

ORDINANCE NO. 3276

AN ORDINANCE AUTHORIZING A SPECIFIC USE PERMIT (SUP) TO PERMIT A +700 SQUARE FOOT ACCESSORY STRUCTURE USE WITHIN A SINGLE FAMILY-1 (SF-1) ZONING DISTRICT, LOCATED AT 2341 MARSHALL RD, BEING PROPERTY ID 203836, IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING LOT 6 IN THE MARSHALL ROAD ESTATES SUBDIVISION, 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-1; 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-65-2021. 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-1 to SF-1, with an SUP in order to permit an accessory structure exceeding 700 square feet on the following property: Lot 6 of the Marshall Road Estates subdivision, which is shown on Exhibit A, in accordance with the Site Layout Plan attached as Exhibit B.

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 Zoning Ordinance.

1. The site plan shall conform as approved by the City Council under case number ZDC-65-2021.
2. The development shall adhere to the City Council approved in Exhibit A- Location Exhibit and Exhibit B – Site Layout Plan.
3. The applicant will need to obtain a building permit from the City of Waxahachie Building Inspections department prior to construction of the proposed structure.
4. The accessory structure shall not be used as a dwelling.
5. 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.
6. City Council reserves the right to review the Specific Use Permit at any point in the future, if needed.

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 for a period exceeding six months (6 months), a new Specific Use Permit shall be required to reestablish the use.
3. 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 7th day of June, 2021.



David Hill
MAYOR

ATTEST:

Amber Villarreal
City Secretary

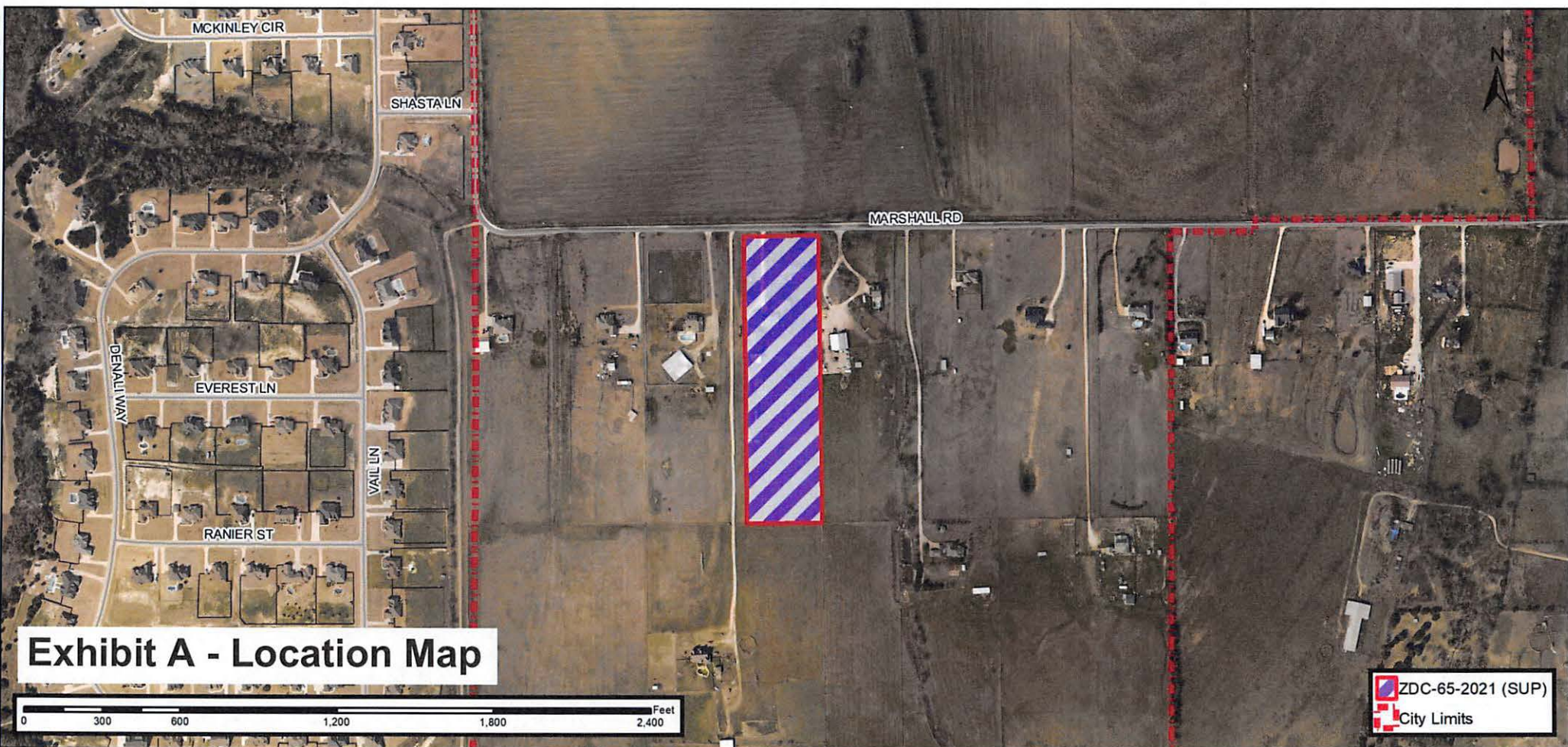




Exhibit A - Location Map

 ZDC-65-2021 (SUP)
 City Limits

THE STRUCTURE UNDER THIS CONTRACT HAS BEEN DESIGNED AND DETAILED FOR THE LOADS AND CONDITIONS STIPULATED IN THE CONTRACT AND SHOWN ON THESE DRAWINGS. ANY ALTERATIONS TO THE STRUCTURAL SYSTEM, REMOVAL OF ANY COMPONENT PARTS, OR THE ADDITION OF OTHER CONSTRUCTION MATERIALS OR LOADS MUST BE DONE UNDER THE ADVICE AND DIRECTION OF A REGISTERED ARCHITECT, CIVIL OR STRUCTURAL ENGINEER. THE BUILDING MANUFACTURER WILL ASSUME NO RESPONSIBILITY FOR ANY LOADS NOT INDICATED.

1. AMERICAN INSTITUTE OF STEEL CONSTRUCTION, SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS
2. AMERICAN IRON AND STEEL INSTITUTE, SPECIFICATION FOR THE DESIGN OF COLD FORMED STEEL STRUCTURAL MEMBERS
3. AMERICAN WELDING SOCIETY, STRUCTURAL WELDING CODE: AWS D1.1
4. METAL BUILDING MANUFACTURERS' ASSOCIATION, LOW RISE BUILDING SYSTEMS MANUAL
5. INTERNATIONAL CODE COUNCIL: INTERNATIONAL BUILDING CODE

ALL STRUCTURAL STEEL SHALL BE SHOP FABRICATED UNLESS NOTED.

MATERIAL PROPERTIES OF COLD FORMED LIGHT GAGE STEEL MEMBERS CONFORM TO THE REQUIREMENTS OF A.S.T.M A-570, GRADE 55, WITH A MINIMUM YIELD POINT OF 57,000 P.S.I.

ALL PIPE SHALL BE MINIMUM SCHEDULE 40 AND 38,000 P.S.I. UNLESS OTHERWISE NOTED.

CABLE BRACING TO BE "BRACE GRIP" SYSTEM AS MANUFACTURED BY FLORIDA WIRE AND CABLE COMPANY. EHS CABLE OR EQUAL BRACING IN FLUSH GIRT SIDEWALL / ENDWALL BAYS MAY REQUIRE THE FIELD CUTTING OF SLOTS SO THAT CABLE IS INSTALLED WITHIN GIRTS.

STRUCTURAL JOINTS WITH A.S.T.M. A-325 HIGH STRENGTH BOLTS, WHERE INDICATED ON THE DRAWINGS, SHALL BE ASSEMBLED AND THE FASTENERS TIGHTENED IN ACCORDANCE WITH "SNUG-TIGHT" METHOD AS DESCRIBED IN THE SPECIFICATION FOR STRUCTURAL JOINTS USING A.S.T.M. A-325 OR A-490 BOLTS (JUNE 30, 2004 EDITION), UNLESS OTHERWISE NOTED. ALL JOINTS WILL BE ASSEMBLED WITHOUT WASHERS UNLESS OTHERWISE NOTED.

