

ORDINANCE NO. 3516

AN ORDINANCE AUTHORIZING A SPECIFIC USE PERMIT (SUP) TO PERMIT A SHORT-TERM RENTAL USE WITHIN A SINGLE FAMILY 2 (SF-2) ZONING DISTRICT, LOCATED AT 304 OLDHAM STREET, BEING PROPERTY ID 170863 IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING LOT 12, BLOCK 42B OF THE TOWN ADDITION, AND ORDERING THE CHANGING OF THE ZONING MAP THEREOF IN ACCORDANCE WITH SAID CHANGE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WAXAHACHIE, TEXAS:

WHEREAS, the City Council of the City of Waxahachie having heretofore adopted a zoning ordinance and map showing the classification of the various property located within the city limits of said City; and

WHEREAS, the described property is classified in said ordinance and any amendments thereto as SF-2; and

WHEREAS, a proper application for a SUP has been made in accordance with the zoning ordinances in the City of Waxahachie and said application has been assigned case number ZDC-98-2024. Said application having been referred to the Planning and Zoning (P&Z) Commission was recommended by the P&Z Commission for approval and the issuance thereof; and

WHEREAS, proper notification has been published for the time and in the manner as prescribed by the city ordinance of the City of Waxahachie for a public hearing thereon; and,

WHEREAS, a proper hearing was held as required by law and the Council having heard all arguments for and against said SUP;

NOW, THEREFORE, this property is rezoned from SF-2 to SF-2 with a SUP in order to permit a Short-Term use on the following property: Lot 12, Block 42B of the Town Addition, which is shown on Exhibit A, in accordance with the Zoning Map attached as Exhibit B, the Floor Plan attached as Exhibit C, the Site Plan attached as Exhibit D, and the Host Rules attached as Exhibit E.

SPECIFIC USE PERMIT

Purpose and Intent

The purpose of this ordinance is to provide the appropriate restrictions and development controls that ensure this Specific Use Permit is compatible with the surrounding development and zoning and to also ensure that the development complies with the City's Comprehensive Plan and the Zoning Ordinance.

Specific Use Permit

FOR OPERATION OF A SPECIFIC USE PERMIT FOR A SHORT-TERM RENTAL USE IN A SINGLE FAMILY-2 (SF-2) ZONING DISTRICT; the following standards and conditions are hereby established as part of this ordinance:

1. The subject property shall conform to the site plan approved by the City Council under case number ZDC-98-2024.
2. Development on the subject property shall adhere to the following exhibits approved by the City Council: Exhibit A - Location Map, Exhibit B – Zoning Map, Exhibit C – Floor Plan, Exhibit D – Site Plan, and Exhibit E – Host Rules.
3. The STR Operator for the subject property shall be responsible for obtaining registration per the City’s applicable rules and regulations governing such permits.
4. The STR Operator for the subject property shall be responsible to pay hotel occupancy taxes as required per Section 3.27.e.7 of the City of Waxahachie Zoning Ordinance.
5. The subject property shall comply with the City of Waxahachie Municipal Code and Zoning Ordinance when any zoning, land use requirement, or restriction is not addressed or disclosed in Exhibits C, D, and E.
6. The development shall maintain compliance with all Federal, State and Local regulations; including, but not necessarily limited to, all applicable standards and regulations of the City of Waxahachie Municipal Code and City of Waxahachie Zoning Ordinance.
7. City Council shall have the right to review the Specific Use Permit at any point, necessary.

Compliance

1. It shall be unlawful for the owner, manager, or any person in charge of a business or other establishment to violate the conditions imposed by the City Council when a Specific Use Permit is granted, and the violation of those conditions could result in a citation being issued by the appropriate enforcement officers of the City of Waxahachie.
2. Furthermore, by this Ordinance, if the premises covered by this Specific Use Permit is vacated and/or ceases to operate, a new Specific Use Permit shall be required to reestablish the use.
3. This Specific Use Permit shall run with the owner and therefore shall not be transferred from owner to owner.
4. The owner and/or short-term rental operator shall renew registration on an annual basis of the amount in the Fee Schedule set forth by Ordinance 3415, or as amended.
5. The owner/short-term rental operator is subject to a maximum occupancy of eight (8) guests per stay.
6. The short-term rental operator is subject to provide a maximum of three (3) off-street parking spaces.
7. The short-term rental operator must adhere to all regulations stated in Section 3.27 of the City’s Zoning Ordinance.

