

A G E N D A

A regular meeting of the Planning & Zoning Commission of the City of Waxahachie to be held at the Waxahachie Civic Center, 2000 Civic Center Lane, Meeting Rooms A and B, Waxahachie, Texas, on ***Tuesday, June 24, 2025 at 7:00 p.m.***

Commission Members: Rick Keeler, Chairman
 Marlene Norcross, Vice-Chairman
 Jenny Bridges
 David Hudgins
 Chad Hicks
 Wendy Johnson
 Terry Connor

1. Call to Order
2. Invocation
3. ***Public Comments:*** Persons may address the Planning & Zoning Commission on any issues. This is the appropriate time for citizens to address the Commission on any concern whether on this agenda or not. In accordance with the State of Texas Open Meetings Act, the Commission may not comment or deliberate such statements during this period, except as authorized by Section 551.042, Texas Government Code. ***Speakers are requested to observe five (5) minute time limit.***
4. ***Consider*** approval of minutes of the regular Planning & Zoning Commission meeting of June 10, 2025
5. ***Public Hearing*** on a request by Chad Tustison for a Specific Use Permit (SUP) for an Accessory Structure exceeding seven hundred (700) square feet use within a Planned Development Single Family-1 (PD-SF-1) zoning district located at 116 Homestead Lane, (Property ID 269664) – Owner: Chad Tustison & Jennifer Tustison (ZDC-77-2025)
6. ***Consider*** recommendation of ZDC-77-2025
7. ***Public Hearing*** on a request by Gilberto Escobedo, Jr., for a Specific Use Permit (SUP) for a Short-Term Rental use within a Single-Family-3 (SF-3) zoning district located at 106 Ryburn Street (Property ID 278478) – Owner(s): LGE Investment Homes, LLC (ZDC-50-2025)
8. ***Consider*** recommendation of ZDC-50-2025
9. 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.

Planning and Zoning Commission
June 10, 2025

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 10, 2025 at 7:00 p.m.

Members Present: Rick Keeler, Chairman
Marlene Norcross, Vice Chair
Jenny Bridges
Terry Connor
Wendy Johnson

Member Absent: Chad Hicks
David Hudgins

Others Present: Shon Brooks, Executive Director of Development Services
Trenton Robertson, Senior Director of Planning
Zack King, Planning Manager
Amber Villarreal, City Secretary

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

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

3. **Public Comments**

None.

4. **Consent Agenda**

- a. Minutes of the regular Planning & Zoning Commission meeting of May 27, 2025
- b. Consider a request by John Helms, for a Plat of Halperin & Helms Waxahachie Addition, being 9.98 acres, located at 2435 FM 879, situated in the Marion Woodard Survey, Abstract 1120, an addition in the Extra Territorial Jurisdiction of the City of Waxahachie (Property ID 192158) – Owner: David Halperin (SUB-41-2025)

Chairman Keeler announced SUB-41-2025 was withdrawn.

Action:

Marlene Norcross moved to approve the May 27, 2025 Planning & Zoning Commission minutes. Motion was seconded by Terry Connor and carried unanimously (5-0).

5. **Public Hearing on a request by Alex Lohmann, for a Specific Use Permit (SUP) for an Amusement, Indoor (Haunted House) use within a Light Industrial-2 (LI-2) zoning district located at 500 W Madison Street, Suite B (Property ID 171075) - Owner: Big Blue Truck LLC (ZDC-69-2025)**

Planning Manager Zack King presented the Item. The applicant proposes a Specific Use Permit (SUP) to allow for the operation of a Haunted House in Suite B at 500 W Madison Street on Fridays and Saturdays in October 2025. An SUP is required for this use due to the fact that the subject property cannot support the minimum on-site parking requirement for an “Amusement, Indoor” land use; which is approximately 110 spaces in this instance. “Reindeer Manor” is the specific haunted house proposed with this SUP. Owner’s Alex & Jennifer Lohmann have previously operated Reindeer Manor in Red Oak and Grand Prairie and are now looking to relocate the Haunted House to Waxahachie. The Reindeer Manor Haunted House is intended to be complimentary to the “Fall for Hachie – Benny and Boneless Adventure” event planned around the square in the month of October.

The Haunted House at 500 W Madison Street is proposed to take place only on nine nights (Fridays & Saturdays) in October of 2025. Hours of Operation on Halloween night are proposed to be 7:00pm to 10:00pm; while hours of operation for all other nights are proposed to be 8:30pm to 11:30pm. The applicant has noted in the Operational Plan (Exhibit B) for the event that the Haunted House is expected to employ up to 40 seasonal employees. While not explicitly referenced in the Operational Plan, the Haunted House is obligated to adhere to Chapter 20 of the Waxahachie Code of Ordinances; which prohibits noise on private property that constitutes a nuisance.

500 W Madison Street, Suite B is approximately 11,000 square feet in total size. The applicant has provided a Floor Plan (Exhibit D) that identifies how the interior of the building is proposed to be set up for the Haunted House. In addition to the Haunted House path traversed by patrons, the Floor Plan identifies the customer queuing area, staff office, and staff access corridors. The applicant proposes to ensure that all customers wait/queue inside Suite B as opposed to elsewhere inside the building or outside the building. Additionally, it is important to note that the existing building does have a functional fire sprinkler system.

