

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, July 29, 2025 at 7:00 p.m.***

Commission Members: Rick Keeler, Chairman
Jenny Bridges
David Hudgins
Chad Hicks
Wendy Johnson
Terry Connor
Vacant

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 July 15, 2025
 - b. Consider a request by Mark Thedford, for a Replat of Nora Alexander's Subdivision Lot 2, Block 2 and Lot 3, Block 2 to create Lots 2A-R, 3A-R, 3B-R, and Lot 3C-R, Block 2, being .5075 acres, located at 400 Farley Street (Property ID 172056 & 294751)- Owner Ladd Vien (SUB-94-2025)
 - c. Consider a request by Matt Baacke, GMcivil, for a Plat of Myrtle Creek Phase 2D, 75 residential lots and 6 non-residential lots, being 29.678-acres, located approximately 4,000 feet northeast of 2325 S US Highway 287 Bypass, situated in the Benjamin Collier Survey, Abstract 216, an addition to the City of Waxahachie (Property ID 180362) – Owner: Spur Myrtle Creek Development, L.P. (SUB-96-2025)
5. ***Public Hearing*** on a request by Dane Cameron, for a Specific Use Permit (SUP) for a Short-Term Rental use within a Planned Development Single-Family-1 (PD-SF-1) zoning district located at 222 Western Way (Property ID 288742) – Owner(s): Dane Cameron (ZDC-80-2025)
 6. ***Consider*** recommendation of ZDC-80-2025

7. ***Public Hearing*** on a request by Matthew Mitchell, for a Specific Use Permit (SUP) for a Short-Term Rental use within a Single-Family Residential-2 (SF-2) zoning district located at 313 Highland Avenue (Property ID 176753) - Owner: 2M Texas LLC Series A (ZDC-78-2025)
8. ***Consider*** recommendation of ZDC-78-2025
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
July 15, 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, July 15, 2025 at 7:00 p.m.

Members Present: Rick Keeler, Chairman
David Hudgins
Chad Hicks
Wendy Johnson
Terry Connor

Member Absent: Jenny Bridges
Marlene Norcross, Vice Chair

Others Present: Shon Brooks, Executive Director of Development Services
Trenton Robertson, Senior Director of Planning
Oanh Vu, Senior Planner
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 June 24, 2025
- b. Consider a request by Bryan Parker, for a Plat of Clopton Lake Estates, Lot 1, Block A, being 7.971 acres, located approximately 500 feet east of 5037 FM 813, situated in the George W. Younger Survey, Abstract 1195, an addition in the City of Waxahachie and the Extra Territorial Jurisdiction of the City of Waxahachie (Property ID 245187) – Owner: Thomas E. Taylor (SUB-59-2025)
- c. Consider a request by Josh Gleason, for a Replat of Lots 1 & 2, Block 9 of the University Addition, to create Lots 1R, Block 9 of the University Addition, 1 residential lot, being 0.345 acres, located at 217 University Ave (Property ID 176244) – Owner: 5G Property Management LLC (SUB-90-2025)
- d. Consider a request by Matt Newman, for a Plat of Pigg Estate, 1 residential lot, being 48.853-acres, located at 3627 Howard Road, situated in the Williamson Griffin Survey, Abstract 391, an addition to the City of Waxahachie (Property ID 184164) – Owner: Ray Pigg (SUB-92-2025)

Action:

Wendy Johnson moved to approve the Consent Agenda, subject to the recommendations of the staff report. Motion was seconded by Chad Hicks and carried unanimously (5-0).

Chairman Keeler announced that Item 17 would be addressed following the consent agenda.

5. Public Hearing on a request by Christopher Childs, for a Specific Use Permit (SUP) for a Short-Term Rental use within a Single-Family-3 (SF-3) zoning district located at 710 Perry Avenue (Property ID 174044) – Owner(s): Christopher Childs (ZDC-71-2025)

Senior Planner Oanh Vu presented the Item. The applicant requests a SUP for a STR use at 710 Perry Avenue because it is located within the SF-3 zoning district. Per the City's Zoning Ordinance, a STR use located within the SF-3 zoning district requires an approved SUP. The subject property consists of a primary structure of approximately 2,377 square feet, built in 2021 with three (3) bedrooms, two (2) bathrooms, and enough improved surface to accommodate for three (3) parking spaces. The subject property is situated on approximately 0.086 acres (3,746 square feet) lot. The applicant has not been operating the subject property as a short-term rental; therefore, the applicant has not been paying local hotel occupancy taxes. Currently, the applicant has the subject property advertised on AirBNB as available to lease as soon as August 1, 2025.

The applicant purchased the subject property in February 2025. The applicant began attempts to submit a SUP application for the STR on April 30, 2025, and completed the application process on May 23, 2025. During this period, the applicant attempted to register the STR using the City's STR compliance vendor (GovOS); but was advised that SUP approval is required prior to registration.

During the review of the SUP application, staff identified a listing of the subject property on AirBNB and reached out to the applicant to note that advertising prior to receiving an approved SUP and registering the STR is prohibited by the Waxahachie Zoning Ordinance. The applicant was directed to complete the SUP application approval process and STR registration process before advertising. At that time, the applicant updated his listing to be available for booking on January 1, 2026 and stated that he had not utilized the property as a STR during the time the property was available on AirBNB.

At the time of the posting of this staff report, the listing on AirBNB is still live and available, but booking is now available as soon as August 1, 2025 as a long-term rental of 30 or more days. Additionally, when the booking for the subject property was identified, Staff discovered that the applicant has advertisements on AirBNB for two separate bedrooms as long-term rentals located at his homestead on 237 Lillian Lane. The Ellis County Appraisal District (ECAD) does not identify the subject property as a Homestead.

During the planning analysis, staff inquired with the Waxahachie Police Department and discovered that there were no nuisance-related calls within the past twelve months. The applicant's local emergency contact is located approximately six (6) miles from the subject property.

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 89 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 two (2) letters of opposition and six (6) letters of support were received

by staff, with six (6) letters of opposition and two (2) letters of support within 200' of the subject property.

Applicant Chris Childs requested approval and clarified the short-term rental versus long-term rental use at the property.

Chairman Keeler opened the Public Hearing at approximately 7:13 p.m.

Those who spoke in opposition:

Kendra Norwood, 706 Perry and 708 Perry, Waxahachie, Texas

There being no others to speak for or against ZDC-77-2025, Chairman Keeler closed the Public Hearing at approximately 7:16 p.m.

6. Consider recommendation of ZDC-71-2025

Action:

David Hudgins moved to recommend approval of ZDC-71-2025, a Specific Use Permit (SUP) for a Short-Term Rental use, subject to the conditions of the staff report, authorizing the Mayor and/or City Manager to execute all documents accordingly. Motion was seconded by Terry Connor and carried unanimously (5-0).

7. Public Hearing on a request by Jennifer Smolka, for a Specific Use Permit (SUP) for a Short-Term Rental use within a Single-Family-2 (SF-2) zoning district located at 821 Williams Street (Property ID 171711) – Owner(s): Smolka Holdings LLC Series C (ZDC-83-2025)

Ms. Vu presented the Item and applicant Kevin Smolka requested approval. The applicant requests a SUP for short-term rental use at 821 Williams Street because it is located within the SF-2 zoning district. The subject property consists of a primary structure of approximately 1,459 square feet, with two (2) bedrooms, one (1) bathroom, and enough improved surface to accommodate parking for a maximum of two (2) vehicles. The subject property is situated on an approximately 0.31 acres (13,329 square feet) lot. The Ellis County Appraisal District (ECAD) does not identify the subject property as a Homestead. The applicant submitted the SUP application on June 4, 2025.

During the planning analysis, staff inquired with the Waxahachie Police Department and discovered a disturbance-related call that occurred near outside of the subject property and not involving the subject property.

The applicant's local emergency contact is located approximately eight (8) miles from the subject property.

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 100 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 six (6) letters of opposition were received

by staff, with four (4) of the letters of support and six (6) letters of opposition received are within the 200' buffer.

Chairman Keeler opened the Public Hearing at approximately 7:21 p.m.

There being no others to speak for or against ZDC-83-2025, Chairman Keeler closed the Public Hearing at approximately 7:21 p.m.

8. Consider recommendation of ZDC-83-2025

Action:

David Hudgins moved to recommend approval of ZDC-83-2025, a Specific User Permit (SUP) for Short-Term Rental use, subject to the conditions of the staff report, authorizing the Mayor and/or City Manager to execute all documents accordingly. Motion was seconded by Chad Hicks and carried unanimously (5-0).

9. Public Hearing on a request by Andy & Susan Ruebman for a Specific Use Permit (SUP) for an Accessory Structure exceeding seven hundred (700) square feet use within a Single Family-2 (SF-2) zoning district located at 407 Brown Street, (Property ID 171234) – Owner: Andy Ruebman & Susan Ruebman (ZDC-67-2025)

Trenton Robertson, Senior Director of Planning, presented the Item. Applicants Andy and Susan Rueban requested approval. The applicant proposes a Specific Use Permit (SUP) to construct an addition to an already existing 500 square-foot accessory structure with an approximately 500 square-foot carport at 407 Brown Street. According to the Ellis County Appraisal District, the primary structure on the subject property is approximately 1,548 square feet. According to the Waxahachie Zoning Ordinance, single family residential structures located in a Single-Family-2 zoning district are limited to two (2) accessory structures. The subject property contains three (3) existing accessory structures. According to Section 5.07 of the Waxahachie Zoning Ordinance, the minimum side setback requirement for an accessory structure located within a SF-2 zoning district, is 5 feet (5'). The existing garage and proposed carport show a side setback of 3 feet (3') according to the applicant's site plan.

During the review process, staff and the applicant explored multiple options regarding their carport proposal in an effort to avoid the SUP process. The applicant is not wanting to tear down the existing garage and replace it with the proposed carport as to preserve the garage's historic nature. Additionally, the applicant did not want to attach the proposed carport to the house as to protect the existing home's historical significance.

The applicant proposes to utilize the structure for personal parking. The structure will be used for the storage and protection of personal vehicles and household materials. According to the applicant's Operational Plan, the proposed carport will be similar in design to the existing garage, which will be architecturally complimentary to the garage and house, and will be consistent with the historical characteristics of the main structure. The applicant will not be extending the water and electrical services from the primary structure to the proposed accessory structure.

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, twenty-four (24) notices were mailed to property owners within 200 feet of the request. Applicant has received zero (0) letters of opposition, and fifteen (15) letters of support. In addition, a notice was published in the Waxahachie Sun and a sign was visibly posted at the property.

Commissioner Chad Hicks expressed concern about granting a variance that would permit more accessory structures than currently allowed. To address concerns, Shon Brooks, Executive Director of Development Services, proposed making the approval conditional on the removal of the existing accessory building before the building inspector gives final approval for the new carport. He acknowledged this as an option to help move the project forward, though it could be problematic if not followed through.

Chairman Keeler opened the Public Hearing at approximately 7:38 p.m.

There being no others to speak for or against ZDC-67-2025, Chairman Keeler closed the Public Hearing at approximately 7:38 p.m.

10. Consider recommendation of ZDC-67-2025

Action:

Chad Hicks moved to recommend approval of ZDC-67-2025, a Specific Use Permit (SUP) for an Accessory Structure exceeding seven hundred (700) square feet, use within a Single Family-2(SF-2) zoning district, subject to the conditions of the staff report, including written commitment to remove an accessory structure on-site prior to the final inspection of the proposed carport, authorizing the Mayor and/or City Manager to sign the associated documents accordingly. Motion was seconded by David Hudgins and carried unanimously (5-0).

11. Public Hearing on a request by Ryan Blevins for a Specific Use Permit (SUP) for an Accessory Structure +700 square feet within a Single Family-1 (SF-1) zoning district located at 601 North Grand Avenue (Property ID 176840) – Owner(s): Thomas & Veronica Schaeffer (ZDC-74-2025)

Mr. Robertson presented the Item. Thomas Schaeffer and Ryan Blevins requested approval. The applicant requests a Specific Use Permit for an accessory structure exceeding 700 square feet. According to the Ellis County Appraisal District, the primary structure on the subject property is approximately 3,843 square feet. The subject property has three (3) existing accessory structures, with one structure exceeding 700 square feet, being used as a pool house, which was authorized via an SUP (Ordinance No. 3348) that was passed by City Council on November 7th, 2022. Per the City of Waxahachie Zoning Ordinance, accessory structures exceeding 700 square feet requires an SUP to be approved by the City Council. The applicant has provided a Site plan for the proposed accessory structure that verifies all setback requirements established by the Waxahachie Zoning Ordinance are being met.