8. The Certificate of Occupancy shall note the existence of this Specific Use Permit by its number and title.

An emergency is declared to exist in that needed and approved improvements will be unnecessarily delayed if this ordinance is not effective upon passage and this ordinance is to be effective upon passage.

The zoning map of the City of Waxahachie is hereby authorized and directed to be demarked in accordance therewith.

PASSED, APPROVED AND ADOPTED on this 17th day of June, 2024.



Bill Wallace

MAYOR

ATTEST:

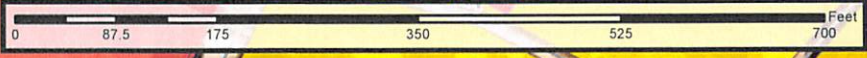
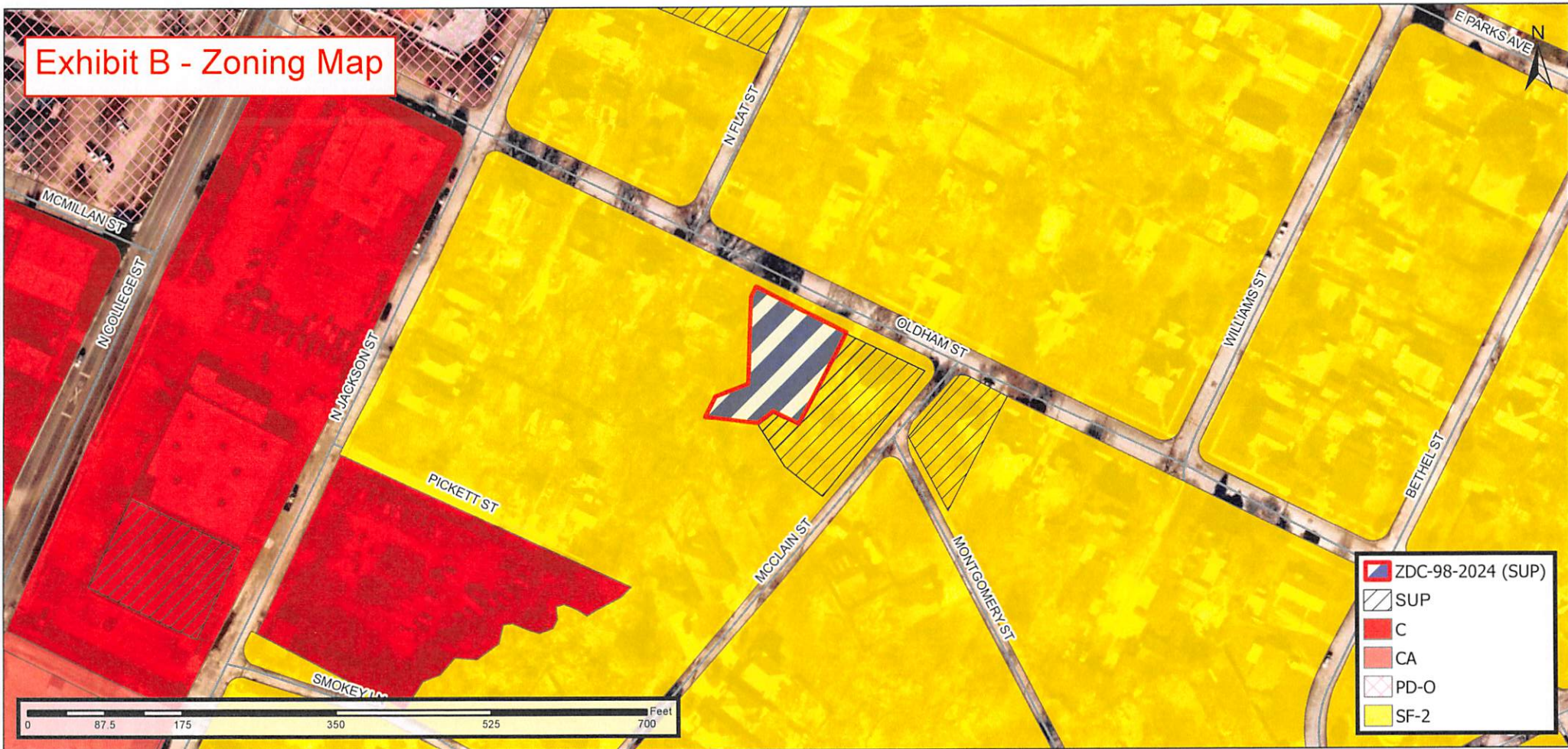
Amber Villarreal