ALL STEEL MEMBERS EXCEPT BOLTS AND FASTENERS SHALL RECEIVE ONE SHOP COAT OF IRON OXIDE CORROSION INHIBITIVE PRIMER

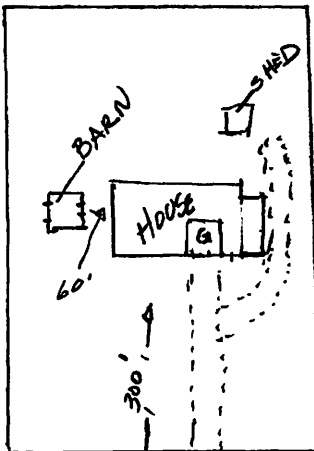
SHOP AND FIELD INSPECTIONS AND ASSOCIATED FEES ARE THE RESPONSIBILITY OF THE CONTRACTOR.

UNLESS OTHERWISE NOTED, ALL SCREWED-DOWN ROOF AND WALL PANELS ARE TO BE INSTALLED USING A MINIMUM OF ONE SCREW PER FOOT AT EACH PURLIN / GIRT AND ONE STITCH SCREW EVERY 24 INCH ALONG THE PANEL LAPS AND ENDS AS DESCRIBED IN THE INSTALLATION MANUAL. SINCE BEARING FRAME ENDS ALWAYS DEPEND ON DIAPHRAGM STRENGTH TO PROVIDE LATERAL SUPPORT, THE NUMBER AND SIZE OF FIELD INSTALLED OPENINGS IN THESE WALLS MAY BE LIMITED. SEE THE APPLICABLE WALL DRAWING OR CONTACT YOUR SALES REPRESENTATIVE FOR MORE INFORMATION.

BLOG	WIDTH		LENGTH		HEIGHT		ROOF PITCH	
					BACK	FRONT	BACK	FRONT
1	24'-0"	X	30'-0"	X	12'-0"	12'-0"	3.00:12	3.00:12

Go to the "Downloads" tab near the top of the page and click on "Videos" or "Manuals". These will help you with topics from site planning and safety through erection and installation of accessories.

ENGINEERING CALCULATIONS AND DESIGN ARE BASED ON PRE-FABRICATED METAL BUILDING(S) AS SHOWN IN THESE DRAWINGS AND SUPPLIED BY MUELLER, INC. AND ANY FIELD FABRICATION AND/OR MODIFICATION OF SAID BUILDING(S) IS THE SOLE RESPONSIBILITY OF THE CUSTOMER AND MAY VOID ALL ENGINEERING AND WARRANTY.



Legend

PART MARK = < Part001 >

THIS IS TO CERTIFY THE ABOVE REFERENCED BUILDING HAS BEEN DESIGNED IN ACCORDANCE WITH AISC AND AISI DESIGN PROCEDURES AND GOOD ENGINEERING PRACTICE AND FOR THE FOLLOWING LOADS. ALL WELDING IS PER THE A.W.S. D11 AND D13 CODES. LOADS ARE APPLIED IN ACCORDANCE WITH THE M.B.A. LOW RISE BUILDING SYSTEMS MANUAL. AND THE DESIGN SATISFIES THE REQUIREMENTS OF - IBC'15 -

DEAD LOAD: METAL BLDG STRUCTURE ONLY AS FURNISHED BY MUELLER, INC

LIVE LOAD (ROOF): 20.0 (psf) GROUND SNOW LOAD: $P_g = 5.0$ (psf)

LIVE LOAD REDUCED PER CODE? YES ROOF SNOW LOAD (Flat): $P_1 = 5.0$ (psf)

WIND EXPOSURE: C $C_r = 1.0$ $I_s = 1.0$

RISK CATEGORY: II - Normal WIND LOAD: $V_{CLY} = 115.0$ MPH
 $V_{ASD} = 90.0$ MPH

$I_e = 1.0$ SEISMIC DESIGN CATEGORY: B
 $S_s = 0.085$ $S_{ms} = 0.091$ SITE CLASS: D
 $S_1 = 0.048$ $S_{m1} = 0.077$ ANALYSIS PROCEDURE: Equivalent Lateral Force Method