The applicant proposes to partition the proposed accessory structure and utilize the structure for storage, a gym area, and a personal workshop. The accessory structure will not be accessible to vehicles or used to store vehicles. The proposed structure is comprised of corrugated Metal R Panel

and a metal roof. According to the applicant's operational plan and site plan, the proposed structure will be accessed via a motorized gate that matches the existing fence, which is directly adjacent to the unimproved right-of-way "Sycamore Street." According to the applicant's electrical plans, electrical services to this accessory structure will be extended, while plumbing and water services are not proposed to be extended at this time. The applicant has provided an Operational Plan that confirms that this accessory structure will not be separately metered. Additionally, according to the applicant's site plan, it confirms that 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. In addition to the proposed accessory structure, the applicant is also proposing a concrete basketball court. Staff has confirmed that the proposed exterior lighting associated with the basketball court meets the City of Waxahachie's Zoning Ordinance as well as the City of Waxahachie's Light & Glare standards. Due to the location of the light fixtures, and their proximity to adjacent residential homes, the required shielding for these fixtures will be 360-degrees to prevent light pollution and glare.

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 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 support and zero (0) letters of opposition.

Chairman Keeler opened the Public Hearing at approximately 7:44 p.m.

There being no others to speak for or against ZDC-74-2025, Chairman Keeler closed the Public Hearing at approximately 7:44 p.m.

12. Consider recommendation of ZDC-74-2025

Action:

Chad Hicks moved to recommend approval of ZDC-74-2025, a Specific Use Permit (SUP) for accessory structures exceeding 700 square feet in combined floor area use, subject to the conditions of the staff report, authorizing the Mayor and/or City Manager to execute all documents accordingly. Motion was seconded by David Hudgins and carried unanimously (5-0).

13. Public Hearing on a request by Marisa Brewer, McAdams, for a Zoning Change from a Planned Development – Commercial (PD-5-C) zoning district to Planned Development Multi-Family-1 (PD-MF-1) zoning district located at 501 Houston Street (Property ID 189345 – Owner(s): Skanda Investments, LLC and Masina Investments, LLC (ZDC-174-2024))

Ms. Vu presented the Item. The applicant proposes a Planned Development to allow for a townhome style multi-family development with a total of sixty (60) units on 5.889 acres. This results in a density of 10.19 dwelling units per acre (DUA); which is below the maximum density of eighteen (18) DUA that is allowed by right per the base zoning district of Multi-Family-1 (MF-1). The proposed development will not be subdivided into separate platted lots and will be developed on one lot, similar to a multi-family apartment development. The existing Phase 1 and proposed Phase 2 are currently owned by the same entities.

The applicant proposes a total of nine (9) buildings with this PD. Each building will house between 4-8 townhome-style units, with 1-3 bedrooms per unit. A total of sixteen (16) 1-bedroom units, thirty-five (35) 2-bedrooms units, and nine (9) 3-bedrooms units, totaling sixty (60) units, is proposed for this development. The buildings have a proposed maximum height of two-stories and are situated approximately 97' from the southern boundary that is adjacent to an existing residential subdivision (Northgate Two Addition). The proposed development includes a rear entry-attached garage for each unit with the remaining required parking to be parallel along the primary drive aisles. The applicant is not proposing any front entry garages with this development. The proposed parking does exceed the minimum total parking requirement (100 spaces) and minimum attached garage requirement (105 spaces) for a multi-family development of this size.

The applicant has provided a set of proposed exterior elevations for the multi-family development with this PD. Renderings of each building type are included in the Building Materials/Elevations Plan. The facades feature primarily stone with accents of brick and Hardie board planks utilized in various areas of each building to create some uniqueness to define each unit. Notably, all proposed structures utilize the same elevation. The renderings below can be referenced for a look at the proposed front façade and building materials.

The applicant proposes to provide amenities such as playground equipment, a pickleball court, and picnic tables to be located in the center of the development, as shown on the Site Plan. In addition, the applicant proposes open space throughout the development with internal pedestrian sidewalks. Staff recommends that the proposed playground come equipped with a minimum of five (5) play elements. Staff has also included a recommended condition of approval for the PD request that requires these central amenities to be installed prior to the issuance of the Certificate of Occupancy of the first building on the subject property.

The applicant has provided a Landscape Plan for the proposed development. The proposed landscaping does meet the minimum requirements of the City of Waxahachie Zoning Ordinance. The applicant is proposing to install part of the required landscape in front of each unit. The applicant is proposing to provide trees along the southern boundary line to serve as a buffer between the proposed development and Northgate Two Addition (residential subdivision).

The subject property is accessed from Johnston Boulevard, and Houston Street through mutual access easement with the existing development located to the north of the subject property, Heritage Square Townhomes Phase 1. The applicant proposes to dedicate a mutual access easement along the northern and eastern boundaries of the subject property by separate instrument. The applicant confirmed that they will file the mutual access easement prior to the plat application submittal.

The subject property is adjacent to an existing residential subdivision located south of the subject property, the Northgate Two Addition. Therefore, the applicant is proposing a 6' masonry screening wall, as required by the Waxahachie Zoning Ordinance. The applicant had previously coordinated a meeting with the adjacent property owners to communicate what the proposed development entails, and has stated that they will be reaching out to them regarding installation of the screening wall, should the property owner proceed with this development.

The subject property is identified by the 2023 Comprehensive Plan under the Mixed-Use Neighborhood placetype. Though the proposed development does not provide the mixing of activities, the use does provide a buffer between a dense multi-family development and a less dense traditional single-family neighborhood due to the proposed density for the development of 10.19 DUA. This type of density transition and the diversity of housing is consistent with the goals of the Mixed-Use Neighborhood placetype.

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 35 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. At the time of the publishing of this staff report, no letters of support and four (4) letters of opposition to the request have been received by staff.

Chairman Keeler asked whether the proposed project is similar to a previously approved townhome development near Highway 287 and FM 664, close to the high school. Staff confirmed there are some similarities, such as both being single-family townhomes on individual platted lots. However, the commissioner noted that the earlier project appeared to be of higher quality and lower density, with staff estimating that project had approximately 9 to 11 units.

Applicant Marisa Brewer requested approval and gave a presentation outlining the proposed townhome development, beginning with a review of the site's existing conditions. The land is flat, surrounded by townhomes to the north, single-family homes to the south, and commercial uses to the east and west. The project aligns with the updated 2023 Future Land Use Plan, which designates the area as mixed-use rather than commercial. The development proposes 60 rental townhomes on 5.89 acres, with a six-foot masonry wall and detention pond along the southern property line as a buffer from neighboring residences. Setbacks exceed the required 50 feet, with most buildings set back approximately 98 feet.

A neighborhood meeting was held on April 16, 2025, after 34 notices were sent; only three residents attended. The applicant noted their efforts to reach out and present the plan to the community.

The site will include landscaping with a mix of canopy and accent trees, and the applicant is proposing several amenities: a pickleball court, playground equipment, benches, and waste stations. They are currently working to identify a fifth amenity, as required by code. It was clarified that fenced-in backyards are not counted toward the five required amenities. City staff confirmed the amenities must be completed and accessible before any certificate of occupancy is issued.

The project will include emergency access to Johnson Boulevard via a gated connection, though regular ingress and egress will be from Mark Trail, with two entrances forming a loop for residents. The applicant concluded by inviting further questions and confirmed their intent to meet all required conditions

Terry Wright, Wright Group Architects, described efforts to integrate the proposed townhome development with an adjacent property by sharing amenities such as an existing clubhouse and swimming pool, rather than building new facilities or driveways along Houston Road. This approach also aimed to minimize traffic impact and create a more cohesive design. The project

includes thoughtful setbacks—most buildings are set back 98 feet, with others at 53–55 feet—to provide a substantial green buffer and transition from commercial to residential areas.

There was discussion about the project's architectural design, with a comparison to a previously approved townhome project on Highway 287 that had higher architectural standards and more residential character. Commissioners expressed concern that the current project lacked architectural variety and refinement, noting identical building designs and minimal stylistic variation. The applicant acknowledged the feedback and noted that masonry requirements reduced the ability to add more architectural detail but said some entrance features and gables were varied. Commissioners encouraged the applicant to revisit the previous project's design for inspiration and potentially enhance this development's aesthetics to improve both appeal and rental value.

Security and management were also discussed. The development is not gated, except for an emergency-only access gate on Johnson Boulevard for fire department use. Security systems within units would be the tenants' responsibility, and management will operate during regular business hours with some ongoing monitoring.

Chairman Keeler opened the Public Hearing at approximately 8:10 p.m.

Those who spoke in opposition:

Judith Allison Kincaid, 501 Houston, Waxahachie, Texas

Donna Cain, Waxahachie, Texas

There being no others to speak for or against ZDC-174-2024, Chairman Keeler closed the Public Hearing at approximately 8:21 p.m.

During the discussion, Commissioners expressed concerns about the architectural design of the proposed development, specifically its lack of variation and 360-degree architectural integrity. Mr. Robertson advised that codifying design changes during the meeting can be difficult and prone to misinterpretation. He recommended either requiring revised architectural drawings with varied elevations as a condition of approval or continuing the item to allow the applicant to return with updated plans. The applicant appeared open to revisiting the design and amenity layout based on feedback. Commissioners also raised concerns about the limited space for proposed amenities like the playground and pickleball court, requesting clearer scale representations. Overall, there was a general consensus to continue the Public Hearing to allow time for improvements that better align with previous standards and community expectations.

14. Consider recommendation of ZDC-174-2024

Action:

David Hudgins moved to recommend continuing the Public Hearing for ZDC-174-2024 to the August 12, 2025 Planning and Zoning Commission meeting. Motion was seconded by Terry Connor and carried unanimously (5-0).

15. Public Hearing on a request by Urpi Arriola, MWSW Texas, for a Zoning Change from a Planned Development-14-Heavy Industrial (PD-14-HI) zoning district to Planned Development-Commercial (PD-C) zoning district, for the Crossroads 287

mixed-use development, located at 1601 W US Highway 287 Bypass, (Property ID 239122) - Owner: CSW Waxahachie LP (ZDC-195-2024)

Mr. Robertson presented the Item and applicant Kevin Hunter requested approval. The applicant proposes a Planned Development (PD) to allow for Crossroads 287, a mixed-use development with 35,500 square feet of medical office space, 14,950 square feet of retail space, two stand-alone restaurants, and two 4-story hotels with a combined total of 263 rooms. The proposed uses can be referenced in greater detail on the Concept Plan. The design of the concept plan is consistent with the concept approved by City Council as part of the Development Agreement for the property. A base zoning district of Commercial (C) is proposed for the development.

The subject property is the site of the former Magnablend facility; which was destroyed in a 2011 fire. The City of Waxahachie acquired the subject property in 2018. In August of 2024, City Council approved a Development Agreement for the subject property with CSW Development. As part of the agreement, CSW agreed to develop the site for a combination of office, retail, sit down restaurant, and hotel uses and provided a very general concept plan to represent their development proposal. As part of the agreement, City Council transferred ownership of the property to CSW; but required to the group to return for approval of a Planned Development zoning district for the property. The PD proposal is consistent with the requirements of the Development Agreement for the subject property.

The Planned Development includes a total of seven (7) buildings that will each be situated on individually platted lots. An additional 8th lot is proposed to exclusively accommodate drainage and detention areas for the development. The applicant has exceeded the minimum parking requirement of 611 spaces and proposes to provide a total of 661 parking spaces. Each proposed lot on the subject property has been designed so that it can meet its individual minimum parking requirement.

With this Planned Development request, the applicant proposes a few modified development standards from those required with the base Commercial (C) zoning district. The modified standards are tailored to facilitate a more compact retail development pattern. The table below can be referenced for a comparison of the standard C requirements versus the development standards proposed with this application.

<u>Development Standard</u>	<u>C Zoning</u>	<u>Proposed Development Standard</u>
Min. Lot Size	5,000 SqFt.	5,000 SqFt.
Front Setback	25'	25' Exterior, 0' Interior
Side Setback	25'	20' (ROW), 0' (Retail)
Rear Setback	20'	20' Exterior, 0' Interior
Maximum Height	3-stories	4-stories
Max. Lot Coverage (Buildings)	40%	40%

In addition to the modification identified above, the applicant has also proposed development standards that restrict permissible uses in the PD district. The base Commercial zoning district typically allows for a wide range of uses; but not all of these uses are appropriate for the office/retail-oriented development proposed by the applicant. With this in mind, the applicant has prohibited 56 uses that were identified as incompatible or too intense for their proposed

development. A few examples of proposed prohibited uses include: Outdoor Building Material Sales, Storage Warehouses, Heavy Machinery Rental/Sales, Drive-Through Establishments, and Light Manufacturing.

The applicant proposes to utilize two lots on the western side of the property for the medical offices uses. The proposed lots are 2.5 acres and 0.8 acres in size and can accommodate a combined 35,000 square feet of one-story medical offices. Baylor and Touchstone Imaging are the proposed end users for the two medical office lots.

