city council members, Shon Brooks, Doug Barns and the most recent Economic Development Director, and I know at some point, the vision I shared will become a reality!

Applicant Letter

Item 21&22

ODYSSEY OASIS, LLC

My husband, I and our children have lived in Waxahachie since 2015. We came to Waxahachie because my husband was hired as a teacher/coach at Life Middle School. However, as of June he will be a proud member of the Waxahachie Police Department. I have been employed by the federal government for over 25 years, am a realtor and operate the STRs. We have two children, one is an EMT and works at Children's Hospital in Dallas and our son lives here and is currently going through the fire fighting application process with another city. We attend Freedom Fellowship International.

If you have any questions or concerns about this application or any of the STRs we manage or operate, please let us know.

Kassie and Michael Pierce

City of Waxahachie

Department of Finance

HOTEL OCCUPANCY TAX

HOTEL / MOTEL SUBMISSION REPORT

ESTABLISHMENT NAME	
Burrow -	
MAILING ADDRESS	REPORTING PERIOD (e.g., 1/1/2020 TO 1/30/2020)
407 Maumee Rd	10/16/23 TO 12/31/23
CITY **STATE** **ZIP CODE**	Check below if this is a final submission report and
Waxahachie TX 75165	Business sold _____ Business closed_____ Date _____ Date _____
See instructions for remitting payment on back of form.	Blacken this box if hotel information has changed. ☐

1.	TOTAL ROOM RECEIPTS		$2505.32
2.	PERMANENT RESIDENTS[1]	$0	
3.	GOVERNMENT EMPLOYEES[2]	$0	
4.	TOTAL DEDUCTIONS **(= #2 + #3)**		$0
5.	TAXABLE RENTS **(= #1 - #4)**		$2505.32
6.	HOTEL OCCUPANCY TAX - 7%		$
7.	PENALTY ON LATE PAYMENT[3]		$0
8.	INTEREST ON LATE PAYMENT[3]		$
9.	TOTAL TAX, PENALTIES & INTEREST		$175.37

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

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

[3]**5% penalty to be owed after 30 days of payment due date. 10% penalty to be owed after 60 days. Penalty shall never be less than $100. Delinquent taxes shall draw interest at the rate of 10% per annum beginning 60 days after due date. See Ordinance No. 2270, Section 30-11.4.**

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

	Owner/Operator	4/24/24
SIGNATURE	**TITLE**	**DATE**

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

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

Revision Date: July 8, 2020

HOT Tax Receipts

Item 21&22

City of Waxahachie

Department of Finance

HOTEL OCCUPANCY TAX

HOTEL / MOTEL SUBMISSION REPORT

ESTABLISHMENT NAME	
Burrow -	
MAILING ADDRESS	REPORTING PERIOD (e.g., 1/1/2020 TO 1/30/2020)
407 Maumee Rd	01/01/24 TO 04/30/24
CITY **STATE** **ZIP CODE**	Check below if this is a final submission report and
Waxahachie TX 75165	Business sold _____ Business closed_____ Date _____ Date _____
See instructions for remitting payment on back of form.	Blacken this box if hotel information has changed. ☐

1.	TOTAL ROOM RECEIPTS		$10384.05
2.	PERMANENT RESIDENTS[1]	$0	
3.	GOVERNMENT EMPLOYEES[2]	$0	
4.	TOTAL DEDUCTIONS **(= #2 + #3)**		$0
5.	TAXABLE RENTS **(= #1 - #4)**		$10384.05
6.	HOTEL OCCUPANCY TAX - 7%		$
7.	PENALTY ON LATE PAYMENT[3]		$0
8.	INTEREST ON LATE PAYMENT[3]		$
9.	TOTAL TAX, PENALTIES & INTEREST		$726.88

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

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

[3]5% penalty to be owed after 30 days of payment due date. 10% penalty to be owed after 60 days. Penalty shall never be less than $100. Delinquent taxes shall draw interest at the rate of 10% per annum beginning 60 days after due date. See Ordinance No. 2270, Section 30-11.4.