The applicant has also provided a Site Plan and Parking Plan with this SUP Application. The Site Plan identifies the location of the entrance for the Haunted House on the south side of building and identifies the on-site parking for the use. As noted above, the typical parking requirement for an “Amusement, Indoor” land use cannot be supported on the subject property. In this instance, approximately 110 on-site parking spaces are required for the Haunted House based on the size of Suite B. The applicant proposes to provide 17 un-improved on-site parking spaces for the Haunted House use. The proposed on-site parking does not include the existing 25 concrete parking spaces on the subject property, as these existing spaces are reserved current tenants of 500 W Madison Street. Off-site parking agreements have been executed for the use of an additional 25 parking spaces spread across the neighboring 303 Patterson Street, 410 W Madison Street, and 510 W Jefferson Street properties.

The applicant proposes that existing public parking around the square be utilized for additional patron parking beyond the on-site and specified off-site parking locations. The Parking Plan provided by the applicant identifies several locations around the subject property where Haunted House staff are proposed to be stationed for way-finding and parking assistance. The applicant has also provided a Signage Plan that identifies the proposed signage for the 500 W Madison Street building as well as temporary way-finding signs that are proposed to be placed near the subject property.

After review of the SUP application, staff does have concerns related to the existing conditions and setting of the subject property. Specifically, staff has concern with parking and accessibility for the site. The lack of dedicated parking for the Haunted House on, and immediately surrounding, the subject property is likely to lead congestion issues around the site. Public parking on and near the square cannot be relied upon for availability to supplement the on-site parking. The lack of on-site parking also contributes to the second staff concern of access to the subject property. A deficiency in dedicated parking has the potential to result in on-street parking on the narrow Patterson and W Madison Streets. Due to the narrow existing conditions of these streets, both patrons and emergency services attempting to navigate to the site may be hindered or slowed by on-street parking.

To address these concerns, staff has provided recommendations for conditions that may be added to the SUP, if the application is approved. These conditions include restrictions for on-street parking, customer queuing/waiting areas, and the placement of vehicles, trailers, and temporary structures associated with the Haunted House. Additionally, the applicant has identified several proposals to address concerns with parking and congestion of the surrounding area. Specifically, the applicant has proposed to require ticket pre-orders for a specific start time. This is intended to limit the number of customers arriving on-site at one time. Additionally, staff members are proposed to be dedicated to key areas around the subject property to assist in parking and way-finding to the Haunted House.

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 29 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 one (1) letter of opposition and one (1) letter of support for the proposed SUP. Since the publishing of the agenda, five additional letters of support and three in opposition were received from property owners within 200 feet of the proposed haunted house.

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, staff recommends the following conditions:

1. The Specific Use Permit shall expire November 1, 2025. The applicant shall be required to submit, and receive approval of, a new or amended Specific Use Permit application to reinstate the use after November 1, 2025.
2. The Haunted House shall remain exclusively within the approximately 11,000 square foot Suite B at 500 W Madison Street; which is identified in Exhibit C & D. The applicant shall be required to submit, and receive approval of, a new or amended Specific Use Permit application to expand the Haunted House beyond Suite B.
3. Patrons shall only be permitted to queue inside Suite B at 500 W Madison Street. Patrons shall not be permitted to wait or queue for access to the Haunted House elsewhere inside the building or outside the building.
4. The drive-aisle around the 500 W Madison Street and public right-of-way (ROW) adjacent to 500 W Madison Street shall remain unobstructed. No vehicles, trailers, or temporary structures are permitted to obstruct the drive-aisle or ROW.
5. The hours of operation for the Haunted House shall remain limited to 8:00pm to 11:30pm on 10/3 – 10/25 and 7:00pm to 10:00pm on 10/31. The applicant shall be required to submit,

and receive approval of, a new or amended Specific Use Permit application to operate outside of these hours.

6. On-street parking shall be prohibited along Patterson Street and W Madison Street.

During the Commissioner's discussion, it was noted that while the building owner supports the request, no direct input was received by the Planning Department from the restaurant operator on site regarding their position. When asked about the suite's maximum occupancy, staff clarified that it has not yet been determined and would be established by the Building Official during the Certificate of Occupancy review, should the SUP request be approved. Additionally, there is a significant parking shortfall for the site. Although the use would typically require around 110 spaces, only a little over 40 off- and on-site dedicated spaces are being provided, resulting in a shortage of approximately 70 parking spaces.

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

Applicant Alex Lohmann requested approval and clarified that while the leased suite is 11,000 square feet, only about 5,000 square feet will be used for the haunted house attraction, with the remainder serving as storage. He estimates around 3,500 ticket sales for the entire season, averaging approximately 350 guests per night, with some variation throughout the season. Timed ticketing will be used, limiting each time slot to around 110 guests to manage flow and parking. Due to parking concerns, a contingency plan includes utilizing a nearby parking garage and potentially providing shuttle service at no cost to patrons. Staff parking will also be managed using shuttles from the garage.

Mr. Lohmann noted his prior experience operating haunted attractions, previously running events in Grand Prairie and Red Oak, and emphasized a scaled-down approach better suited to his current life stage. A detailed security and safety protocol is in place, including a unique three-light alert system (white for maintenance, yellow for non-emergency security, red for emergencies), monitored in real time. The team has maintained excellent relationships with fire marshals, one even providing a letter of recommendation.

The attraction is generally open to all ages, though it's not recommended for children under 13–14; however, a separate child-friendly event is available for younger children. The attraction averages about four guests per vehicle, and the total experience typically lasts 40–45 minutes. The applicant noted that sound tests were conducted to ensure the attraction would not be a noise nuisance, and results showed sound levels outside the building remained at or below conversational volume.