The applicant proposes to utilize two lots on the southern portion of the property for the hotel uses. The hotels lots are proposed to be 2.48 acres and 2.21 acres and are designed to accommodate 150 rooms and 113 rooms respectively. No end-users are currently proposed for the hotel site; but each hotel is proposed to be 4-stories in height.

The applicant proposes to lots on the northern portion of the property immediately adjacent to US Highway 287 Bypass for restaurant uses. The applicant has not identified end-users for the restaurant sites. However, each lot is designed to accommodate sit-down restaurants exclusively as opposed to drive-through restaurants. A minimum of one of the sit-down restaurants is required to include an outdoor patio that flanks a central courtyard amenity that is proposed in the center of the development.

The applicant proposes to utilize the final lot on the site for a multi-tenant retail building. The retail lot is situated on the northern portion of the property along US Highway 287 Bypass and adjacent directly adjacent to the central courtyard amenity. No specific tenants are identified at this time for the retail building. However, the retail site is designed to accommodate a range of tenants that include, but are not limited to, personal services, retail stores and shops, and small restaurants.

The development is proposed to include two (2) direct connections to the US Highway 287 Bypass access roads. The proposed connections meet the minimum TxDOT spacing requirements for new driveways. The eastern most driveway is proposed to align with the existing service road and connector road intersection. The applicant has provided a Traffic Impact Analysis (TIA) with the PD Application, as required by the Development Agreement for the subject property. The TIA recommends the installation of a traffic signal at the intersection mentioned above and the applicant proposes to install the traffic signal accordingly. To facilitate cross connectivity between lots, the applicant proposes to execute mutual access easements throughout the subject property. Mutual access easements are also proposed to extend to the Navarro College properties to the south and west in order to facilitate future connectivity at the time these properties develop. The TIA will continue to be reviewed by the Public Works & Engineering Department with future Civil Construction Permits for the subject property.

The applicant proposes to construct an amenitized courtyard near the center of the property between multi-tenant retail building and sit-down restaurant. The courtyard is in item included in the Development Agreement that was approved for the property in August of 2024. The area will be flanked by an outdoor patio for the sit-down restaurant and is intended to be a public gathering space for patrons of the development. Proposed amenities for the courtyard include specialty lighting, a shade structure, outdoor seating and tables, and high-end landscaping. Per the proposed

Development Standards, the courtyard is required to be completed prior to the issuance of a CO for the first building on the property.

The applicant has proposed specific landscaping requirements as part of the PD Development Standards for the property. The proposed standards result in an overall reduction in total plantings from that which would be required under the typical minimum landscape standards of the Waxahachie Zoning Ordinance. To offset the overall reduction in landscaping, the applicant has proposed to plant larger, 6" caliper, street trees along US Highway 287 Bypass as opposed to the typically required 4" caliper street trees. A detailed Landscape Plan is required to be submitted as part of the Site Plan Application for each individual lot within the subject property.

The applicant has proposed detailed exterior construction and building articulation requirements as part of the PD Development Standards. The proposed standards include varying requirements for the retail, restaurant, hotel, and medical office buildings within the development. Final Elevation/Façade Plans are not included with this PD, as end users have not yet been identified. However, each building is required to utilize exterior construction materials that are similar or complementary to the examples shown below, with exceptions for national or regional restaurant brands. As part of the PD Development standards, the applicant has also provided example renderings for the proposed medical office, hotel, and retail buildings. A final Elevation/Façade Plan is required to be submitted as part of the Site Plan Application for each individual building on the subject property.

The applicant proposes to allow two (2) monument signs and one (1) pylon sign for the subject property with this PD application. Each of these signs are proposed to be located along US Highway 287 Bypass.

The monument signs are proposed to meet the standard height and size requirements of the Waxahachie Zoning Ordinance. The pylon sign is proposed to be a maximum of 50' in height and provide a total of 300 square feet of advertising space. The base of the pylon sign is proposed to utilize masonry material complimentary to that used for the retail buildings on the site.

The applicant has designed the Concept Plan for the property to accommodate two (2) dedicated detention areas in the southeast corner of the site. Each detention area is proposed to be fenced by 4' ornamental metal fence.

As part of this development, the applicant is required to extend private water and sanitary sewer lines across the subject property. The applicant has submitted a Civil Construction Permit to account for these utility extensions. The Civil Construction Permit is currently under technical review by staff.

The property is subject requirements of the Lighting and Glare Standards from Section 6.03 of the Waxahachie Zoning Ordinance. To verify compliance with these standards, the applicant shall be required to provide a Photometric Plan as part of the detailed Site Plan Application for each individual lot.

The applicant proposes to develop the infrastructure (water, wastewater, stormwater, shared drive-aisles) for the subject property in a single phase. Individual lots on the site are proposed to develop as determined by the market.

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 9 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 support and zero (0) letters of opposition for the PD request.

Mr. Robertson explained as part of the development agreement, the City Council was very specific about the types of uses allowed at the site. The agreement clearly outlines permitted uses, reflecting council's intent during the approval process. Notably, prohibited uses include gas stations and drive-ins.

Chairman Keeler opened the Public Hearing at approximately 8:36 p.m.

There being no others to speak for or against ZDC-195-2024, Chairman Keeler closed the Public Hearing at approximately 8:36 p.m.

16. Consider recommendation of ZDC-195-2024

Action:

Chad Hicks moved to recommend approval of ZDC-195-2024, a Planned Development request for the Crossroads 287 mixed-use development, subject to the conditions of the staff report, authorizing the Mayor and/or City Manager to sign the associated documents accordingly. Motion was seconded by David Hudgins and carried unanimously (5-0).

17. Public Hearing on a request by Quinn Foster, Manhard Consulting, for a Zoning Change from a Single-Family-1 (SF-1) zoning district to Planned Development – General Retail (PD-GR) zoning district located directly north of 2400 North US Highway 77 (Property ID 189302) – Owner(s): Snow Peach Legacy Family Holding Spendthrift Trust (ZDC-75-2025)

Chairman Keeler announced the applicant was in attendance to request a continuance.

Matthew Smith, Engineer for applicant, requested to continue the Public Hearing to the August 12, 2025 Planning and Zoning Commission meeting.

Action:

David Hudgins moved to continue the Public Hearing for ZDC-75-2025 to the August 12, 2025 Planning and Zoning Commission meeting. Motion was seconded by Chad Hicks and carried unanimously (5-0).

18. Consider recommendation of ZDC-75-2025

No action taken.

19. Adjourn

Trenton Robertson, Senior Director of Planning, announced he will host a training for Commissioners in August.

Commissioners expressed their sincere appreciation to the citizens who attended the meeting and to all those who actively participated in the process.

Mayor Pro Tem Patrick Souter extended heartfelt condolences to those impacted by the recent flooding in Central Texas and encouraged the community to offer support where possible. He also asked everyone to keep the members of the Waxahachie Fire Department in their thoughts and prayers, as several have been deployed to assist with relief efforts in the affected areas.

There being no further business, the meeting adjourned at 8:40 p.m.

Respectfully submitted,

Amber Villarreal, City Secretary

Planning & Zoning Department

Plat Staff Report

Case: SUB-94-2025



MEETING DATE(S)

Planning & Zoning Commission: July 29, 2025

CAPTION

Public Hearing on a request by Mark Thedford, for a Replat of Nora Alexander's Subdivision Lot 2, Block 2 and Lot 3, Block 2 to create Lots 2A-R, 3A-R, 3B-R, and Lot 3C-R, Block 2, being .5075 acres, located at 400 Farley Street (Property ID 172056 & 294751)- Owner Ladd Vien (SUB-94-2025)

RECOMMENDED MOTION

"I move to disapprove SUB-94-2025, a replat of Nora Alexander's Subdivision, Lots 2 & 3, Block 2."

APPLICANT REQUEST

The applicant requests to replat the subject property into 4 residential lots.

CASE INFORMATION

<i>Applicant:</i>	Mark Thedford, Akamai Designs
<i>Property Owner(s):</i>	Ladd Vien
<i>Site Acreage:</i>	.5075 acres
<i>Number of Lots:</i>	4 lots
<i>Number of Dwelling Units:</i>	4 units
<i>Park Land Dedication:</i>	N/A - Previously Platted
<i>Adequate Public Facilities:</i>	Adequate public facilities are available via the extension of a sanitary sewer line.

SUBJECT PROPERTY

<i>General Location:</i>	400 Farley Street
<i>Parcel ID Number(s):</i>	172056 & 294751
<i>Current Zoning:</i>	Single Family-2 (SF-2)
<i>Existing Use:</i>	1 Single-Family Dwelling, Detached
<i>Platting History:</i>	The subject property is currently platted as Lots 2 & 3, Block 2 of the Nora Alexander's Subdivision

Site Aerial:**PLANNING ANALYSIS**

The applicant requests to replat the subject property into four (4) residential lots as part of the Nora Alexander's Subdivision. The property is located within the Infill Overlay District and is subject to the minimum lot size and dimension requirements of the Infill Overlay District, in addition to the requirements of the Waxahachie Subdivision Ordinance.

During the review of the replat application, staff identified multiple items in non-compliance with the requirements of the Waxahachie Subdivision Ordinance and the Infill Overlay District. Of primary concern, is non-compliance with the minimum lot size requirements established by the Infill Overlay District. The Infill Overlay District requires newly proposed lots to be at least 90% of the average size of existing lots within 50' of the subject property. In this case, the average lot size within 50' of the subject property is approximately 11,775.72 square feet. The four lots proposed are 5,497, 4,500, 5,516, and 5,495 square feet.

RECOMMENDATION

Based on the details provided in this Staff Report and the present status of the documents subject to the request, staff recommends disapproval of the Plat request due to the reasons noted below.

Reasons for Disapproval:

1. Per Section 1.3, Of the Waxahachie subdivision ordinance a physical copy of the embossed tax certificate of the property must be provided at the time of plat filing.
2. Per Section 2.2 a & 2.3.a.1 of the Waxahachie Subdivision Ordinance, the replat is required to conform with the City's Zoning Ordinance. Per Section 3.25.d.ix of the Waxahachie Zoning Ordinance, the proposed lots cannot be less than 10% less than the average square footage of adjacent lots within 50' of each property line. The average square footage of adjacent lots within 50' of this property is approximately 11,775.72 square feet. The lots proposed with this replat are 4500, 5497, 5516, and 5495 SF respectively. Revise the replat for compliance with the zoning ordinance.
3. Per Section 2.2.a of the Waxahachie Subdivision Ordinance, the proposed development layout or subdivision design shown on the proposed plat must be in conformance with all standards and requirements prescribed in the City's Zoning Ordinance. Please have your surveyor provide a separate, to-scale exhibit, that shows the existing structures on the property, the additional 5' ROW dedication on Joseph St, setbacks/build lines based on the infill overlay ordinance, and easements, to ensure zoning compliance at this location. Based on the current lot configuration the home does not appear to meet the minimum setback requirements of the Waxahachie zoning ordinance.

Reasons for Disapproval (Continued):

4. Per Section 2.2.e, Of the Waxahachie subdivision ordinance The City requires proof of land ownership in the form of a deed for the subject property.
5. Per Section 2.3: Perform a title search to locate all easements on the property. Label the existing easement width and recording information.
6. Per Section 2.4.c.6 of the Waxahachie subdivision ordinance, please include the acreage of the ROW being dedicated by this plat.
7. Per Section 2.4.c.7, of the Waxahachie subdivision ordinance the correct name and address of the property owner must be identified. Owner's contact information is not consistent with contact information on the application.
8. Per Section 2.4.c.12 of the Waxahachie Subdivision Ordinance, floodplain information must be correctly referenced on the plat. Please provide a floodplain note with effective FIRM panel information and date.
9. Per Section 2.4.c.20 and 3.1.a of the Waxahachie Subdivision Ordinance: Label the existing ROW width. Joseph is on the City's thoroughfare plan as a 50ft ROW. Ensure 25ft is dedicated from the center line of the road via the addition of a measurement to the Replat.
10. Per Section 2.4.c.25 of the Waxahachie Subdivision Ordinance, the Planning & Zoning Commission will be the final approval authority for the plat. Add an approval block for the Planning and Zoning Commission.
11. Per Section 2.4.c.25 of the Waxahachie Subdivision Ordinance, correct acreage is required to be noted in the Owner's Certificate. There is a discrepancy in total acreage referenced on the plat. Verify the correct acreage and eliminate the discrepancy. (The sum of the acreage of the proposed lots does not equal the acreage noted in the Title Block or Owner's Certificate)
12. Per section 2.4.c.25 of the Waxahachie Subdivision Ordinance, please ensure accurate bearings and distances. There is a small discrepancy in the total and sum of partial distances here.
13. Per Section 2.4.c.25.vi of the Waxahachie Subdivision Ordinance, the plat must include the owners certificate.
14. According to section 3.9: Water and sewer services are required for each lot prior to filing the plat
15. Per Section 3.3.a of the Waxahachie Subdivision Ordinance, a 15' utility easement is required adjacent to all street rights-of-way.
16. According to Section 3.5, sidewalks are required along the road frontage. A response is not required. This will need to be shown with the building permit application.
17. Per appendix C section 3.9.c of the Waxahachie subdivision ordinance, water and sewer lines should be extended in front of the properties. There is a 6" water line on Joseph but the sewer line ends at 201 Joseph. How will lots 3B-R and 3C-R have sewer connections? Sewer line will need to be extended.
18. According to sections 5.6 and 5.7, fences, retaining walls, and screening walls shall not be placed in utility easements. Add this to the notes.

