

ORDINANCE NO. 3351

AN ORDINANCE AUTHORIZING A SPECIFIC USE PERMIT (SUP) TO PERMIT AN ACCESSORY STRUCTURE EQUAL TO OR GREATER THAN 700 SQUARE FEET USE WITHIN A PLANNED DEVELOPMENT-SINGLE FAMILY-1 (PD-SF-1) ZONING DISTRICT, LOCATED 157 HOMESTEAD LANE, BEING PROPERTY ID 269673, IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING LOT 14, BLOCK A IN THE HOMESTEAD 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 PD-SF-1; 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-131-2022. 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 PD-SF-1 to PD-SF-1, with a SUP in order to permit an Accessory Structure Equal to or Greater Than 700 Square Feet use on the following property: Lot 14, Block A of the Homestead Estates subdivision, which is shown on Exhibit A, in accordance with the Site Plan attached as Exhibit B, the Concept Elevations attached as Exhibit C, and the Operational Plan attached as Exhibit D.

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.

Specific Use Permit

FOR OPERATION OF A SPECIFIC USE PERMIT FOR AN ACCESSORY STRUCTURE EQUAL TO OR GREATER THAN 700 SQUARE FEET USE WITHIN A PLANNED DEVELOPMENT-SINGLE FAMILY-1 (PD-SF-1) ZONING DISTRICT; the following standards and conditions are hereby established as part of this ordinance:

1. The site plan shall conform as approved by the City Council under case number ZDC-131-2022.
2. The development shall adhere to the City Council approved Exhibit A – Location Exhibit, Exhibit B- Site Plan, Exhibit C – Concept Elevations, Exhibit D – Operational Plan.
3. The accessory structure shall not be used as a dwelling.
4. The accessory structure shall not be used for commercial purposes.
5. The accessory structure shall not be leased or sold separately from the primary residence and shall not be separately metered.
6. The applicant shall obtain a permit from the City of Waxahachie Building Department prior to construction of the accessory structure.

7. 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.
8. If approved, 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.

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 21st day of November, 2022.





MAYOR

ATTEST:



City Secretary

Exhibit A - Location Map



Exhibit B - Site Plan

FINAL SURVEY

THIS IS TO CERTIFY THAT PERSONS UNDER MY DIRECTION HAVE, THIS DATE, MADE AN ON-THE-GROUND SURVEY OF PROPERTY LOCATED AT 157 HOMESTEAD LANE, CITY OF WAXAHACHIE, TEXAS, BEING LOT 14, BLOCK A, HOMESTEAD ESTATES, AN ADDITION TO THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET J, SLIDE 91, MAP AND/OR PLAT RECORDS, ELLIS COUNTY, TEXAS.

NOTES

1. PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENT RECORDED IN CABINET J, SLIDE 91.
2. ALL BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.
3. THIS PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP NO.48139C0330F.

SURVEYOR HAS REVIEWED THE COMMITMENT FOR TITLE INSURANCE PROVIDED BY FIRST AMERICAN TITLE AND ADDRESSED ALL INSTRUMENTS IDENTIFIED IN SCHEDULE B THEREOF OR NOTED SAID INSTRUMENTS AS NOT AFFECTING THE SUBJECT PROPERTY.

Curve	Radius	Length	Chord	Chord Bearing
C1	60.00'	95.60'	85.80'	N 04°15'00" W

EASEMENTS RECORDED IN THE FOLLOWING VOLUMES AND PAGES DO NOT AFFECT THE PROPERTY DESCRIBED BELOW.
VOL. 550, PG. 479; VOL. 550, PG. 481

