

ORDINANCE NO. 3573

AN ORDINANCE AUTHORIZING A SPECIFIC USE PERMIT (SUP) TO ALLOW A SHORT-TERM RENTAL USE WITHIN A SINGLE-FAMILY-2 (SF-2) ZONING DISTRICT LOCATED AT 103 UNIVERSITY AVENUE IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING 0.276 ACRES KNOWN AS PROPERTY ID 176370, 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 adopted a zoning ordinance and map showing the classification of the property located within the city limits of said City; and

WHEREAS, a proper application for an SUP has been made in accordance with the zoning ordinances in the City of Waxahachie and said application has been assigned case number ZDC-167-2024. 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 City Council having heard all arguments for and against said SUP;

NOW, THEREFORE, this property is rezoned from SF-2 to SF-2, with an SUP in order to allow a Short-Term Rental use on the following property: Property ID 176370, which is shown on the location map (Exhibit A), zoning map (Exhibit B), floorplan (Exhibit C), survey (Exhibit D), and host rules (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 THE SINGLE-FAMILY-2 (SF-2) 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-167-2024.
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 – Floorplan, Exhibit D – Survey, Exhibit E – Host Rules.
3. The Applicant and/or 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 Applicant and/or 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 short-term rental operator shall register for a Hotel Occupancy Tax account with the City’s vendor.

6. The owner/short-term rental operator is subject to a maximum occupancy of six (6) guests per stay.
7. The short-term rental operator is subject to provide a maximum of two (2) off-street parking spaces.
8. The short-term rental operator must adhere to all regulations stated in Section 3.27 of the City's Zoning Ordinance.
9. The applicant shall apply for the required STR registration within thirty (30) calendar days from the City Council approval of this SUP.
10. The registration 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 7th day of October, 2024.



Billie Wallace

MAYOR

ATTEST:

Amber Villarreal

City Secretary



EXHIBIT A - LOCATION MAP

0 62.5 125 250 375 500 Feet

ZDC-167-2024 (SUP)