ATTACHED EXHIBITS

1. Plat

APPLICANT REQUIREMENTS

1. If approved by Planning and 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:

David Jones

Planner

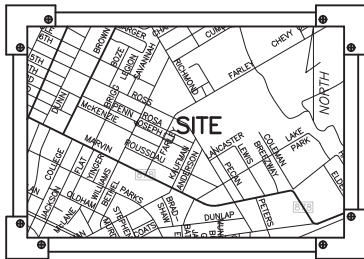
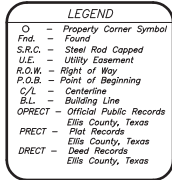
david.jones@waxachaie.com

Reviewed by:

Trenton Robertson, AICP

Senior Director of Planning

trenton.robertson@waxahachie.com



SURVEYOR'S CERTIFICATE

This is to certify that I, Stuart G. Hamilton, a Registered Public Land Surveyor of the State of Texas, have plotted the subdivision hereon from an actual survey on the ground and that all lot corners, angle points, and points of curve have been properly marked on the ground, and that this plat correctly represents that survey made by me.

Texas Administrative Code: TITLE 22 PART 29 CHAPTER 663 SUBCHAPTER B RULE §663.18 Certification

Stuart G. Hamilton
Registered Professional Land Surveyor
Number 4480

WHEREAS, Ladd Vien is the Owner of a tract of land situated in the A.M. Keen Survey, Abstract Number 596, City of Waxahachie, Ellis County, Texas and being Lot 2 and Lot 3, Block 2, NORA ALEXANDER'S SUBDIVISION, an addition to the City of Waxahachie, Ellis County, Texas, according to the plat thereof recorded in Volume 176, Page 443, Deed Records, Ellis County, Texas (DRECT), and described in deed from Daniel J. Garcia to Ladd Vien, recorded in Instrument Number 2205703, Official Public Records, Ellis County, Texas (OPRECT), and being more particularly described as follows:

THENCE N 26°15'08" E, with said Farley Street right of way line and the northwest line of said Lots 3 and 2 and said Block, 111.37 feet (Plat - N 27½° E, 110 feet) to the northwest corner of said Lot 2 and the Southwest corner of Lot 1, Block 2, said Nora Alexander's Subdivision, a ½ inch steel rod with plastic cap stamped "DAVIS & McDILL" set;

THENCE S 63°33'52" E, with the common line of said Lots 1 and 2 and through said Block, passing at 8.94 feet a 1/2" steel rod found for witness, in total a distance of 200.00 feet, (Plat - S 62½° E, 200 feet) to the common east corner of said Lots 1 and 2, on the northwest right of way of a 14 foot alley, a ½ inch steel rod with plastic cap stamped "DAVIS & McDILL" set;

THENCE S 26°15'08" W, with the southeast line of said Lots 2 and 3 and with the said alley right of way line, 109.70 feet (Plat - S 27½' W, 110 feet) to the southeast corner of said Lot 3 and said Joseph Street right of way line, a ½ inch steel rod with plastic cap stamped "DAVIS & McDILL" set from which a ½ inch steel rod found bears S 64°02'31" E 9.62 feet;

THENCE N 64°02'31" W, with the southwest line of said Lot 3 and said Joseph Street right of way line, 200.00 feet (Plat - N 62½° W, 200 feet) to the point of beginning and containing approximately 0.5075 acre of land.

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



Date: 01/04/2024
Scale: 1" = 30'
Drawn: DWH/SGH
Job: 223-0227
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

Planning & Zoning Department

Plat Staff Report

Case: SUB-96-2025



MEETING DATE(S)

Planning & Zoning Commission: July 29, 2025

CAPTION

Present a request by Matt Baacke, GMcivil, for a **Plat** of Myrtle Creek Phase 2D, 75 residential lots and 6 non-residential lots, being 29.678-acres, located approximately 4,000 feet northeast of 2325 S US Highway 287 Bypass, situated in the Benjamin Collier Survey, Abstract 216, an addition to the City of Waxahachie (Property ID 180362) – Owner: Spur Myrtle Creek Development, L.P. (SUB-96-2025)

RECOMMENDED MOTION

"I move to approve SUB-96-2025, a Plat of the Myrtle Creek Phase 2C, subject to the conditions the staff report, authorizing the Planning & Zoning Commissioner to sign the associated documents accordingly."

APPLICANT REQUEST

The applicant requests to plat the subject property into 75 single family residential lots and 6 non-residential lots as part of the Myrtle Creek Subdivision.

CASE INFORMATION

<i>Applicant:</i>	Matt Baacke, GMcivil
<i>Property Owner(s):</i>	Spur Myrtle Creek Development, L.P.
<i>Site Acreage:</i>	29.678 acres
<i>Number of Lots:</i>	81 lots
<i>Number of Dwelling Units:</i>	75 units
<i>Park Land Dedication:</i>	The cash in lieu of park land dedication for this case is estimated at \$30,000.00 (\$400.00 per per dwelling).
<i>Adequate Public Facilities:</i>	Adequate public facilities are available to the subject property via the extension of City water and wastewater lines.

SUBJECT PROPERTY

<i>General Location:</i>	Approximately 4,000 ft northeast of 2325 S US Highway 287 Byp
<i>Parcel ID Number(s):</i>	180362
<i>Current Zoning:</i>	Planned Development (PD) – Ordinance 2302 & 3322
<i>Existing Use:</i>	The subject property is currently undeveloped.
<i>Platting History:</i>	The subject property is not currently platted.

Site Aerial:



PLANNING ANALYSIS

The applicant proposes to plat the subject property into 75 single family residential lots and 6 non-residential lots as part of the Myrtle Creek Phase 2C subdivision. The subject property is currently zoned Planned Development (Ord. 2302 & 3322). The design of the proposed subdivision adheres to the lot size, lot dimension, and lot distribution requirements of Ordinance 2302 & 3322. The proposed plat is also consistent with the executed Development Agreement for the subject property.

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

RECOMMENDATION

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

Conditions:

1. Per Section 1.3 of the Waxahachie Subdivision Ordinance, an embossed hard copy of the Tax Certificate for the subject property (dated within 90-days of your filing date) will need to be provided with your plat at the time of filing.
2. Per Section 2.4.c.23 of the Waxahachie Subdivision Ordinance, a correct title block is required to be provided. The correct case number for this plat is "SUB-96-2025", revise accordingly (for all sheets).
3. Per Section 2.2 and 2.4.c.25 of the Waxahachie Subdivision Ordinance, an accurate proof of land ownership and an accurate owner's certificate is required. The Ellis County Appraisal District and current Property Owner Affidavit indicates that the associated owner for this property is "HT US 287 Owner LP." If this is the correct owner, please revise accordingly. However, if the owner demonstrated on this plat is indeed accurate, please provide an updated deed and Property Owner Affidavit that demonstrates the correct and accurate owner for this property.
4. Per Section 4.4.d of the Waxahachie Subdivision Ordinance, the Cash in lieu of land fee must be paid prior to plat filing.
5. Per Section 7.1 of the Waxahachie Subdivision Ordinance, Filing Fees are required to be paid with the Plat application prior to plat filing.

ATTACHED EXHIBITS

1. Plat

APPLICANT REQUIREMENTS

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

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:

Caleb Ensley

Planner

caleb.ensley@waxahachie.com

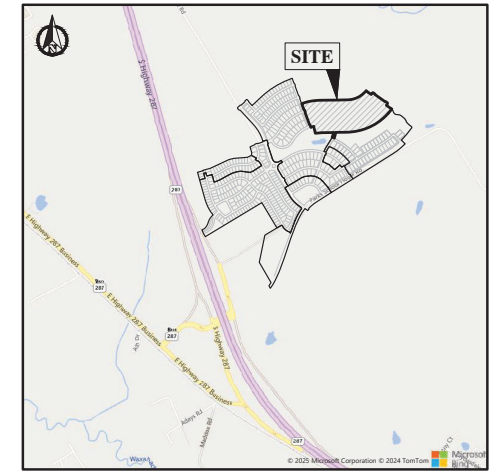
Reviewed by:

Trenton Robertson, AICP

Senior Director of Planning

Trenton.Robertson@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 6/2/2025 2:11 PM



VICINITY MAP
N.T.S.

SITE AREA SUMMARY

GROSS AREA	29.678 ACRES
PUBLIC RIGHT-OF-WAY	5.382 ACRES
LOTS	22,750 ACRES
COMMON AREAS	1.547 ACRES

OWNER/DEVELOPER:



8433 Enterprise Circle, Suite 100
Lakewood Ranch, FL 34202
(941) 388-0707

PREPARED BY:



PLAT
OF
MYRTLE CREEK, PHASE 2D

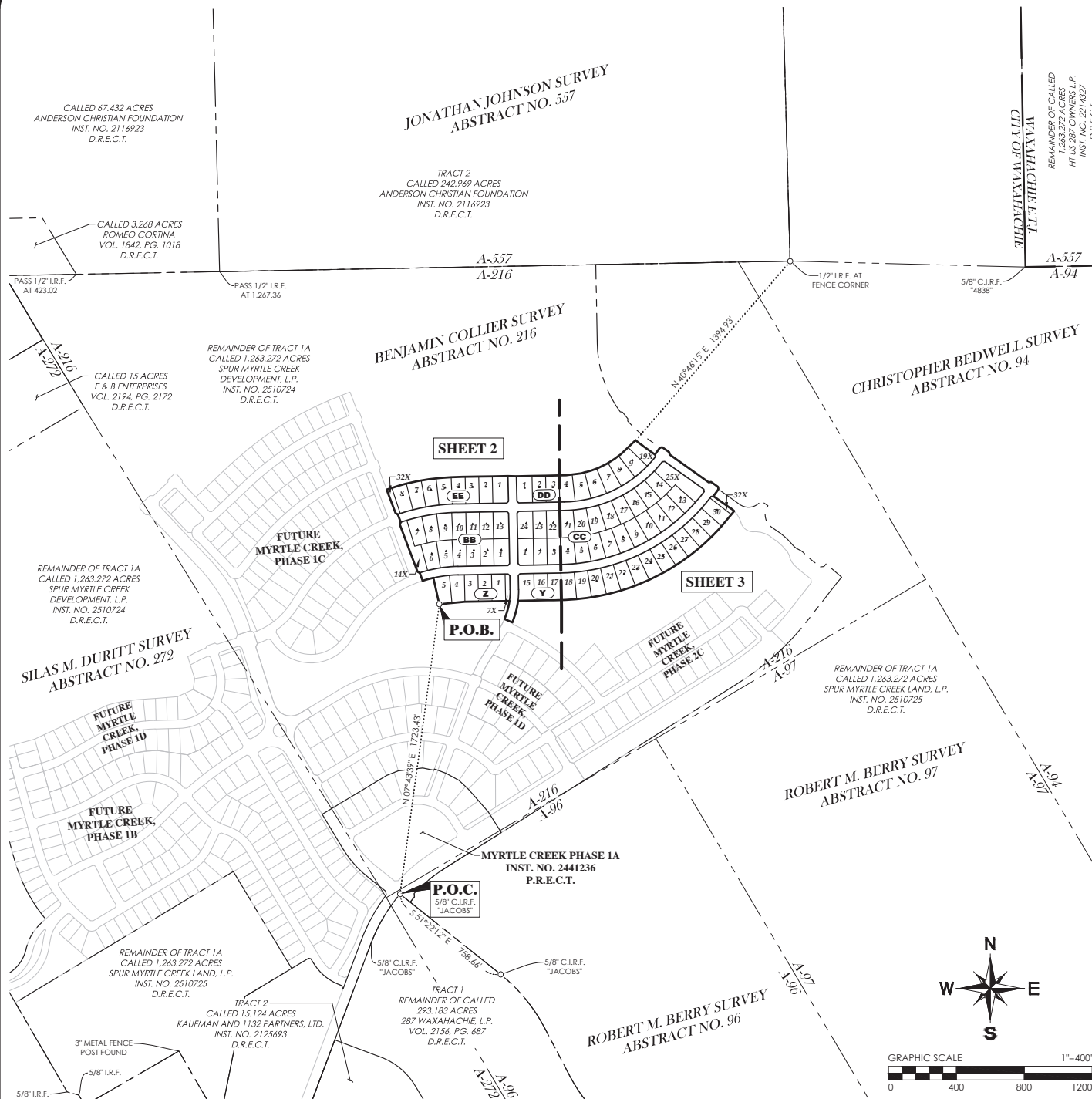
BEING
29.678 ACRES
SITUATED IN THE

BENJAMIN COLLIER SURVEY, ABSTRACT No. 216,
CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS

75 RESIDENTIAL LOTS, 6 NON-RESIDENTIAL LOTS
CASE NO. SUB-72-2025 AND ZONING: PD-ORDINANCE 2302 & 3322

Date: June 2025

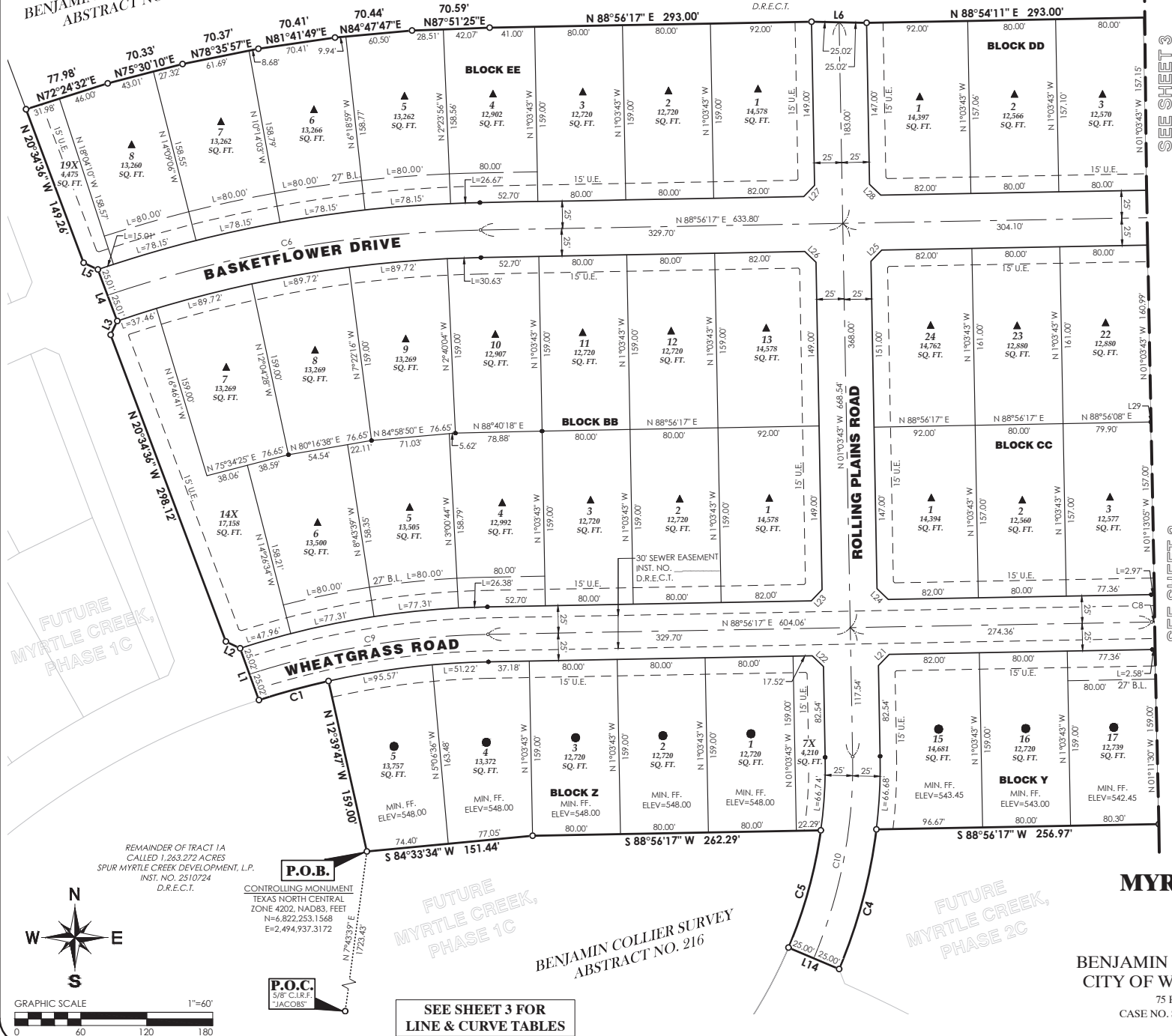
SHEET 1 of 4



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 6/2/2025 2:11 PM

BENJAMIN COLLIER SURVEY
ABSTRACT NO. 216

REMAINDER OF TRACT 1A
CALLED 1,263.272 ACRES
SPUR MYRTLE CREEK DEVELOPMENT, L.P.
INST. NO. 2510724
D.R.E.C.T.



LEGEND

O	1/2" CAPPED IRON ROD SET "GMCIVIL" UNLESS OTHERWISE NOTED
P.O.C.	POINT OF COMMENCING
P.O.B.	POINT OF BEGINNING
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.E.	WATER EASEMENT
W.M.E.	WALL MAINTENANCE EASEMENT
---	BOUNDARY LINE
---	BUILDING LINE
---	EASEMENT LINE
---	CENTERLINE
---	ADJOINER LINE
---	ABSTRACT LINE

OWNER/DEVELOPER:



8433 Enterprise Circle, Suite 100
Lakewood Ranch, FL 34202
(941) 388-0707

PREPARED BY:



PLAT
OF
MYRTLE CREEK, PHASE 2D

BEING
29.678 ACRES

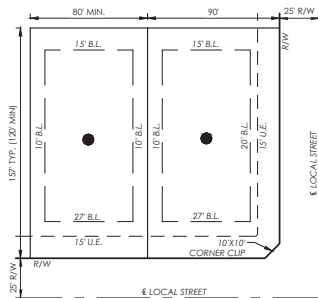
SITUATED IN THE
BENJAMIN COLLIER SURVEY, ABSTRACT No. 216,
CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS

75 RESIDENTIAL LOTS, 6 NON-RESIDENTIAL LOTS
CASE NO. SUB-72-2025 AND ZONING: PD-ORDINANCE 2302 & 3322

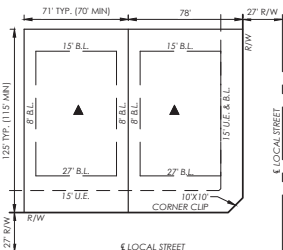
Date: June 2025

SHEET 2 of 4

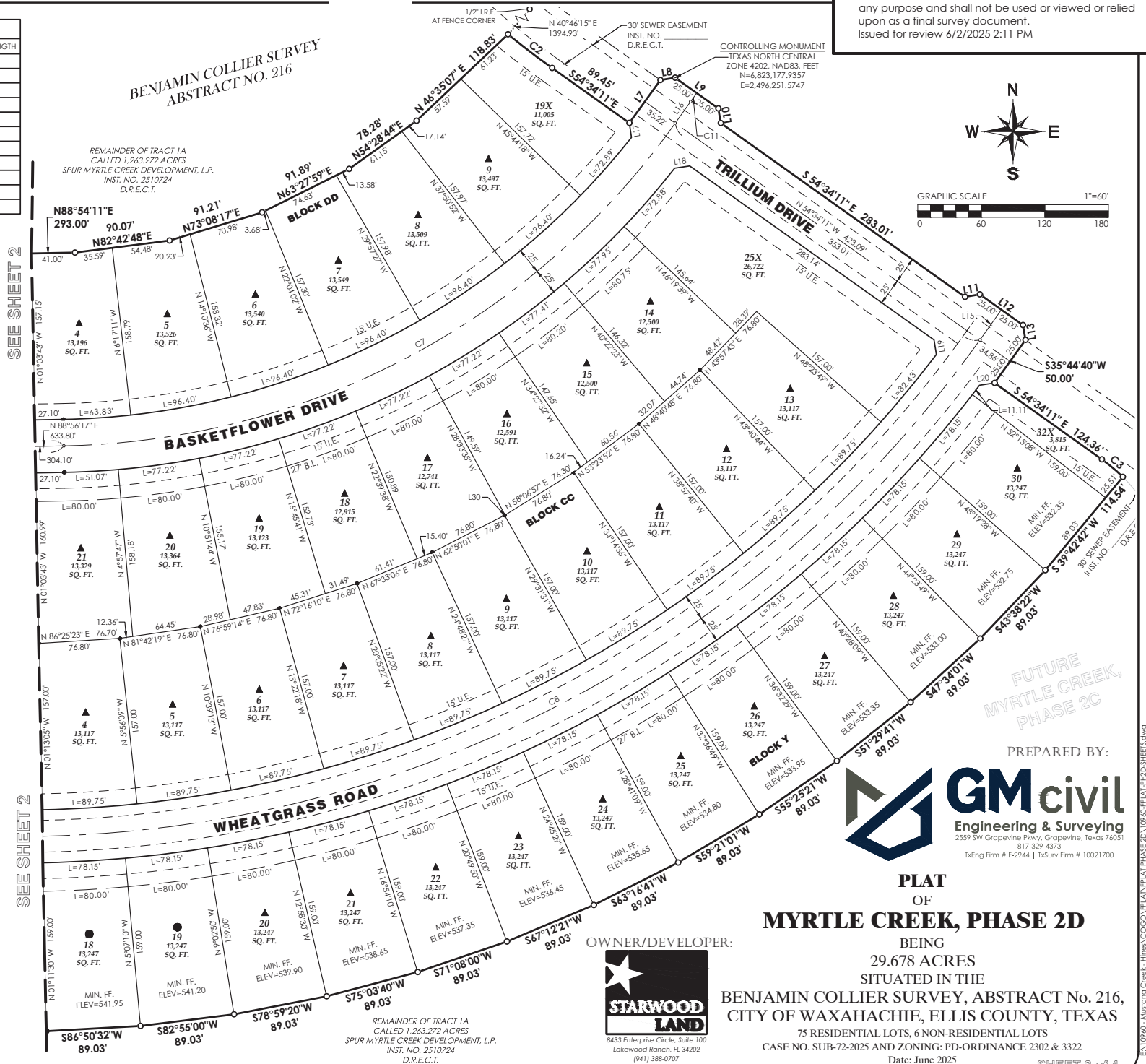
LINE TABLE			LINE TABLE		
LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE
L1	N19°56'49"W	50.03'	L16	N35°25'49"E	24.88'
L2	N64°28'03"W	14.41'	L17	N08°20'30"W	13.84'
L3	N29°12'35"E	13.95'	L18	S81°34'35"W	14.42'
L4	N20°34'34"W	50.02'	L19	N08°46'52"W	13.95'
L5	N64°49'29"W	14.33'	L20	S81°11'03"W	14.33'
L6	S88°46'17"E	50.04'	L21	S43°56'17"W	14.14'
L7	N35°56'34"E	50.00'	L22	S46°03'43"E	14.14'
L8	N80°58'34"E	14.10'	L23	N43°56'17"E	14.14'
L9	S54°34'11"E	50.01'	L24	S46°03'43"E	14.14'
L10	S09°42'21"E	14.00'	L25	S43°56'17"W	14.14'
L11	N80°25'49"E	14.14'	L26	N46°03'43"W	14.14'
L12	S54°34'11"E	50.00'	L27	N43°56'17"E	14.14'
L13	S09°34'11"E	14.14'	L28	S46°03'43"E	14.14'
L14	N67°00'55"W	50.00'	L29	N86°25'23"E	0.10'
L15	N35°25'49"E	35.00'	L30	N58°06'57"E	0.50'



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



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



Planning & Zoning Department

Zoning Staff Report

Case: ZDC-80-2025



MEETING DATE(S)

Planning & Zoning Commission:

July 29, 2025

City Council:

August 18, 2025

CAPTION

Public Hearing on a request by Dane Cameron, for a **Specific Use Permit (SUP)** for a **Short-Term Rental** use within a Planned Development Single-Family-1 (PD-SF-1) zoning district located at 222 Western Way (Property ID 288742) – Owner(s): Dane Cameron (ZDC-80-2025)

RECOMMENDED MOTION

- "I move to recommend denial of ZDC-80-2025, a Specific Use Permit (SUP) for Short-Term Rental use."
- "I move to recommend approval of ZDC-80-2025, a Specific Use Permit (SUP) for a Short-Term Rental use, subject to the conditions the staff report, authorizing the Mayor and/or City Manager to execute all documents accordingly."

APPLICANT REQUEST

The Applicant requests a Specific Use Permit for a Short-Term Rental use at 222 Western Way.

CASE INFORMATION

Applicant: Dane Cameron

Property Owner(s): Dane Cameron

Site Acreage: 0.206 acres

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

Requested Zoning: PD-SF-1 with a Specific Use Permit (SUP) for a Short-Term Rental use

SUBJECT PROPERTY

General Location: 222 Western Way

Parcel ID Number(s): 288742

Existing Use: Residential use

Development History: The subject property is currently platted as Lot 14, Block X of the Buffalo Ridge Phase 6 Addition.