BLDG	Collateral Load (psf)	C _t	SNOW C _s	Roof (Sloped) P _s (psf)	WIND Enclosure	GCH	R	SEISMIC C _s	V (kips)
1	1.0	1.0	1.0	5.00	Partially Enclosed	± 0.55	3.25	0.028	0.15

THIS LETTER OF CERTIFICATION APPLIES SOLELY TO THIS BUILDING AND ITS COMPONENT PARTS AS FURNISHED AND ERECTED BY MUELLER, RICHARDSON AND SPECIFICALLY EXCLUDES FOUNDATION, ROOFING, OR GENERAL CONTRACT WORK INCLUDING ERECTION CERTIFICATION. THE DESIGN AND CERTIFICATION FOR THIS PROJECT IS IN ACCORDANCE WITH THE PROVISIONS AND LOADS SPECIFIED ON THE CONTRACT DOCUMENTS. THE CUSTOMER IS TO INSURE ALL LOADS ARE IN COMPLIANCE WITH LOCAL REGULATORY AUTHORITIES. ALL COMPONENTS AND PARTS MUST WITHSTAND THE WIND LOAD AND DESIGN SPECIFICATIONS MENTIONED ABOVE.

	PANEL TYPE	PANEL COLOR	TRIM COLOR
WALL SHEETS	126 R	LGR Lt Gray	CHR Charcoal Gray
ROOF SHEETS	126 PBR	GP Galvalume Plus	CHR Charcoal Gray

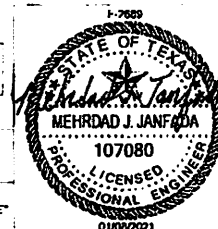
WARNING: IN NO CASE SHOULD GALVALUME STEEL PANELS BE USED IN CONJUNCTION WITH LEAD OR COPPER. BOTH LEAD AND COPPER HAVE HARMFUL CORROSION EFFECTS ON THE ALUMINUM ZINC ALLOY COATING WHEN THEY ARE USED IN CONTACT WITH GALVALUME STEEL PANELS. EVEN RUN-OFF FROM COPPER FLASHING, WIRING, OR TUBING ONTO GALVALUME SHOULD BE AVOIDED.

EW Column	L / 110
EW Rafter (Live)	L / 180
EW Rafter (Wind)	L / 180
Wall Girt	L / 90
Roof Purlin (Live)	L / 150
Roof Purlin (Wind)	L / 150
Rigid Frame (Horiz)	H / 60
Rigid Frame (Vert)	L / 180
Wind Framing	H / 60

PAGE	DESCRIPTION
C1	COVERSHEET
A01	ANCHOR BOLT PLAN
A02	ANCHOR BOLT DETAILS
A03	REACTIONS
E1	ROOF PLAN
E2	WALL ELEVATION AT GRID E
E3	WALL ELEVATION AT GRID A
E4	WALL ELEVATION AT GRID 1
E5	WALL ELEVATION AT GRID 3
E6	FRAME ELEVATION ON GRID 1
E7	FRAME ELEVATION ON GRID 2
E8	FRAME ELEVATION ON GRID 3
E101	ERECTION DETAILS
E102	ERECTION DETAILS
E103	ERECTION DETAILS
S101	SHEETING DETAILS
T101	TRIM DETAILS
T102	TRIM DETAILS

For help with installation of your building,
please visit our website:
www.muellerinc.com/downloads/download-manuals

**NOTE: THE UNDERSIGNED ENGINEER IS NOT THE
"REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE"
NOR "ENGINEER OF RECORD" FOR THE OVERALL PROJECT**



0	01/08/2021	For Construction
REV	DATE	DESCRIPTION
MUELLER, INC.		
STEEL BUILDING SYSTEMS & COMPONENTS		
1913 Hutchins Ave. Daffinger, TN 36821		

COVER SHEET		BUILDING DESCRIPTION:	NOF SLIP#
SUBMITTER	Clayton Meyer	PC - 8' X 30' 6" X 12'-0"	3-00-12
CUSTOMER NAME		DATE	NONE
John Rowan		Worthville, TX 75165	REV
DRAWN BY	MCS	DATE OF CONSTRUCTION	C1
DATE	01/09/2011	NOF	0