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

	Owner/Operator	4/24/24
SIGNATURE	**TITLE**	**DATE**

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

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

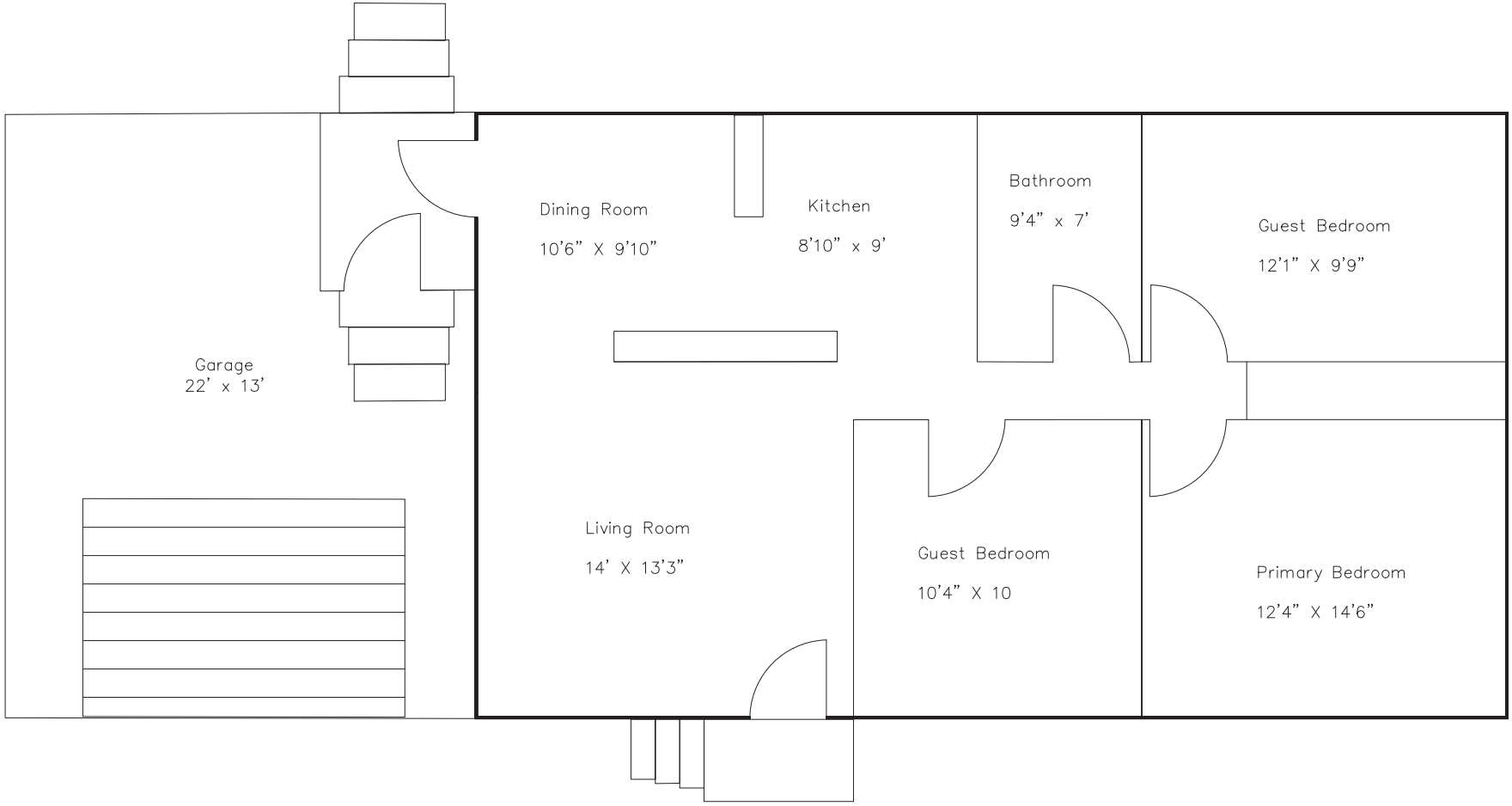
Revision Date: July 8, 2020


Exhibit A - Location Map
Item 21&22
N
CHARLOTTE AVE
CHILES DR
MONTICELLO DR
WILMINGTON AVE
CUMBERLAND RD
SAVANNAH AVE
RICHMOND LN
0
125
250
500
750
1,000
Feet
ZDC-121-2024 (SUP)


Exhibit B - Zoning Map
Item 21&22
N
CHARLOTTE AVE
CHILES DR
MONTICELLO DR
WILMINGTON AVE
CUMBERLAND RD
SAVANNAH AVE
RICHMOND LN
0
125
250
500
750
1,000
Feet
ZDC-121-2024 (SUP)
SUP
PD-SF-2
SF-2