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	Single Family Residence
West	PD-SF-1	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 Western Way.

Site Image:

PLANNING ANALYSIS

The Applicant requests a SUP for short-term rental use at 222 Western Way because it is located within the PD-SF-1 zoning district. The subject property consists of a primary structure of approximately 3,385 square feet, with five (5) bedrooms, four and a half (4.5) bathrooms, and enough improved surface to accommodate parking for a maximum of four (4) vehicles due to the size of the garage and driveway. The subject property is situated on an approximately 0.2066 acres (8,999 square feet) lot. The Ellis County Appraisal District (ECAD) does identify the subject property as a Homestead; however, it is unclear if the applicant currently resides at the subject property. The applicant submitted the SUP application on June 24, 2025.

During the planning analysis, staff inquired with the Waxahachie Police Department and discovered no nuisance-related calls that occurred near outside of the subject property and not involving the subject property.

The applicant's local emergency contact is Tristan Sasser, 2991 Lakeside Drive, Apt. 224, Midlothian, TX 76065, trist1212@icloud.com, which is located approximately eighteen (18) 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, 98 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 no letters of support and twenty (20) letters of opposition were received by staff, with no of the letters of support and six (6) letters of opposition received 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 four (4) vehicles to be parked on the subject property. Off-site and/or on-street parking is prohibited.
5. The short-term rental operator shall remove the Homestead exemption from the subject property.
6. The short-term rental operator shall remove the condition of "...be considerate when parking on the road," from Host Rules.
7. The short-term rental operator shall adhere to all regulations stated in Section 3.27 of the City's Zoning Ordinance.
8. 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. Survey (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

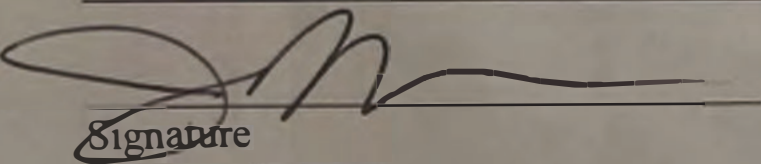
trenton.robertson@waxahachie.com

Case Number: **ZDC-80-2025**

City Reference: 288781

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on **July 23, 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 75 165 .

☐ SUPPORT☒ OPPOSEComments:


SignatureJose Moreno
Printed Name and Title7/12/25
Date228 Frio Dr. 75165
Address



City of Waxahachie, Texas
 Notice of Public Hearing
 Case Number: ZDC-80-2025

RECEIVED JUL 14 2025

ROBERTS WILLIAM W & CYNTHIA L
 232 FRIO DR
 WAXAHACHIE, TX 75167

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, July 29, 2025 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, August 18, 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 Dane Cameron, for a **Specific Use Permit (SUP)** for a **Short-Term Rental** use within a Planned Development - Single-Family 1 (PD-SF-1) zoning district located at 222 Western Way (Property ID 288742) – Owner(s): Dane Cameron (ZDC-80-2025)

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 scan the QR Code or contact the Planning Department at (469) 309-4290 or Planning@Waxahachie.com for additional information on this request.



Scan for additional information.

Case Number: ZDC-80-2025

City Reference: 288768

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on July 23, 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
 WILLIAM W. ROBERTS
 CYNTHIA L. ROBERTS
 Printed Name and Title

7-14-2025
 Date
232 FRIO DR. WAXAHACHIE 75165
 Address



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: **ZDC-80-2025**



ELLISON KENTRY D & SHELIA R
222 Mockingbird Dr
Waxahachie, TX 75165-2052

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, July 29, 2025 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, August 18, 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:

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Scan for additional information.

Case Number: **ZDC-80-2025**

City Reference: 288769

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☐ SUPPORT

☒ OPPOSE

Comments:

Shelia Ellison

Signature

Shelia Ellison

Printed Name and Title

7/13/2025
Date

222 Mockingbird Dr
Address

Waxahachie, TX 75165



City of Waxahachie, Texas
 Notice of Public Hearing
 Case Number: **ZDC-80-2025**



PLUMMER STEVEN T & NATALIE A
241 Four Roses Dr
Waxahachie, TX 75165-2471

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, July 29, 2025 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, August 18, 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:

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Scan for additional information.

Case Number: **ZDC-80-2025**

City Reference: 288783

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☐ SUPPORT

☒ OPPOSE

Comments:

NOT ALLOWED PER HOA RULES

Signature

Steven Plummer

Printed Name and Title

Date

7/16/25

Address



City of Waxahachie, Texas
 Notice of Public Hearing
 Case Number: **ZDC-80-2025**

RECEIVED JUL 16 2025

REDJI SOPHIA & EMMANUEL
 240 Frio Dr
 Waxahachie, TX 75165-2472

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, July 29, 2025 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, August 18, 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:

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Scan for additional information.

Case Number: **ZDC-80-2025**

City Reference: 288777

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☐ SUPPORT

☒ OPPOSE

Comments:

We prioritize peace, safety and a stable community. The presence of Short-Term Rental can disrupt these aspects in so many ways!

[Signature]
 Signature

7/14/2025
 Date

Emmanuel & Sophia Redji
 Printed Name and Title
Husband & Wife

240 Frio Drive
 Address

Thanks!



City of Waxahachie, Texas
 Notice of Public Hearing
 Case Number: **ZDC-80-2025**

CHESNEY TIMOTHY & REBECCA
 230 HALF MOON DR
 WAXAHACHIE, TX 75165

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, July 29, 2025 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, August 18, 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:

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Scan for additional information.

Case Number: **ZDC-80-2025**

City Reference: 288784

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on **July 23, 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

Tim Chesney
 Printed Name and Title

7/17/25
 Date

230 Half Moon Dr
 Address

Item 5&6



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: **ZDC-80-2025**



SMITH ANDREW E & KRISTINA
239 Frio Dr
Waxahachie, TX 75165-2398

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Scan for additional information.

Case Number: **ZDC-80-2025**

City Reference: 288641

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☐ SUPPORT

☒ OPPOSE

Comments:

THE HOA ALREADY HAS RULES IN PLACE PROHIBITING THIS
ACTIVITY. WE OPPOSE ALL RENTALS OF ANY KIND IN

Signature

THE HOA
Andrew Smith (owner)
Printed Name and Title

Date

7/14/2025
239 Frio Dr WAXAHACHIE
Address 75165

Item 5&6

Case Number: ZDC-80-2025

City Reference: 288782

Your response to this notification is optional. If you choose to respond, please return this form by 5:00P.M. on July 23, 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:

Temporary tenants do not have a stake in the community. They may not uphold the same values and may have a negative impact on the quality of life for permanent residents.

Angela M. Collins
Signature

July 19, 2025
Date

Angela M. Collins - Homeowner.
Printed Name and Title

217 Rio Grande Dr. Waxahachie
Address 75165

Case Number: ZDC-80-2025

City Reference: 288677

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on **July 23, 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:

City & Hous rules both say no. Why is the city
even entertaining it?

Heesha Molina
Signature

Heesha Molina
Printed Name and Title

7/20/25
Date

219 Friar Dr
Address



City of Waxahachie, Texas
 Notice of Public Hearing
 Case Number: **ZDC-80-2025**

RECEIVED JUL 21 2025

GOUGLER DEE & LISA J SAWYERS
 215 Four Roses Dr
 Waxahachie, TX 75165-2471

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Scan for additional information.

Case Number: **ZDC-80-2025**

City Reference: 288681

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☐ SUPPORT

☒ OPPOSE

Comments:

Lisa Sawyer
 Signature

Lisa Sawyer, Owner
 Printed Name and Title

Dee Gougler, owner

Dee Gougler

July 13, 2025
 Date

215 Four Roses Dr
 Address

Waxahachie, Tx 75165



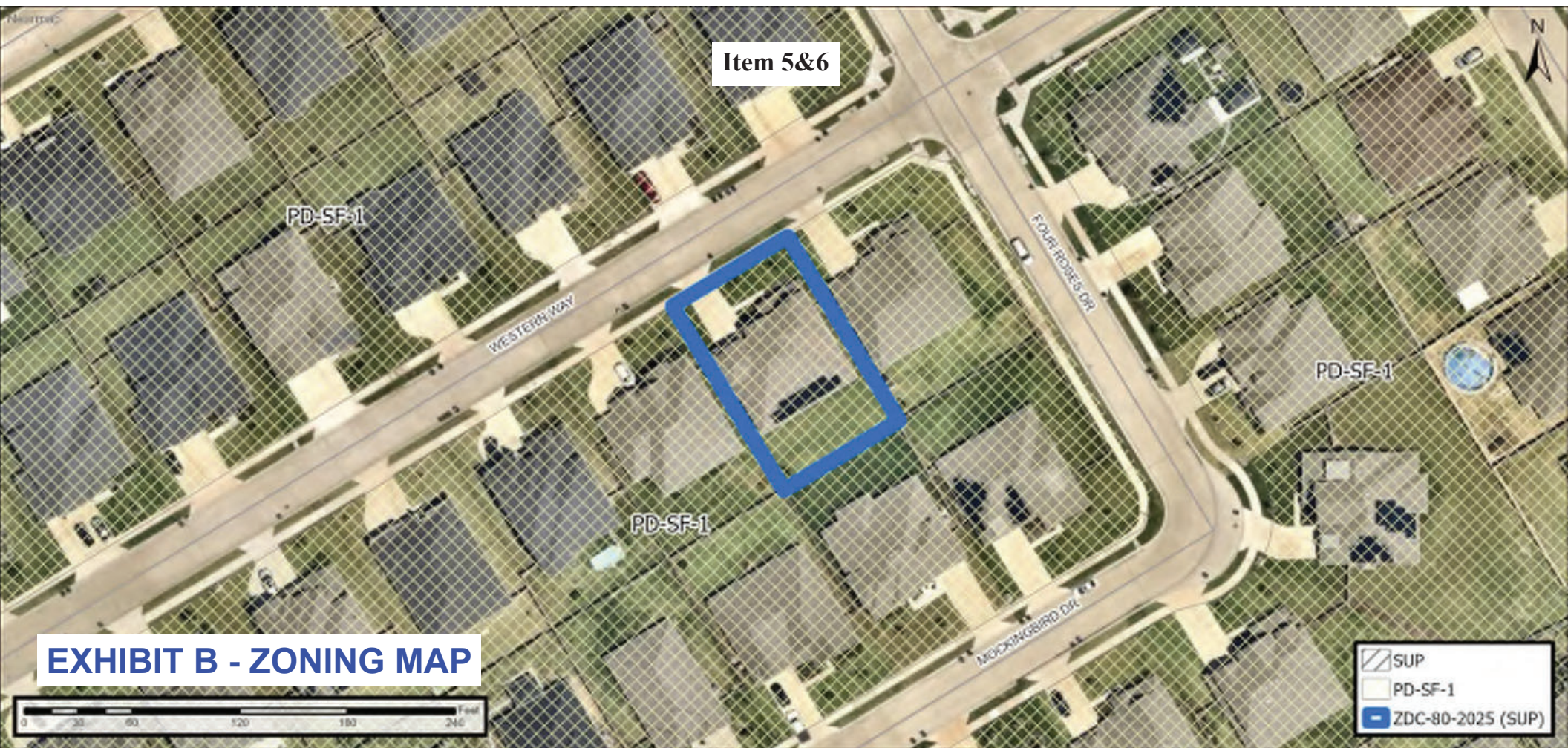


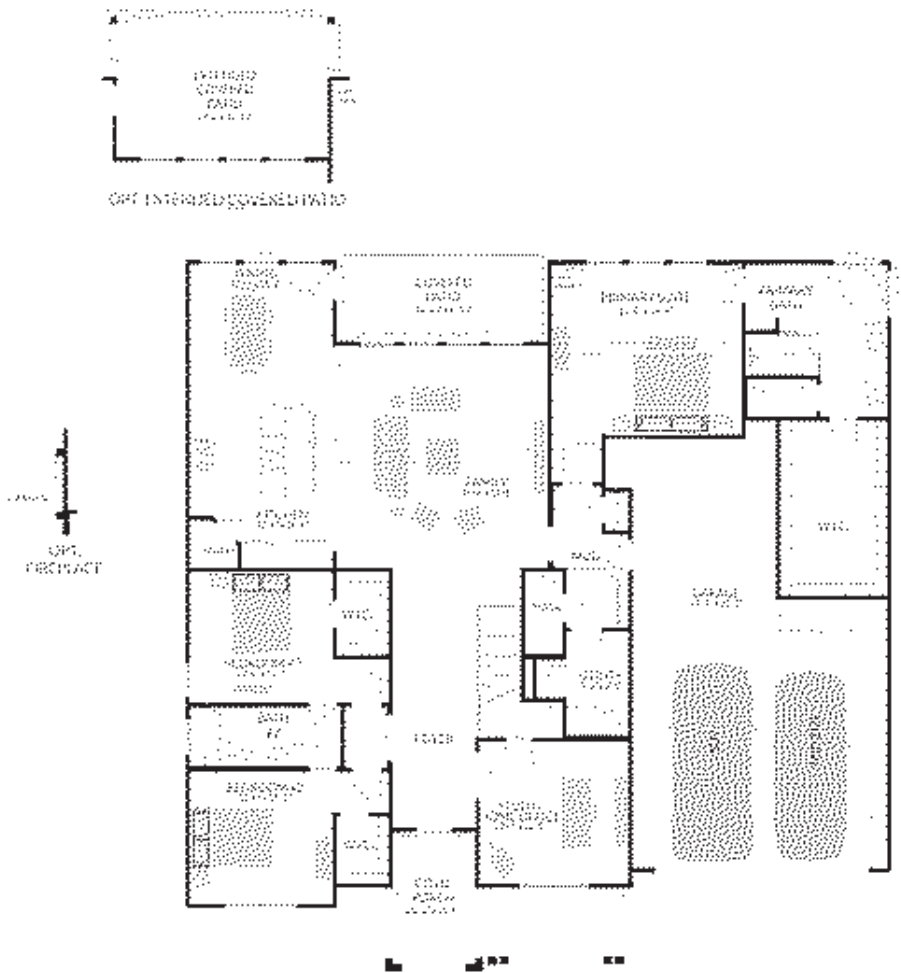
EXHIBIT B - ZONING MAP

EXHIBIT C - FLOORPLAN

Item 5&6



222 WESTERN WAY
SENDERO
SINGLE FAMILY IN BUFFALO RIDGE | WAXAHACHIE, TX



Want to Know More
About This Home?