City Secretary

Exhibit A - Location Map



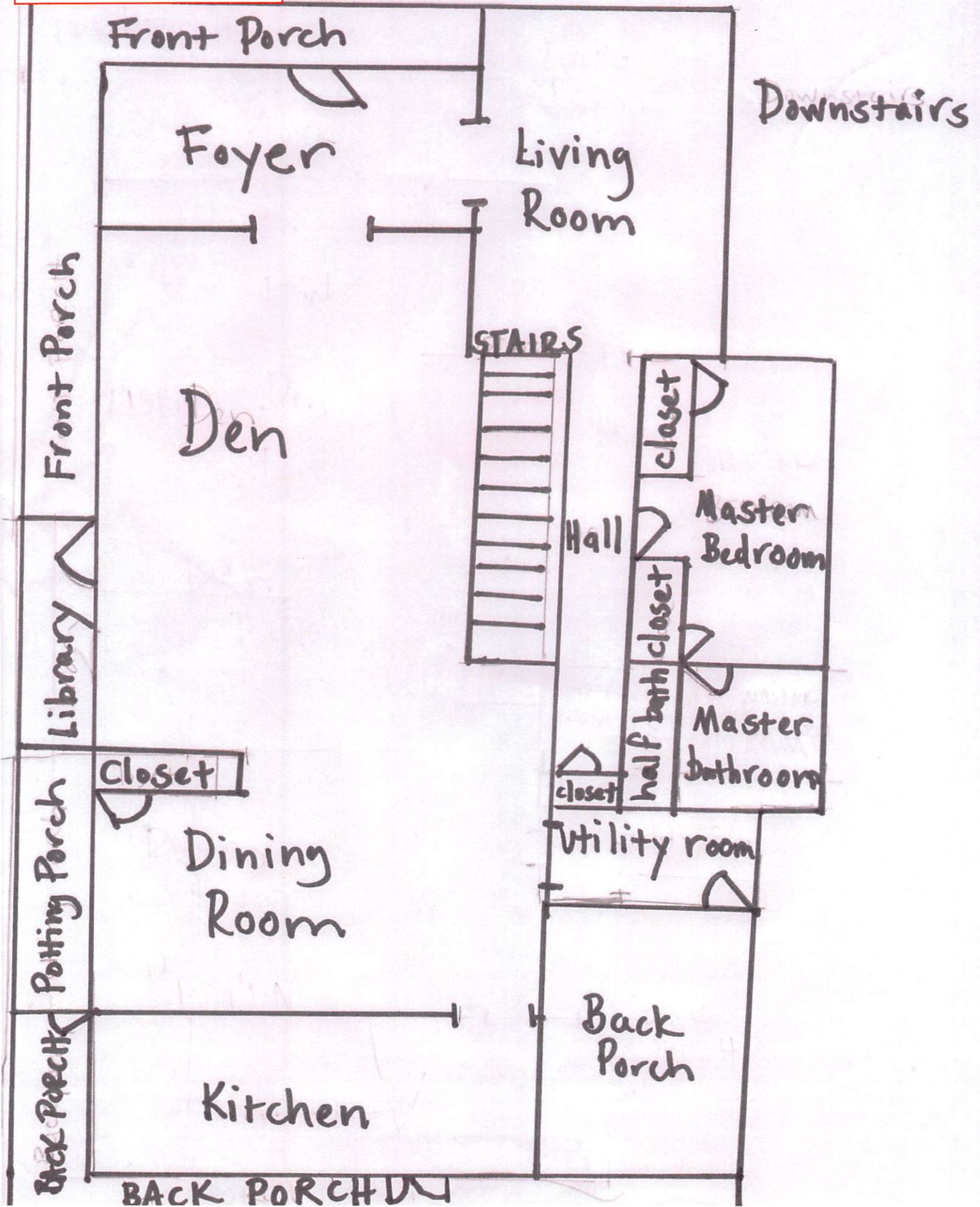
Exhibit B - Zoning Map



- ZDC-98-2024 (SUP)
- SUP
- C
- CA
- PD-O
- SF-2

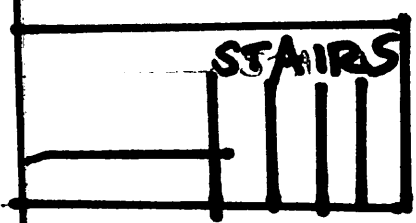
304 Oldham St. Waxahachie, TX 75165

Exhibit C - Floor Plan

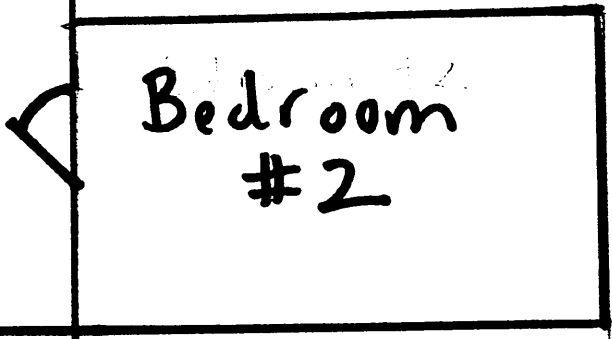


Upstairs
304 Oldham St.