Mr. Lohmann expressed a long-term vision of contributing to Waxahachie's local commerce by drawing more visitors downtown, with hopes of building a legacy centered around a vintage, family-friendly Halloween atmosphere. He agreed to return after the season to report on outcomes, recognizing that adjustments may be needed as the event evolves. Overall, the focus is on community enhancement, safety, and preserving the neighborhood's character while creating a unique seasonal attraction

Those who spoke in opposition:

John Wedel, 417 W. Jefferson

Kathleen Bowen, 527 W. Jefferson

There being no others to speak for or against ZDC-69-2025, Chairman Keeler closed the Public Hearing at approximately 7:35 p.m.

Commissioner Marlene Norcross expressed concern about the proposed location for the haunted house, noting that weekend traffic in the area is already challenging. She acknowledged that while the concept itself is appealing, she questioned whether this specific site is suitable given the potential for increased pedestrian congestion.

Chairman Keeler expressed strong personal support for haunted houses and community events, noting his enjoyment of Reindeer Manor and local festivals. He acknowledged the appeal of the proposed haunted house location near the railroad tracks, saying it visually fits the theme. However, despite the applicant's efforts to address concerns, he ultimately could not support the proposal due to serious safety and traffic concerns. He described the intersection at Madison and Patterson as a potential logistical and pedestrian hazard, particularly on busy weekend nights. His main concern was the lack of sidewalks and the risk posed to children and teens in high-traffic conditions. While he appreciated the applicant's intentions and preparations, he concluded that the site is simply not suitable for the expected volume of activity.

6. Consider recommendation of ZDC-69-2025

Action:

Marlene Norcross moved to recommend denial of ZDC-69-2025, a Specific Use Permit (SUP) for an Amusement, Indoor (Haunted House) use. Motion was seconded by Wendy Johnson and carried 3-2 with Jenny Bridges and Terry Connor voting in opposition.

13. Adjourn

Trenton Robertson, Senior Director of Planning, announced that the Impact Fee Capital Improvements Advisory Committee will meet on June 24 and July 8 in response to new legislation. He emphasized the importance of having a quorum present at both meetings.

Commissioner Jenny Bridges expressed her appreciation to Alex Lohmann for his interest in investing in the community and Commissioner Terry Connor concurred.

Mayor Pro Tem Patrick Souter acknowledged the effort Alex Lohmann dedicated to preparing his request and expressed his appreciation for the opportunity to hear the case. He also encouraged community members to actively participate in the zoning process by sharing their support or opposition.

There being no further business, the meeting adjourned at 7:41 p.m.

Respectfully submitted,

Amber Villarreal, City Secretary

Planning & Zoning Department

Zoning Staff Report

Case: ZDC-77-2025



MEETING DATE(S)

Planning & Zoning Commission: June 24, 2025

City Council: July 7, 2025

CAPTION

Public Hearing on a request by Chad Tustison for a **Specific Use Permit (SUP)** for an **Accessory Structure exceeding seven hundred (700) square feet**, use within a Planned Development Single Family-1 (PD-SF-1) zoning district located at 116 Homestead Lane, (Property ID 269664) – Owner: Chad Tustison & Jennifer Tustison (ZDC-77-2025)

RECOMMENDED MOTION

"I move to recommend approval of ZDC-77-2025, a Specific Use Permit (SUP) for an Accessory Structure exceeding seven hundred (700) square feet, subject to the conditions the staff report, authorizing the Mayor and/or City Manager to sign the associated documents accordingly."

APPLICANT REQUEST

The applicant requests approval of a Specific Use Permit (SUP) for a 1,600 square foot accessory structure.

CASE INFORMATION

Applicant: Chad Tustison

Property Owner(s): Chad Tustison & Jennifer Tustison

Site Acreage: 1.0 acre

Current Zoning: Planned Development Single Family-1 (PD-SF-1)

Requested Zoning: Planned Development Single Family-1 (PD-SF-1) with a SUP for an accessory structure exceeding seven hundred (700) square feet.

SUBJECT PROPERTY

General Location: 116 Homestead Lane

Parcel ID Number(s): 269664

Existing Use: Single family residence

Development History: The subject property is platted as Lot 5, Block A of Homestead Estates.

Adjoining Zoning & Uses:

Direction	Zoning	Current Use
North	PD-SF-1	Single-Family Residence
East	PD-SF-1	Single-Family Residence
South	PD-SF-1	Vacant Lot
West	PD-SF-1	Single-Family Residence

Future Land Use Plan:

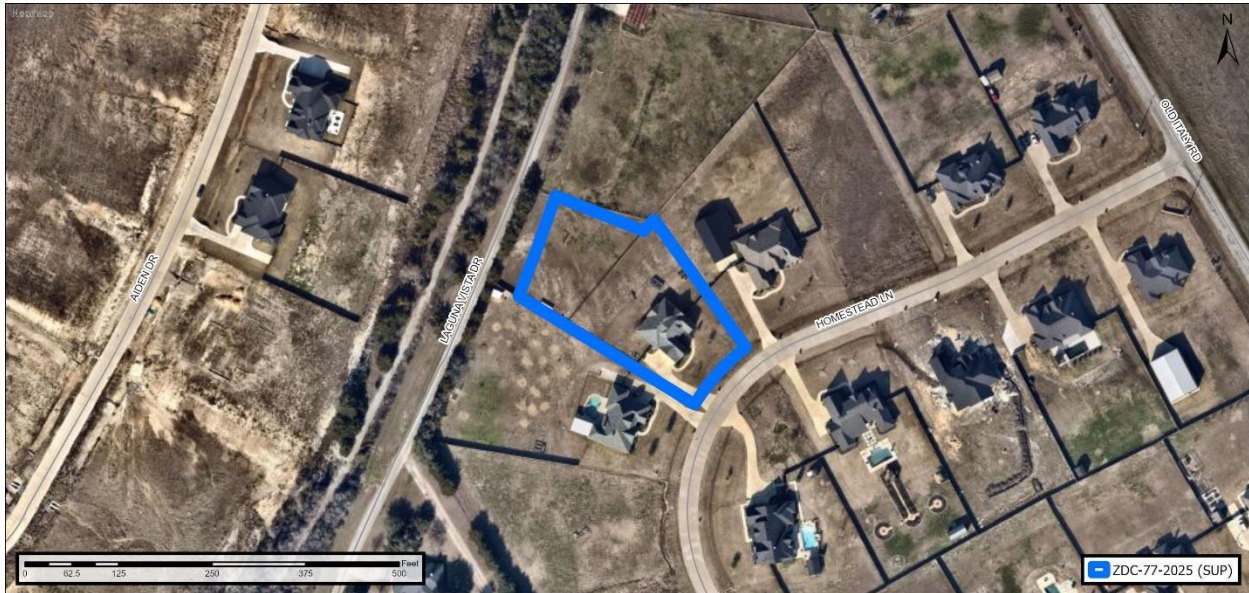
Residential Neighborhood

Comprehensive Plan:

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

Thoroughfare Plan:

The subject property is accessible via Homestead Lane.

Site Image:**PLANNING ANALYSIS**

The applicant proposes a Specific Use Permit (SUP) to construct a 1,600-square-foot accessory structure. The primary structure on the subject property is approximately 3,102 square feet. There are no existing accessory structures onsite. The applicant has provided a Site Plan for the proposed accessory structure that verifies all setback requirements established by the Waxahachie Zoning Ordinance have been met. Notably, there have been eight (8) SUP's for similar accessory structures approved within the Homestead Estates subdivision over the last few years.

Proposed Use:

The applicant proposes to utilize the structure for a storage area, a workshop, and a personal workout area. The proposed accessory structure is comprised of tubular metal panels and a metal roof. The applicant proposes to extend a 12' wide cement driveway from the edge of the existing cement driveway to the proposed accessory structure. The applicant will extend electrical services to this accessory structure, while plumbing and water services are not proposed to be extended at this time. The applicant has provided an Operational Plan that confirms the accessory structure shall not be used for commercial purposes, shall not be used as a Short-Term Rental (STR), shall not be leased or sold separately from the primary home, and shall not be separately metered.

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, thirteen (13) notices were mailed to property owners within 200 feet of the request. In addition, a notice was published in the Waxahachie Sun and a sign was visibly posted at the property. Staff has received zero (0) letters of opposition and zero (0) letters of support for the SUP request.

RECOMMENDATION

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

Conditions:

1. The accessory structure shall not be used as an accessory dwelling or Short-Term Rental without a Specific Use Permit approved by City Council.
2. The accessory structure shall not be separately metered.
3. The accessory structure shall not be used for commercial purposes.
4. The accessory structure shall not be leased or sold separately from the primary residence.
5. The property owner shall obtain all necessary permits from the City of Waxahachie Building and Community Services Department before constructing the accessory structure.
6. The existing accessory structure will be removed prior to the proposed structure being built.

ATTACHED EXHIBITS

1. Public Notification Responses
2. Location Map (Exhibit A)
3. Site Plan (Exhibit B)
4. Elevation/Façade Plan (Exhibit C)
5. Operational Plan (Exhibit D)

STAFF CONTACT INFORMATION

Prepared by:

Caleb Ensley

Planner

Caleb.Ensley@waxahachie.com

Reviewed by:

Trenton Robertson, AICP

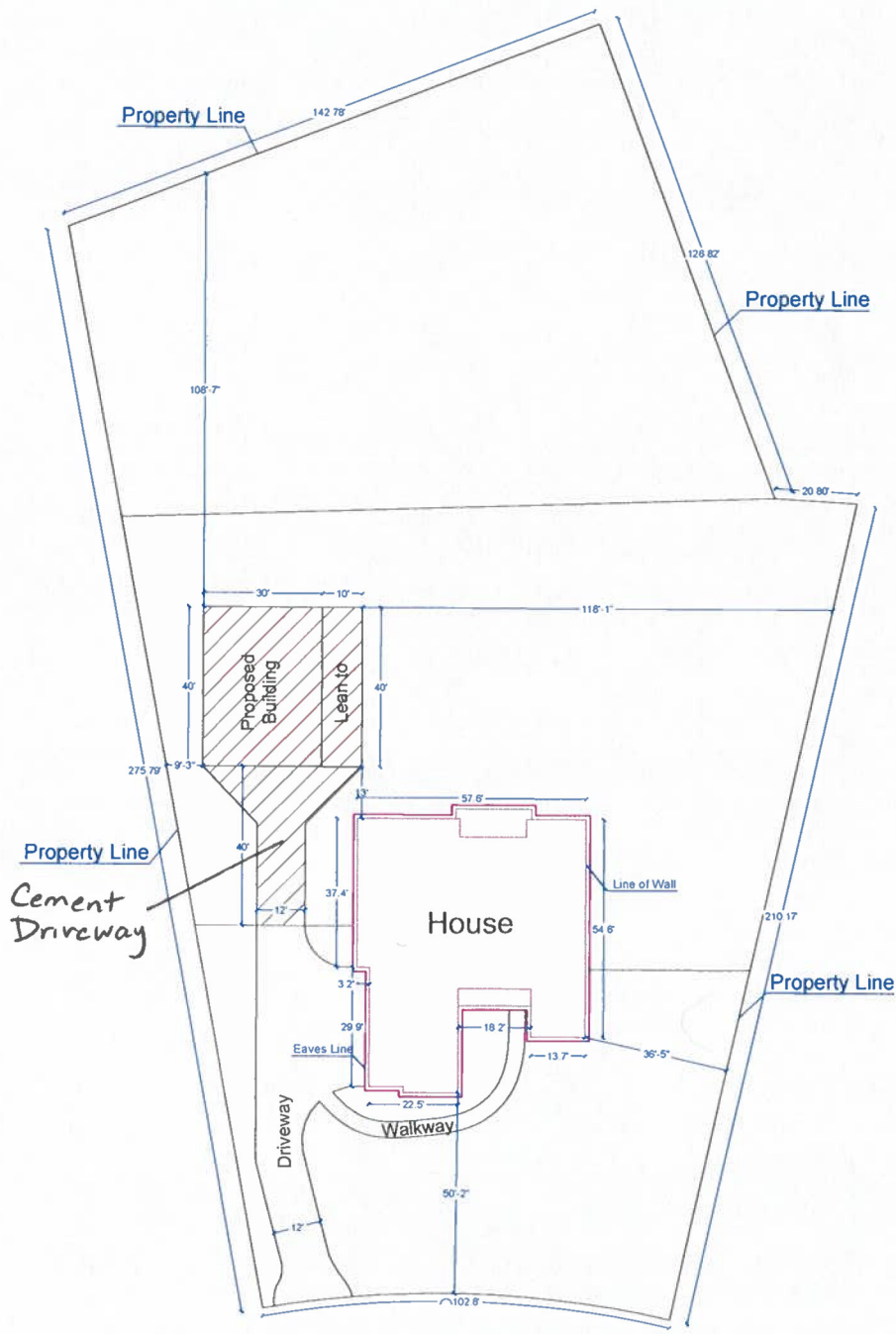
Senior Director of Planning

Trenton.robertson@waxahachie.com

EXHIBIT A LOCATION MAP

Item 5&6





Homestead Ln

Parcel # 269664	
Owner: Chad Tustison	
Land: 1 AC	116 Homestead Ln
House 3102 SF	Waxahachie, TX 75165, USA
scale: 1" = 30'	

EXHIBIT C ELEVATION/FACADE PLAN **Item 5&6**

BUILDING ELEVATIONS
116 Homestead Ln
Waxahachie, Texas 75165

Height of proposed building: 18.25 ft
Height of Home: 24 ft
Tubular Metal building with Metal panels and metal roof



UPDATED 5/26/2025

Property 269664

OPERATIONAL PLAN –

I am requesting to construct a 1600 square foot accessory structure to the side and rear of my single-family residential lot. This building will be 30X40 feet (1200 sq ft) with a 10X40 (400 sq ft) lean-to. The uses for this building may include a storage area, a workshop, and personal workout area. The lean-to will provide a shaded walking area to access the building. This building will not be used as a dwelling or short-term rental unit.

Updated to add:

The structure will not be used for commercial purposes.

The structure will include electrical. Plumbing not currently proposed for structure.

The structure will not be leased or sold separately from the primary residence and will not be separately metered.

Planning & Zoning Department

Zoning Staff Report

Case: ZDC-50-2025



MEETING DATE(S)

Planning & Zoning Commission: June 24, 2025
City Council: July 21, 2025

CAPTION

Public Hearing on a request by Gilberto Escobedo, Jr., for a **Specific Use Permit (SUP)** for a **Short-Term Rental** use within a Single-Family-3 (SF-3) zoning district located at 106 Ryburn Street (Property ID 278478) – Owner(s): LGE Investment Homes, LLC (ZDC-50-2025)

RECOMMENDED MOTION

- "I move to recommend denial of ZDC-50-2025, a Specific Use Permit (SUP) for Short-Term Rental use."
- "I move to recommend approval of ZDC-50-2025, 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 106 Ryburn Street.

CASE INFORMATION

Applicant: Gilberto Escobedo, Jr.
Property Owner(s): LGE Investment Homes, LLC
Site Acreage: 0.12 acres
Current Zoning: Single-Family-3 (SF-3)
Requested Zoning: SF-3 with a Specific Use Permit (SUP) for a Short-Term Rental use

SUBJECT PROPERTY

General Location: 106 Ryburn Street
Parcel ID Number(s): 278478
Existing Use: Residential use
Development History: The subject property is currently platted as Lot 4, Block 4 of the Temple Addition

Adjoining Zoning & Uses:

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

Future Land Use Plan:

Mixed Use Neighborhood

Comprehensive Plan:

A mixed-use neighborhood harkens 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 Ryburn Street.