CONTACT OUR COMMUNITY SALES MANAGER
KHALIL WILLIS
Call Us @ 469-618-3019

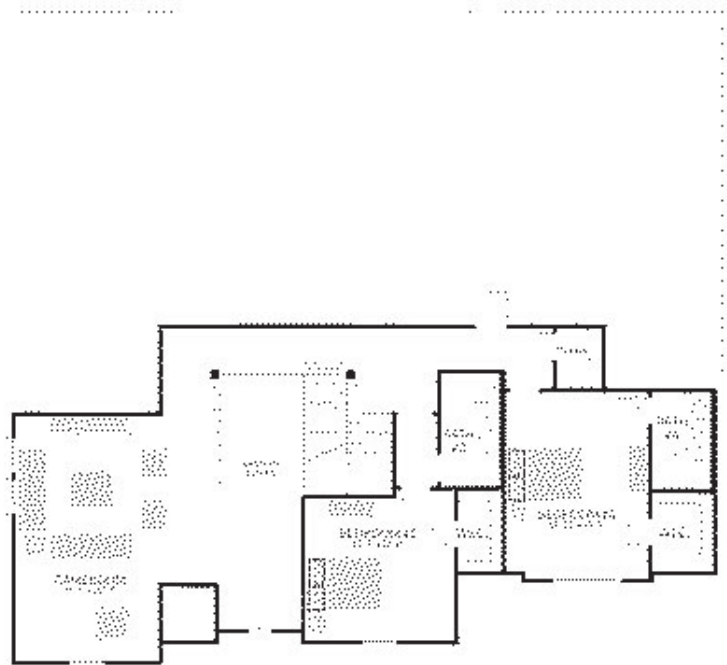


EXHIBIT C - FLOORPLAN

Item 5&6



222 WESTERN WAY
SENDERO
SINGLE FAMILY IN BUFFALO RIDGE | WAXAHACHIE, TX



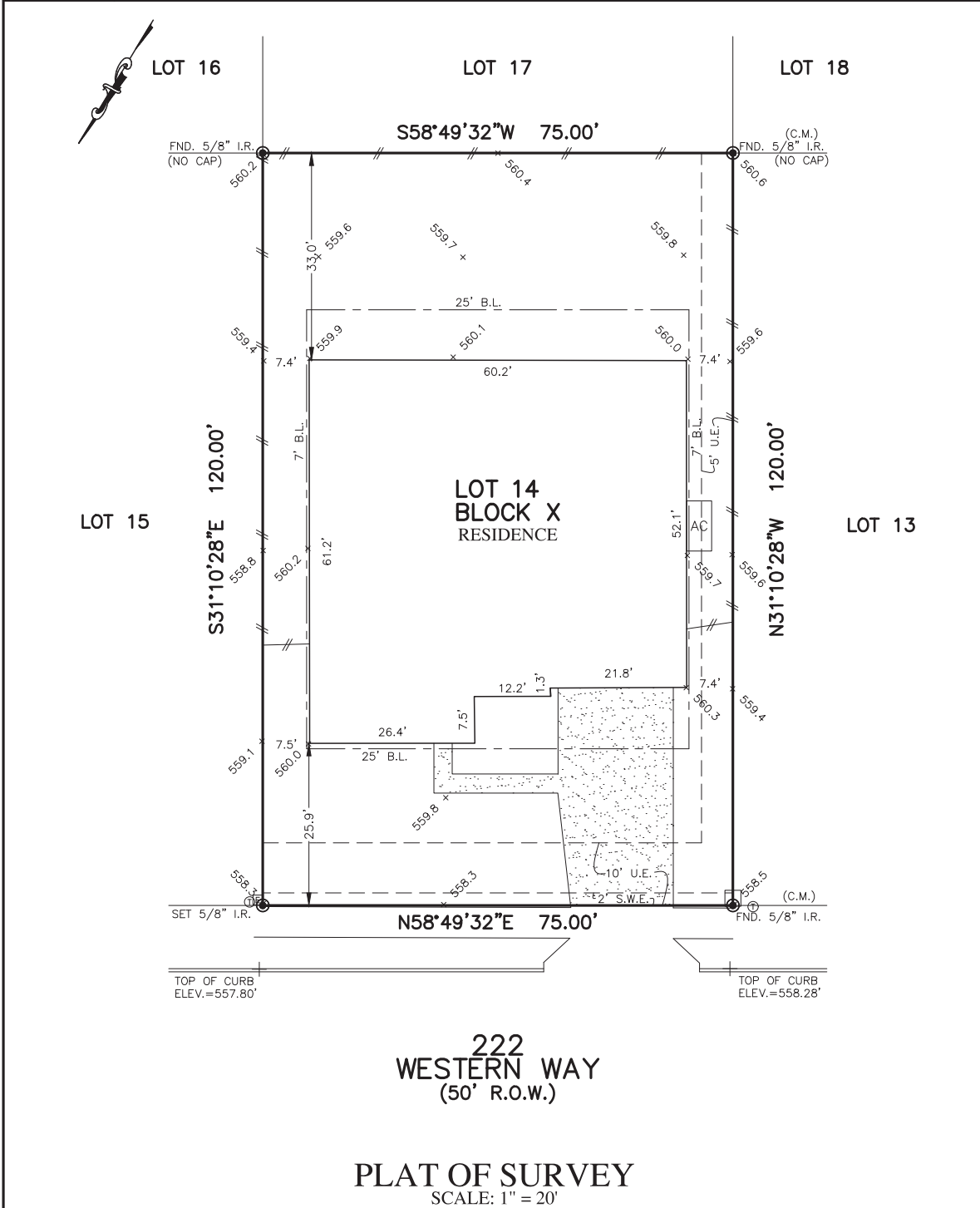
Want to Know More
About This Home?

CONTACT OUR COMMUNITY SALES MANAGER
KHALIL WILLIS
Call Us @ 469-618-3019





PROPERTY LINE	B.L. BUILDING LINE	RM	S.W.E. SIDEWALK EASEMENT	MANHOLE
BUILDING LINE	B.L.(FL) FRONT LOAD BUILDING	ASEMENT	M.A.C.C.E. MAINTENANCE & ACCESS EASEMENT	GRATE DRAIN
EASEMENT	B.L.(SI) SWING IN BUILDING LINE	W.L.E. WATER LINE EASEMENT	ACC.E. ACCESS EASEMENT	PAD MOUNTED TRANSFORMER
WOODEN FENCE	B.L.(3C) 3 CAR BUILDING LINE	STM.S.E. STORM SEWER EASEMENT	A.E. AERIAL EASEMENT	ELECTRIC BOX
WROUGHT IRON FENCE	G.B.L. GARAGE BUILDING LINE	S.S.E. SANITARY SEWER EASEMENT	D.E. DRAINAGE EASEMENT	FIBER OPTIC
CHAIN LINK FENCE	(B.G.) BUILDER GUIDELINES	R.O.W. RIGHT-OF-WAY	E.E. ELECTRIC EASEMENT	TELEPHONE PEDESTAL
OVERHEAD ELECTRIC	F.F. FINISHED FLOOR	P.A.E. PERMANENT ACCESS EASEMENT	WATER VALVE	GAS METER
	EXT. EXTENDED	P.U.E. PUBLIC UTILITY EASEMENT	FIRE HYDRANT	CABLE PEDESTAL
	PROP. PROPOSED	PVT. PRIVATE	MONUMENT	WATER METER
	C.M. CONTROL MONUMENT	FND. FOUND	I.P. IRON PIPE	GUY ANCHOR
				INLET
				VAULT



NOTES:

1. ALL BEARINGS SHOWN HEREON ARE BASED ON THE RECORDED PLAT.
2. ALLPOINTS LAND SURVEY, INC. IS NOT LIABLE FOR ANY DAMAGES DUE TO INFORMATION NOT PROVIDED TO SURVEYOR OR BUILDER PLACING ANY IMPROVEMENTS WITHIN A BUILDING LINE OR EASEMENT.
3. ALL SET RODS ARE 5/8" I.R. WITH YELLOW CAP MARKED "ALLPOINTS SURVEY"
4. ALL FOUND 5/8" IRON RODS ARE CAPPED WITH PLASTIC CAPS MARKED "SPOONER" UNLESS OTHERWISE NOTED.
5. SUBJECT TO APPLICABLE RESTRICTIVE COVENANTS LISTED IN ITEM 1, SCHEDULE "B" OF TITLE COMMITMENT ISSUED BY FIRST NATIONAL TITLE INSURANCE Co. UNDER G.F. NO. 23-TX-CLH-9929.
6. ALL ELEVATIONS SHOWN HEREON ARE BASED ON NAVD88.

FOR: DANE C. CAMERON
 ADDRESS: 222 WESTERN WAY
 ALLPOINTS JOB#: CL298078 BY: NW
 G.F.: 23-TX-CLH-9929
 JOB:

FLOOD ZONE: X

COMMUNITY PANEL:
 48139C0200F

EFFECTIVE DATE: 06/03/2013

LOMR: DATE:

"THIS INFORMATION IS BASED ON GRAPHIC PLOTTING. WE DO
 NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION"

**LOT 14, BLOCK X,
 BUFFALO RIDGE, PHASE 6,
 CAB. L, PG. 201, PLAT RECORDS,
 ELLIS COUNTY, TEXAS**

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE
 RESULTS OF A SURVEY MADE ON THE GROUND ON THE 2ND
 DAY OF DECEMBER, 2022.



©2023, ALLPOINTS LAND SURVEY, INC.
 All Rights Reserved.

House rules (222 Western Way)

You'll be staying in someone's home, so please treat it with care and respect.

Checking in and out

Check-in after 3:00 PM

Checkout before 11:00 AM

Self check-in with smart lock

During your stay

10 guests maximum

Pets allowed

Only one pet is allowed, and no violent breeds are permitted. The pet must be on a leash when leaving the house. All pet waste needs to be collected and disposed of respectfully.

Quiet hours

11:00 PM - 7:00 AM

No parties or events

Commercial photography allowed

No smoking

On-site/Off-street parking is only allowed. Do not obstruct the sidewalk, and be considerate when parking on the road. This property can accommodate **a maximum of 4** vehicles at one time.

Planning & Zoning Department

Zoning Staff Report

Case: ZDC-78-2025



MEETING DATE(S)

Planning & Zoning Commission:

July 29, 2025

City Council:

August 18, 2025

CAPTION

Public Hearing on a request by Matthew Mitchell, for a **Specific Use Permit (SUP)** for a **Short-Term Rental** use within a Single-Family Residential-2 (SF-2) zoning district located at 313 Highland Avenue (Property ID 176753) - Owner: 2M Texas LLC Series A (ZDC-78-2025)

RECOMMENDED MOTION

- "I move to recommend denial of ZDC-78-2025, a Specific Use Permit (SUP) for Short-Term Rental use."
- "I move to recommend approval of ZDC-78-2025, 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 313 Highland Avenue.

CASE INFORMATION

Applicant: Matthew Mitchell

Property Owner(s): 2M Texas LLC Series A

Site Acreage: 0.478 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 Highland Avenue

Parcel ID Number(s): 176753

Existing Use: Single Family Residence

Development History: The subject property is platted as Lot 1B, Block 17 of the West End Addition.