Exhibit C - Floor Plan

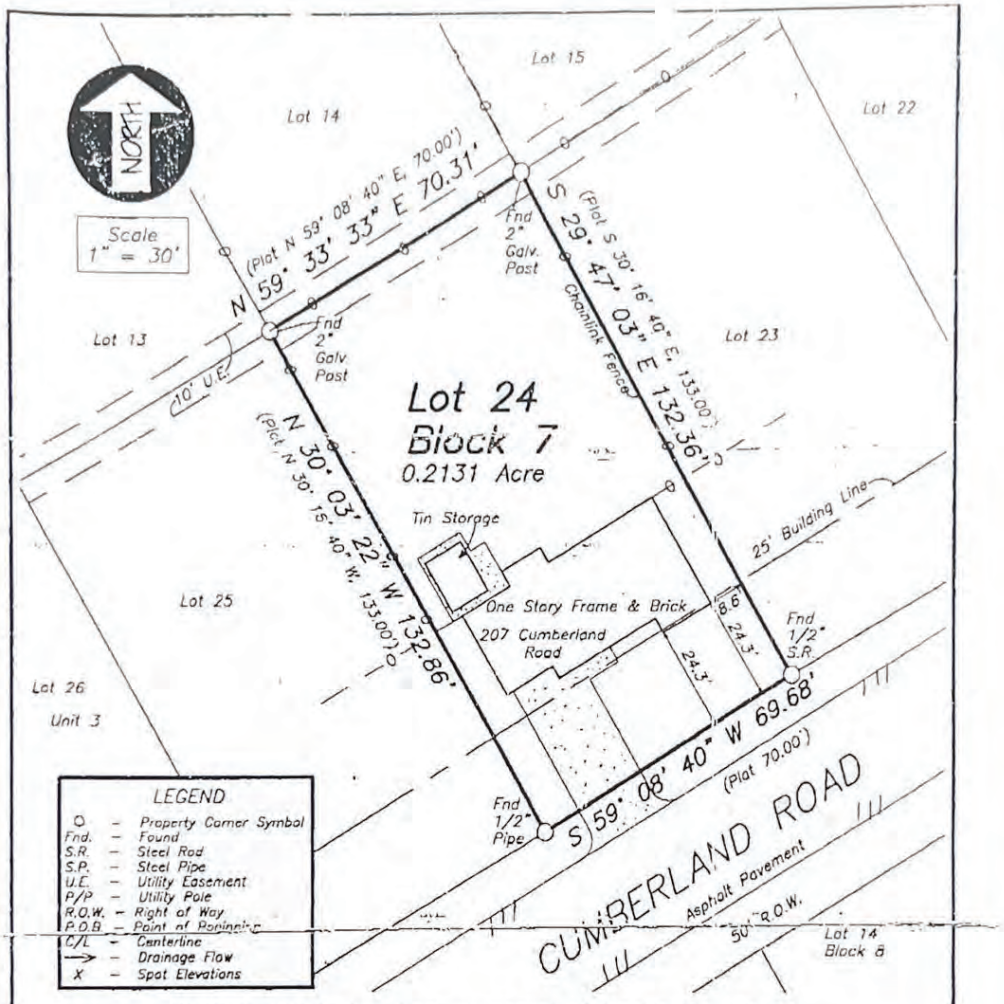
Item 21&22



207 Cumberland

Exhibit D - Site Plan

Item 21&22



All that certain lot, tract or parcel of land being Lot 24 in Block 7 of UNIT IV, BELLE-VU ADDITION, an Addition to the City of Waxahachie, according to the Map thereof recorded in Cabinet A, Slide 301, Plat Records, Ellis County, Texas.

(also known as 207 Cumberland Road)

The Plat hereon is a true and accurate representation of the property as determined by a survey made on the ground, the lines and dimensions of said property being as indicated on the plat. The size, location and type of buildings and improvements being in relation to the boundaries of the property lines as shown. There are no visible encroachments, protrusions or easements, except as shown on the plat. I further certify that no portion of the subject property lies within a special flood hazard area, according to the Flood Insurance Rate Map for the City of Waxahachie, Community# 480211, Panel# 0010 C ZONE X.

STATE OF TEXAS REGISTERED WALTER KEVEN DAVIS 4466 PROFESSIONAL LAND SURVEYOR

Walter Keven Davis
Registered Professional Land Surveyor
#4466

ENGINEERS
D & M
SURVEYORS

DAVIS & McDILL
P.O. BOX 428, WAXAHACHIE, TEXAS 75165
Phone: Metro (214) 938-1185, FAX No. (214) 937-0307

Description Survey Plat Client: Trinity Abstract & Title Co. G.F.# 96-46755
Drawn by: Kevin Huber Scale: 1" = 30' Date: May 22, 1996 Job# 96-415

07/30/2003 16:37 FAX 9723515060 COLDWELL BANKER RES BRKG 002/002

Exhibit E - Host Rules

Item 21&22

House Rules:

SEPTEMBER 1, 2021 DISCLAIMER:
We reserve the right to refuse accommodation or demands from rude, disrespectful, and/or discourteous guests. We will not hesitate to terminate your stay at our discretion if you continue to harass/verbally abuse us/our staff.