Site Image:

PLANNING ANALYSIS

The Applicant requests a SUP for short-term rental use at 106 Ryburn Street because it is located within the SF-3 zoning district. The subject property consists of a primary structure of approximately 1,699 square feet, with four (4) bedrooms, two (2) bathrooms, one (1) one-half bathroom and enough improved surface to accommodate parking for a maximum of two (2) vehicles. The subject property is situated on an approximately 0.12 acres (5,227 square feet) lot. The applicant did advertise the subject property as a short-term rental, but did not operate as a short-term rental and has not been paying local hotel occupancy taxes. Staff identified the advertisement and contacted the applicant to let him know that he is in violation of Section 3.27 of the City's Zoning Ordinance. The applicant then removed the advertisement immediately. The Ellis County Appraisal District (ECAD) does not identify the subject property as a Homestead. The applicant submitted the SUP application on April 2, 2025.

During the planning analysis, staff inquired with the Waxahachie Police Department and discovered that there were no nuisance-related calls.

The applicant's local emergency contact is Gilberto Escobedo, 120 Deer Creek Drive, Waxahachie, TX 75165, lgehomes@gmail.com, which is located approximately nine (9) 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, 78 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.

PUBLIC NOTIFICATION RESPONSES

At the time of the publishing of this staff report, a total of six (6) letters of support and no letters of opposition were received by staff. Two (2) of the letters of support received are within 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 permit a maximum of two (2) vehicles to be parked on the subject property. Off-site and/or on-street parking is prohibited.
5. The short-term rental operator shall submit an updated copy of the Host Rules to reflect the maximum parking space
6. The short-term rental operator shall adhere to all regulations stated in Section 3.27 of the City's Zoning Ordinance.
7. 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:

Oanh Vu

Senior Planner

oanh.vu@waxahachie.com

Reviewed by:

Trenton Robertson, AICP

Senior Director of Planning

trenton.robertson@waxahachie.com



City of Waxahachie, Texas
 Notice of Public Hearing
 Case Number: ZDC-50-2025



RECEIVED JUN 10 2025

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

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, June 24, 2025 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, July 21, 2025 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 Gilberto Escobedo, Jr., for a **Specific Use Permit (SUP)** for a **Short-Term Rental** use within a Single-Family-3 (SF-3) zoning district located at 106 Ryburn Street (Property ID 278478) – Owner(s): LGE Investment Homes, LLC (ZDC-50-2025)

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-50-2025

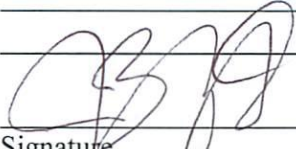
City Reference: 175849

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on June 18, 2025 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

Brad Yates member
 Printed Name and Title

6/10/25
 Date

112 Kinchum
 Address



City of Waxahachie, Texas
 Notice of Public Hearing
 Case Number: ZDC-50-2025



RECEIVED JUN 10 2025

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

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, June 24, 2025 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, July 21, 2025 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 Gilberto Escobedo, Jr., for a **Specific Use Permit (SUP)** for a **Short-Term Rental** use within a Single-Family-3 (SF-3) zoning district located at 106 Ryburn Street (Property ID 278478) – Owner(s): LGE Investment Homes, LLC (ZDC-50-2025)

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-50-2025

City Reference: 175861

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on **June 18, 2025** 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

Brad Yates member
 Printed Name and Title

6/10/25
 Date

102 myers
 Address



City of Waxahachie, Texas
 Notice of Public Hearing
 Case Number: **ZDC-50-2025**



RECEIVED JUN 10 2025

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

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, June 24, 2025 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, July 21, 2025 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 Gilberto Escobedo, Jr., for a **Specific Use Permit (SUP)** for a **Short-Term Rental** use within a Single-Family-3 (SF-3) zoning district located at 106 Ryburn Street (Property ID 278478) – Owner(s): LGE Investment Homes, LLC (ZDC-50-2025)

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-50-2025**

City Reference: 175116

Your response to this notification is optional. If you choose to respond, please **return this form** by 5:00 P.M. on **June 18, 2025** 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
 Brad Yates member
 Printed Name and Title

Date 6/10/25
 313 Henry
 Address



City of Waxahachie, Texas
 Notice of Public Hearing
 Case Number: **ZDC-50-2025**



RECEIVED JUN 10 2025

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

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, June 24, 2025 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, July 21, 2025 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 Gilberto Escobedo, Jr., for a **Specific Use Permit (SUP)** for a **Short-Term Rental** use within a Single-Family-3 (SF-3) zoning district located at 106 Ryburn Street (Property ID 278478) – Owner(s): LGE Investment Homes, LLC (ZDC-50-2025)

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.

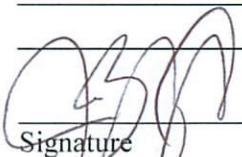
Case Number: **ZDC-50-2025**

City Reference: 171254

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on **June 18, 2025** 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.

Comments: ☒ SUPPORT

☐ OPPOSE


 Signature

Brad Yates member
 Printed Name and Title

6/10/25
 Date
 111 Getzen Lane
 Address



City of Waxahachie, Texas
 Notice of Public Hearing
 Case Number: ZDC-50-2025



RECEIVED JUN 10 2025

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

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, June 24, 2025 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, July 21, 2025 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 Gilberto Escobedo, Jr., for a **Specific Use Permit (SUP)** for a **Short-Term Rental** use within a Single-Family-3 (SF-3) zoning district located at 106 Ryburn Street (Property ID 278478) – Owner(s): LGE Investment Homes, LLC (ZDC-50-2025)

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-50-2025

City Reference: 175110

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on **June 18, 2025** 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.