Adjoining Zoning & Uses:

Direction	Zoning	Current Use
North	GR	Industrial Building
East	SF-2	Residential
South	SF-2	Residential
West	MH	Mobile Home Park

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 Highland Avenue.

Site Image:

PLANNING ANALYSIS

The applicant requests a SUP for short-term rental use at 313 Highland Ave because it is located within the SF-2 zoning district. The subject property consists of a primary structure of approximately 1,072 square feet, built in 1992. The portion of the home proposed to be used as an STR has three (3) bedrooms, one (1) bathroom and enough improved surface to accommodate for the maximum parking spaces of three (3) vehicles.

The subject property is situated on an approximately 0.478-acre (20,821.68 square feet) tract. The applicant has not been operating a short-term rental. The applicant has not been paying local hotel occupancy taxes, as they have not been operating an STR. The Ellis County Appraisal District (ECAD) does not identify the subject property as a Homestead. The applicant submitted the SUP application on June 12, 2024.

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

The applicant's local emergency contact is Matthew Mitchell (972) 268-3076, 811 Brindley Road, Maypearl, TX 76064, Matt@superiorconstructionservices.com, which is located approximately 13.7 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, 44 notices were mailed to property owners within 500 feet of the subject property 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 zero (0) letters of opposition and zero (0) letters of support were received by staff.

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 applicant shall provide an updated Certificate of Insurance or the Declaration page of the insurance policy to reflect the subject property's address and the minimum coverage amount of \$1,000,000 per occurrence.
2. 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.
3. The short-term rental operator shall register for a Hotel Occupancy Tax account with the City's vendor.
4. The short-term rental operator shall allow a maximum occupancy of eight (8) guests per stay.
5. The short-term rental operator shall provide a maximum of three (3) off-street parking spaces.
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. Site Photos
2. Location Map (Exhibit A)
3. Zoning Map (Exhibit B)
4. Floorplan (Exhibit C)
5. Survey (Exhibit D)
6. Host Rules (Exhibit E)

STAFF CONTACT INFORMATION

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SITE PHOTO

Item 7&8



SITE PHOTO

Item 7&8



SITE PHOTO

Item 7&8



EXHIBIT A LOCATION MAP

Item 7&8



EXHIBIT B ZONING MAP

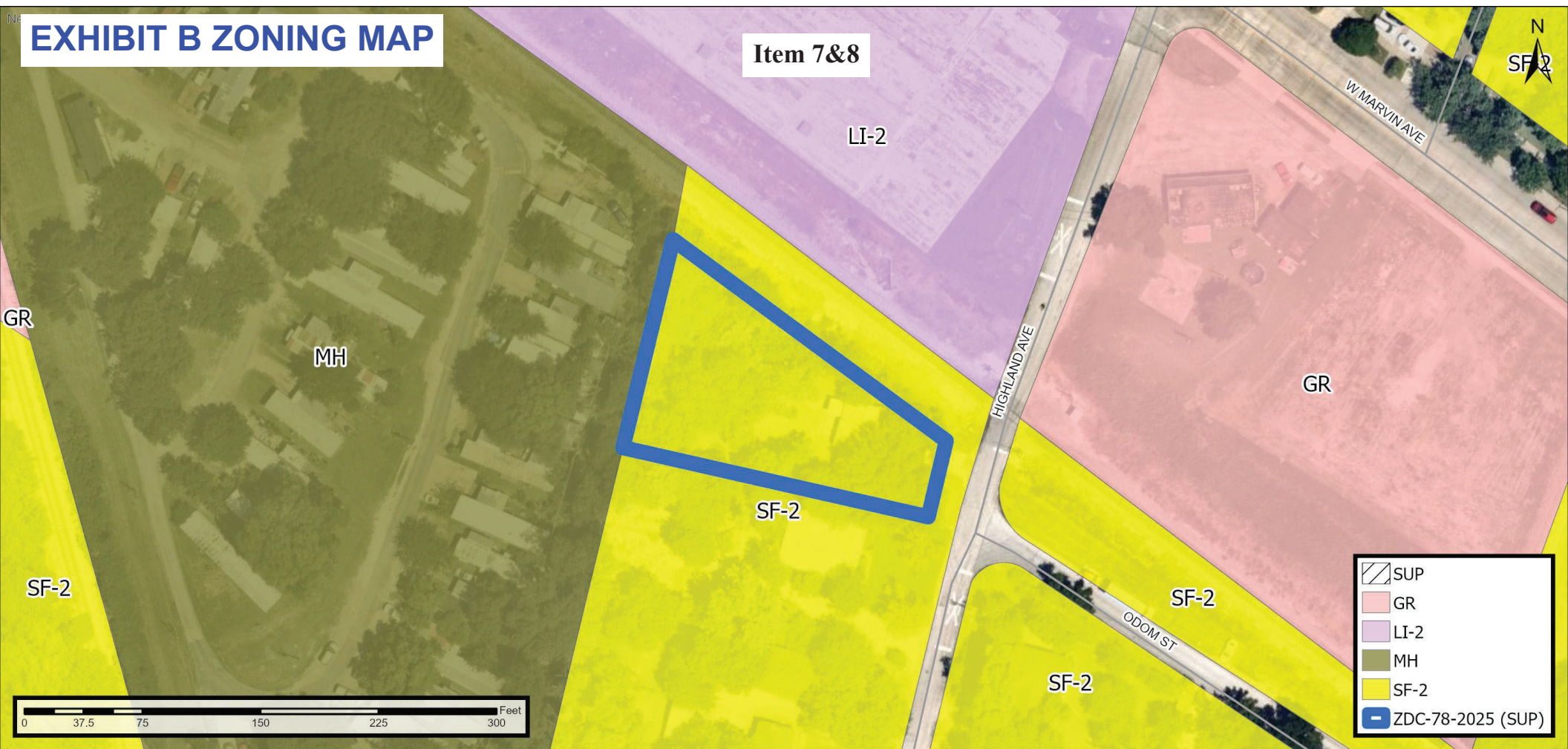


EXHIBIT C FLOOR PLAN

Item 7&8

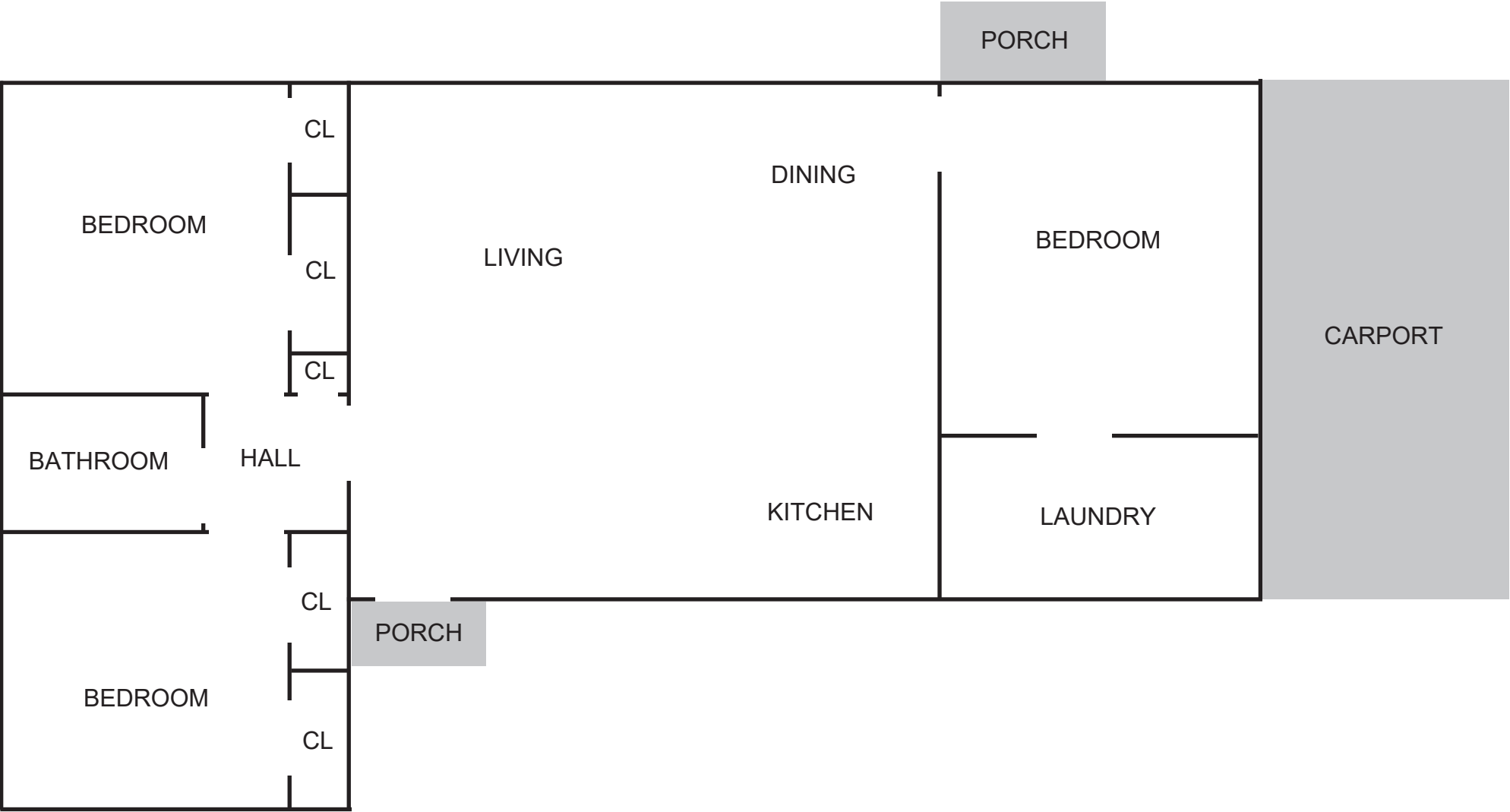


EXHIBIT D SITE LAYOUT

Item 7&8

313 Highland Ave
Waxahachie, TX 75165

- HOUSE
- DRIVEWAY
- SHED
- FENCE
- PARKING
- (3) MAX

176753
2M TEXAS LLC SE...

Highland Ave

311

HOUSE RULES**1. SECURITY**

PLEASE SHUT AND LOCK DOORS WHEN LEAVING THE PROPERTY.

2. PARTIES AND EVENTS

NO PARTIES OF EVENT GATHERINGS ARE ALLOWED. ADDITIONALLY, WE ASK THAT MUSIC IS KEPT AT A RESPECTFUL VOLUME FOR OUR NEIGHBORS.

3. NO EXTENDED GUESTS

*THE HOME IS ONLY FOR THOSE INCLUDED IN THE BO **Item 7&8** EXTENDED GUESTS OR VISITORS ARE ALLOWED WITHOUT CONSENT FROM THE PROPERTY HOST. THE MAXIMUM OCCUPANCY ALLOWED ON THE PROPERTY IS EIGHT (8).*

4. TOILETRIES & SUPPLIES

WE PROVIDE THE FIRST ROUND OF SUPPLIES FOR YOUR STAY. ANY ADDITIONAL SUPPLIES NEEDED FALL ON THE RESPONSIBILITY OF THE GUEST.

5. PETS

NO ANIMALS OR PETS ARE ALLOWED ON THE PROPERTY UNDER ANY CIRCUMSTANCES.

6. RESPECT THE SPACE

THE PROPERTY MUST BE KEPT CLEAN. NO EXCESSIVE NOISE, RECKLESS BEHAVIOR, OR ACTIVITIES THAT COULD RESULT IN DAMAGE.

7. SMOKING AND OPEN FLAMES

SMOKING OF ANY FORM IS PROHIBITED ON THE PROPERTY. CANDLES OR OTHER OPEN FLAMES ARE NOT ALLOWED ON THE PREMISES.

8. TRASH AND CLEANLINESS

PLEASE TAKE TRASH OUT REGURLY AND KEEP SHARED SPACES TIDY. CLEAN UP AFTER YOURSELF IN ALL AREAS.

9. TOILET

ONLY TOILET PAPER SHOULD BE FLUSHED IN THE TOILET. ALL OTHER ITEMS SHAL BE THROWN IN THE TRASH.

INITIAL _____

10. SUBSTANCES

NO ILLEGAL DRUGS OR SMOKING INSIDE THE HOUSE PERMITTED. ALCOHOL USE SHOULD BE RESPONSIBLE AND RESPECTFUL.

11. FURNITURE

PLEASE DO NOT REAARANGE FURNITURE.

12. PARKING

ON STREET PARKING IS NOT PERMITTED. PARKING IS ONLY ALLOWED IN DESIGNATED DRIVEWAY SPACE OR UNDER THE CARPORT. MAXIMUM NUMBER OF VEHICLES ALLOWED ON THE PROPERTY IS THREE (3).