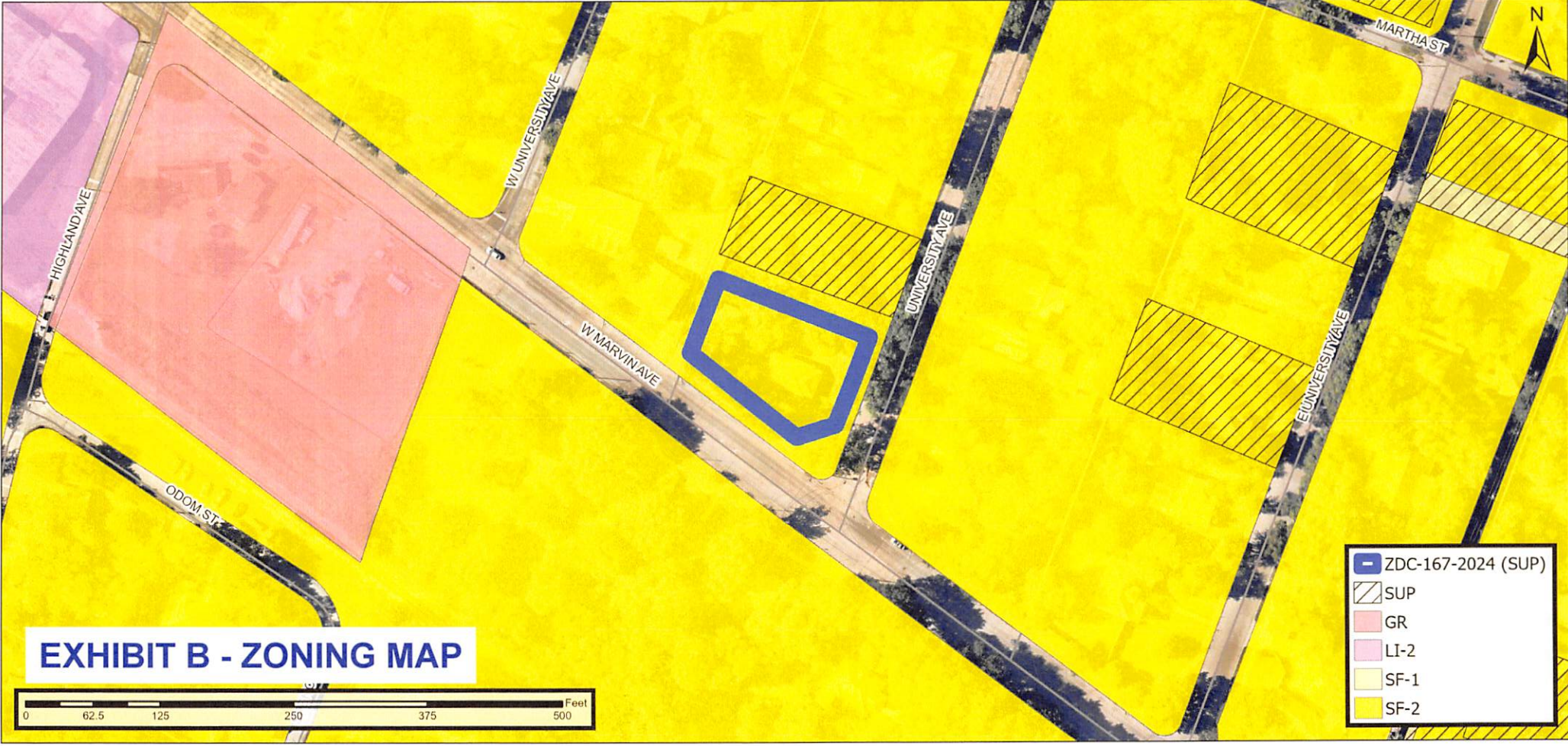


EXHIBIT B - ZONING MAP

- ZDC-167-2024 (SUP)
- SUP
- GR
- LI-2
- SF-1
- SF-2

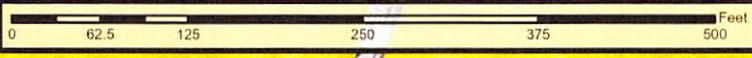


EXHIBIT C - FLOORPLAN

103 University

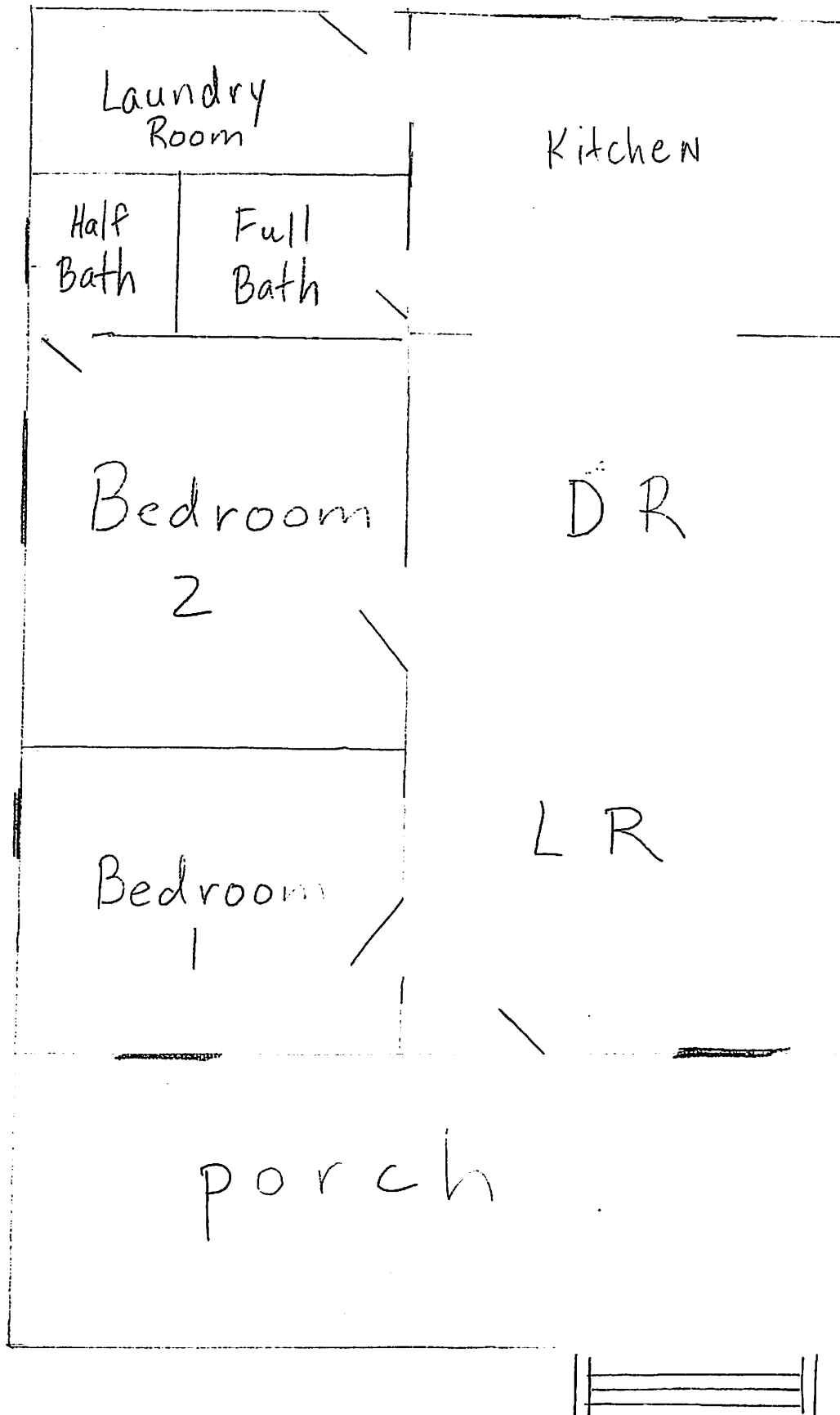


EXHIBIT E - HOST RULES

Check in

- Check in time is 3:00 PM flexible
- Keyless entry code to be given to person who booked reservation
- Spectrum TV -Wifi Network ____ Password ____
- Cameras w/6 month video monitoring are installed on premises at front & back doors (required by Ord No. 3414)

Check out

- Check out time is 10:30 AM
- Put used towels in washroom basket
- Place all unwanted items in trash
- Place sealed trash bags in green Polycart bin outside carport and recyclables in blue Polycart bin
- Load /start all dirty dishes in dishwasher

Parking

- Maximum of 2 cars parked at address whether in driveway or carport, no street parking.
- Please lock vehicle and secure belongings

House Rules

- This is a smoke free/drug free environment, failure will result in termination of reservation-no refund
- No Vaping inside the home
- No parties or large gatherings tolerated, we live next door and are not an event venue
- No pets permitted on property
- Occupancy sleeping is limited to 4 adults, maximum occupancy is 6 persons at any time.
- Please be gentle with original wood floors and windows, they are historic and restored
- For needs of receiving mail, please secure a PO Box at local Post office- 316 N College
- Please no tape or tacks on walls or furniture
- Quiet time 10PM-6AM

If questions, call owners: Chris Snow (972) 839-9557
Karen Snow (214)669-9044

(Failure of listed house rules, or damages will result in repair fee charges)

Welcome to our place!

We're so happy to be your host at

Winding It Down, LLC

103 University Avenue
Waxahachie TX 75165

Enjoy yourself and relax! Get yourself a complimentary iced tea already in the fridge and relax on the front porch swing!

Take yourself back in time to the 1930's!

We want you to have a lovely stay and are happy to be of help if you need anything while you are here.

Sincerely, Chris and Karen Snow