Comments: ☒ SUPPORT ☐ OPPOSE

Signature: [Handwritten Signature]

Printed Name and Title: Brian Yates member

Date: 6/10/25

Address: 319 Henry



City of Waxahachie, Texas
 Notice of Public Hearing
 Case Number: ZDC-50-2025



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

RECEIVED JUN 10 2025

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, June 24, 2025 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, July 21, 2025 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 Gilberto Escobedo, Jr., for a **Specific Use Permit (SUP)** for a **Short-Term Rental** use within a Single-Family-3 (SF-3) zoning district located at 106 Ryburn Street (Property ID 278478) – Owner(s): LGE Investment Homes, LLC (ZDC-50-2025)

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-50-2025

City Reference: 175860

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on **June 18, 2025** 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: Brad Yates member
 Printed Name and Title: Brad Yates member

Date: 6/16/25
 Address: 104 Myers

NeuMap

Item 7&8



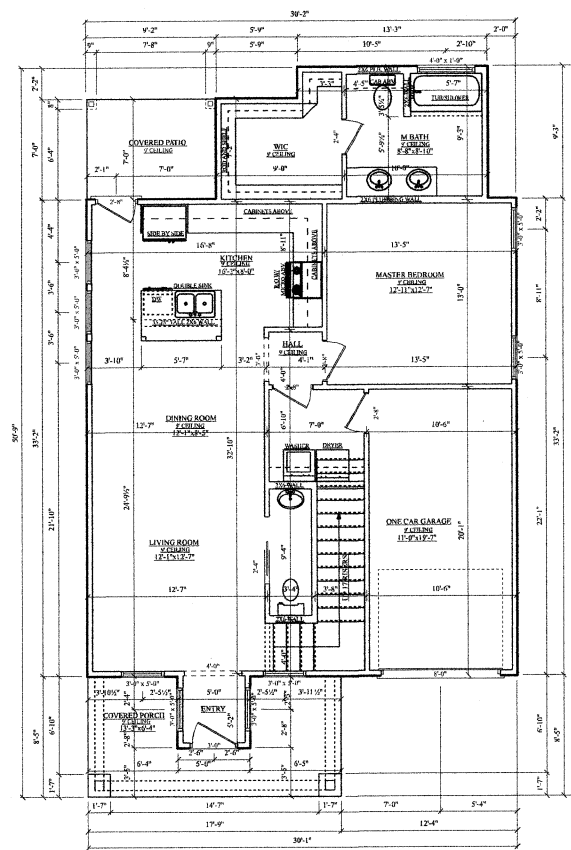
EXHIBIT A - LOCATION MAP

 ZDC-50-2025 (SUP)

-  SUP
-  PD-GR
-  PD-SF-3
-  SF-3
-  ZDC-50-2025 (SUP)



Item 7&8



After Line Design assumes an liability for any structure constructed from this plan. It is the responsibility of the purchaser of this plan to perform the following before beginning any construction:

1. Verify dimensions and all aspects of plans for compliance with local codes and to determine other laws to be constructed.
2. Verify all structural design, size and reinforcement with local engineers and building officials.
3. Verify all foundation details with local engineering experts should incorporate actual soil and load conditions.

Limit of Designer's liability is not to exceed price paid for plans. After Line Design assumes no liability for any damage to these plans nor do we assume any liability for claims due to methods used by the builder, customer or other professionals involved in the construction of the structure. After Line Design, Inc. is not responsible for any claims or damages of any kind. After Line Design is supported and endorsed by the American Institute of Architects, the American Institute of Building Designers and the American Federation of Building Designers.

[illegible]

2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"

<u>AREA TOTALS</u>	
<u>FIRST FLOOR LIVING</u>	<u>949</u>
<u>SECOND FLOOR LIVING</u>	<u>553</u>
<u>TOTAL LIVING</u>	<u>1,502</u>
<u>ONE-CAR GARAGE</u>	<u>228</u>
<u>COVERED PORCH</u>	<u>123</u>
<u>COVERED PATIO</u>	<u>104</u>
<u>TOTAL FOUNDATION</u>	<u>1,300</u>
<u>TOTAL UNDER ROOF</u>	<u>1,957</u>

FLOOR PLAN
SCALE: 1/4" = 1'-0"