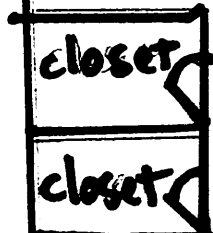
Playroom



HALL



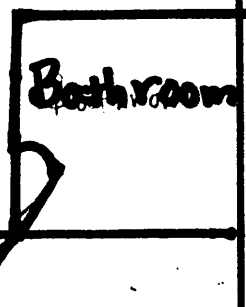
Bedroom
#2



closet

closet

HALL



Bathroom

Bedroom #3

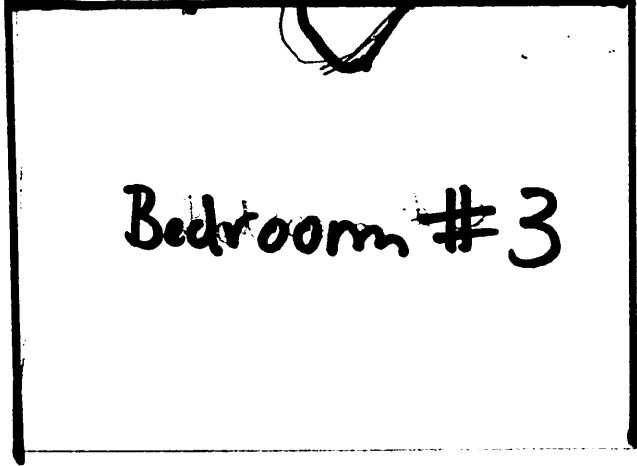
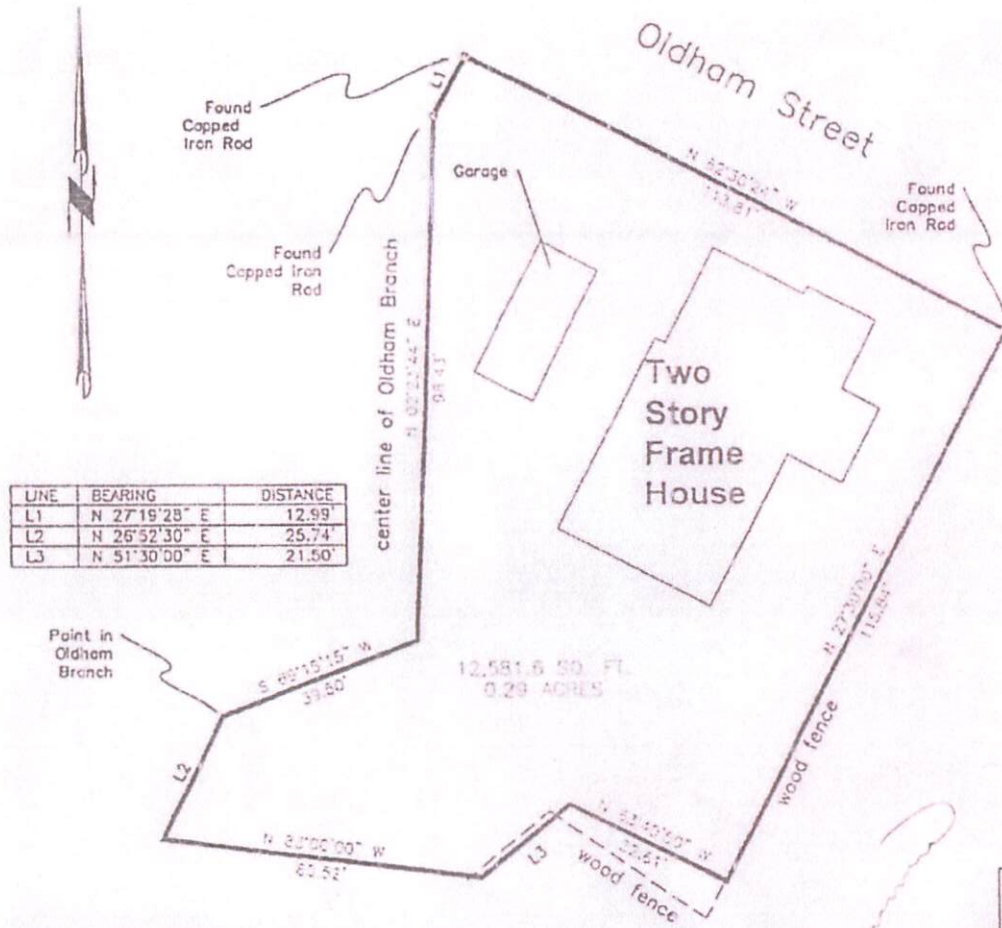
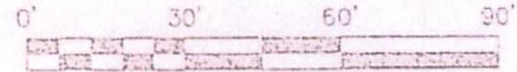


Exhibit D - Site Plan



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



Surveyors Certification:

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

Albert E. Hall
Registered Professional Land Surveyor
377


J & H Surveying

DRAWN jmj	DATE 03/16/09	P. O. Box 770 Wartham, Texas 76693 Phn 817-229-5366
APPROVED	DATE	
SCALE 1" = 30'	SHEET 1 of 1	PROJECT NO. 304 Oldham St.

Handwritten signature and date: 10/16/09

Handwritten initials: K.L. by L.V.

Rules and policies

 Give feedback


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

Maximum overnight guests

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

Max overnight guests
4

Max adults (optional)


 Additional note for guests

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

Yes, the primary renter needs to meet a minimum age requirement.

Age
24

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

 Additional note for guests

Are events allowed?

Yes, events are allowed.

No, events are not allowed.

Are pets allowed?

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


Are children allowed?

- Yes, children are allowed.

Which ages are allowed?

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

- No, children are not allowed.

 Additional note for guests



Is smoking allowed?

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

Custom rules

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

Rule 1 (optional)

Delete

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

150 character maximum

44

+ Add a custom house rule

Save