EARLY CHECK-INS
are not guaranteed. Airbnb allows you to choose a preferred check in time, but it is ultimately up to the host to approve any check-ins before 4pm. An accepted request to book does not mean your early check-in time was approved. You will need to send us a message asking us if you can check in early.

LATE CHECK-OUTS
must be approved by the host. If you stay past your 11am check out time without approval, you will automatically be charged for the next nights' stay at the listing's full price.

PACKAGES
We do not allow guests to order mail/packages to this location for privacy reasons. If you attempt to have something delivered to this address we are not held responsible for its whereabouts.

MAINTENANCE
Understand that we are at the mercy of the property management maintenance team for most general "fix-it" requests. We ask that all our guests are patient and understanding in regards to this. If a previous guest has damaged something minor and we were unable to fix it before check in, it will be reported to the staff, but it is dependent on the maintenance team's schedule. Examples: blinds, curtains, and lightbulbs fall under the "non-emergency" maintenance category and won't be completed until they've addressed any emergency requests around the property first.

PETS
This property allows (2) dogs for an additional pet fee of $50. Guests are required to pick up after their pets; this includes solid waste. Dogs must not be left on their own. Pets must be leashed when in the neighborhood. No more than one pet may be at the property. The pet's individual weight shall not exceed twenty pounds. If a pet causes any property damage it needs to be reported immediately, and pet owner will be responsible for all repairs. Feeding bowls and waste bags for your visit are provided. The house is not a barn and we don't want it to smell like one, we love dogs and we have one ourselves, but the house needs to be ready to accommodate the next guest.

If you do not register a pet and we find out later you had one, you will be charged a $200 fine.

Exhibit E - Host Rules

Item 21&22

PARTIES

This home enforces a strict no-parties/noise violation policy to all guests. If you throw a party, trash the space, damage the unit, disrespect the property, or have a gathering with extra guests that are not reported in your initial booking, you are breaking the rules and will be fined $200 as well as the cost of any damages.

CLEANING

Our cleaning fee is based on a courteous guest (e.g. someone who cleans up after themselves, puts dishes in the dishwasher, towels/linens in the washer, leaves the place as they found it, etc.) This is NOT a hotel. If the housekeeping crew discovers an unreasonable mess post-checkout, we will charge an additional fee of $100.

EXTRA TOWELS/LINENS

Please understand and accept that our housekeeping crew needs to cover a great number of properties per day and within a short window of time. To accommodate the busy schedules, they often need to leave the CLEAN towels drying in the dryer and then move on. If you do not see enough towels/linens for you when you arrive, please check the dryer. If the housekeeping crew discovers missing sheets post-checkout, we will charge an additional fee of $50/per missing set

By booking this property, you have read, understood, and agreed to all of these house rules.

Odyssey Oasis

YOUR GREAT ESCAPE

WHAT ABOUT US

We are the Pierce's. We operate and manage numerous AIRBNB's in Waxahachie. We enjoy the small-town atmosphere the community has to offer, while still offering convenience to DFW.

We love to interact with our guest, so if you have any questions or are planning a special occasion, let us know and we can assist in making your honeymoon, anniversary, and birthday surprises/packages available with your stay.





CONTACT US

Phone
(903)316-8176

E-mail
odysseyoasisllc@gmail.com



Let Our Small Town Become Your FAVORITE Small Town

Exhibit E - Host Rules

Item 21&22

PROHIBITED ACTIVITIES

- No Parties
- Animals are allowed (see house rules)
- Three Free Parking Space available
- No Drugs on Premises
- All Spaces are non-smoking

****Smoking is available outside****

Odyssey Oasis

YOUR GREAT ESCAPE



THE BURROW

- Sleeps 6
- 1 King Bed
- 2 Queen
- 1 Bathroom
- Large fenced Back Yard
- Back Yard Entertaining Space

EMERGENCY CONTACTS

Police/Fire/Medical Emergency: 911

- Police
  - (469)309-4000
- Non-Emergency Fire
  - (972) 937-8364
- Non-Emergency Medical
  - Expedian: (817)473-9473
  - Altus: (469)383-7361
  - MedExpress: (972)937-1203
- Severe Weather
  - http://www.weather.gov/fwd/