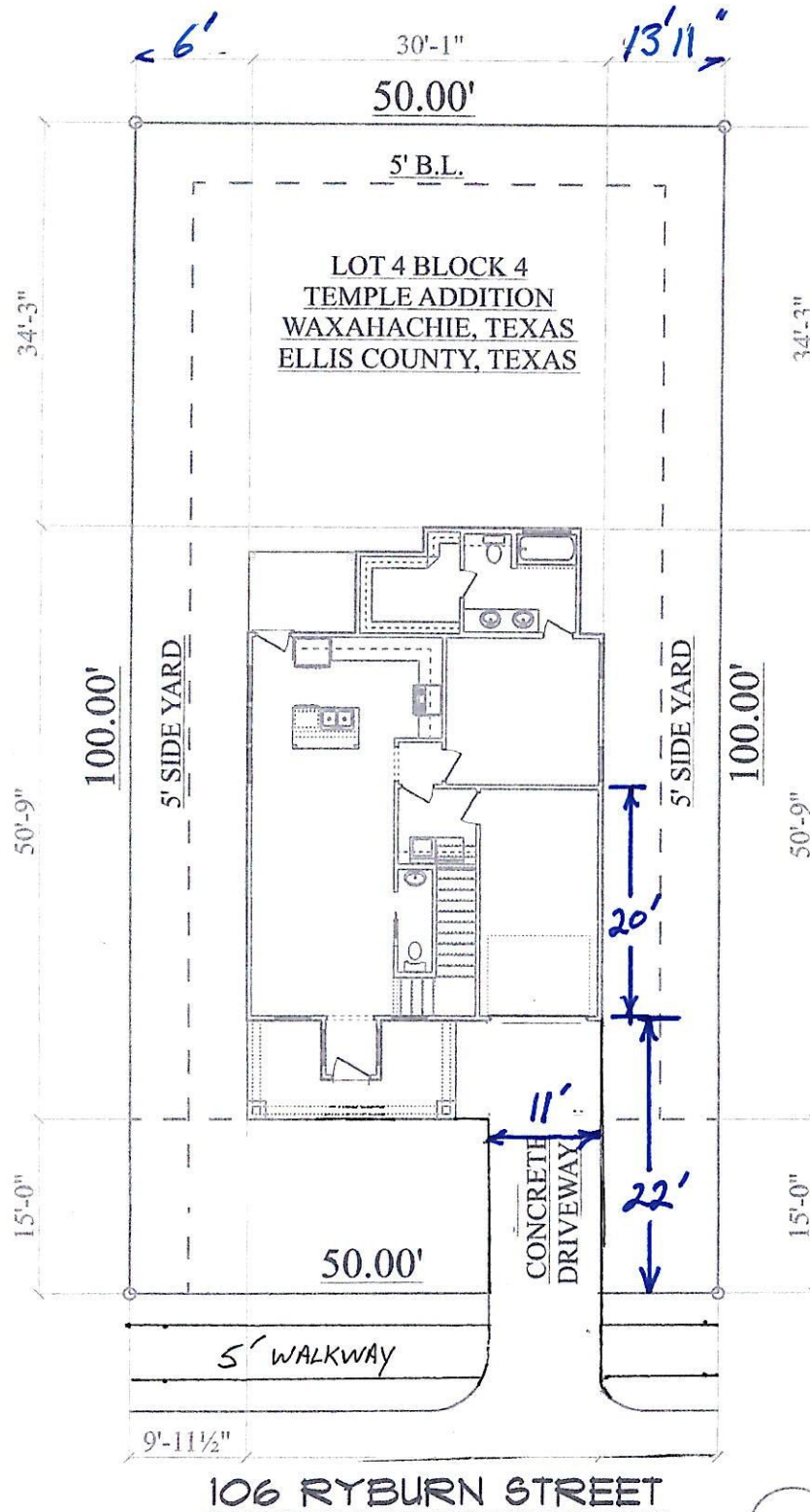
LGE INVESTMENT
HOMES, LLC,
469-441-2984

APRIL 7th, 2021
A NEW SINGLE FAMILY HOME
TO BE LOCATED @
106 RYBURN STREET
LOT 4 BLOCK 4
TEMPLE ADDITION
WAXAHACHIE, TX



130 CHIEFTAIN DRIVE
SUITE 101
WAXAHACHIE, TX 75165
OFFICE# (972)935-9710
WWW.PLAN-MASTER.CO





*DIMENSIONS OF DRIVEWAY
OFF-STREET PARKING
Gilberto Escobedo*

 **SITE PLAN**
SCALE: 1" = 10'-0"



130 CHESTNUT DRIVE
SUITE 101
WAXAHACHIE, TX 75165
OFFICE: (972) 935-9710
WWW.PLAN-MASTER.COM



APRIL 7th, 2021
A NEW SINGLE FAMILY HOME
TO BE LOCATED @
106 RYBURN STREET
LOT 4 BLOCK 4
TEMPLE ADDITION
WAXAHACHIE, TX

LGE INVESTMENT
HOMES, LLC
469-441-2984



House Rules for 106 Ryburn St, Waxahachie, TX

Welcome to our home! We're excited to host you and hope you have a comfortable stay. Please follow these house rules to ensure a great experience for everyone.

General Rules

- The maximum occupancy is 10 people.
- No on-street parking is allowed
- The maximum amount of parking is 3 vehicles
- All off-street parking must be on an improved surface
- Please treat our home with respect.
- No smoking inside the house; smoking is permitted outside only.
- **No pets allowed.**
- No parties, large gatherings, or unregistered guests allowed.

Check-in & Check-out

- Check-in: 4:00 PM | Check-out: 11:00 AM
- Late check-outs will result in additional fees.

Quiet Hours

- Quiet hours are from 10:00 PM to 7:00 AM.
- Please be considerate of neighbors, especially at night.

Cleanliness & Maintenance

- Keep the home tidy and clean up after yourself.
- Report any damage or maintenance issues immediately.
- Wash and put away any dishes used before check-out.

Visitors & Security

- Only registered guests are allowed on the property.
- Please lock all doors and windows when leaving the home.
- **Outdoor security cameras are installed for safety reasons.**

Additional Fees & Penalties

- Extra cleaning: \$100 if the property is left excessively dirty.
- Unauthorized guests: \$50 per extra guest per night.

Safety & Emergencies

- In case of emergency, dial 911.
- Fire extinguishers are located under the kitchen sink.
- First aid kit is in the pantry.

By booking this stay, you agree to follow these rules. We appreciate your cooperation and hope you enjoy your time in Waxahachie!