8 Feet To Lean-To
20 Feet To Accessory Structure BLDG

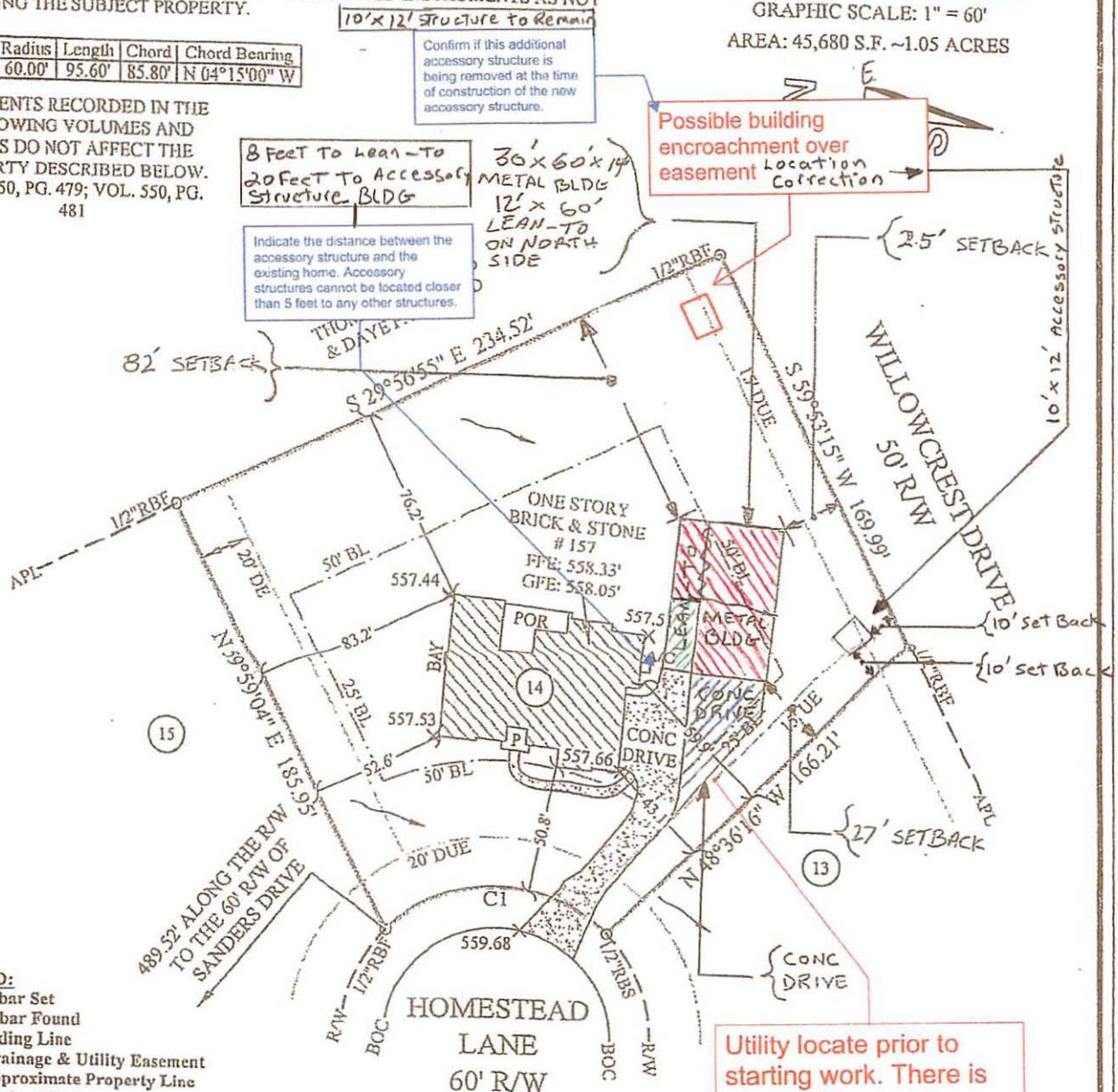
Indicate the distance between the accessory structure and the existing home. Accessory structures cannot be located closer than 5 feet to any other structures.

10'x12' Structure to Remain
Confirm if this additional accessory structure is being removed at the time of construction of the new accessory structure.



GRAPHIC SCALE: 1" = 60'

AREA: 45,680 S.F. ~1.05 ACRES



LEGEND:

- RBS- Rebar Set
- RBF- Rebar Found
- BL- Building Line
- DUE- Drainage & Utility Easement
- APL- Approximate Property Line
- BOC- Back of Curb
- DE- Drainage Easement
- UE- Utility Easement
- R/W- Right of Way
- BOC- Back of Curb
- P- Porch
- AC- Air Conditioner
- POR- Porch
- FFE- Finished Floor Elevation

Utility locate prior to starting work. There is a water line running through there. (call 811)
811 will be notified To Locate Water Line Prior to Start of Construction work.

I, David J. Baggett, Texas Registered Professional Land Surveyor No. 6226, do hereby certify that the survey plat hereon is a true and correct representation of the above described property, and is a true and correct representation of the above described property, and is a true and correct representation of the above described property.

Exhibit C - Concept Elevations

Mueller, Inc. 3D Design Tool Project Specifications

Project Name: **New Project 9-8-2022 30x60 Lean - To**
Project Date: **09/09/2022 12:34:33 AM**

Customer Mailing Address

Osberto Geno

157 Homestead Ln,
Waxahachie, TX 75165
Phone/Email:
16262213779 /
genofamily4@yahoo.com

Building Details

Basics (in ft.):

width X length X height: **30 X 60 X 14**
pitch: **3**
overhang_sides: **0**
overhang_end: **1**
single_slope: **yes**

Wainscot: no Gutter: yes

Leantos

Front: width: 8, pitch: 1, drop: 6, cut_front: 0, cut_back: 0
Back: width: 10, pitch: 1, drop: 1, cut_front: 0, cut_back: 0
Left: width: 12, pitch: 3, drop: 0, cut_front: 0, cut_back: 0
Right: width: 13, pitch: 2, drop: 3, cut_front: 20, cut_back: 14
Leanto Wall: Yes

Colors

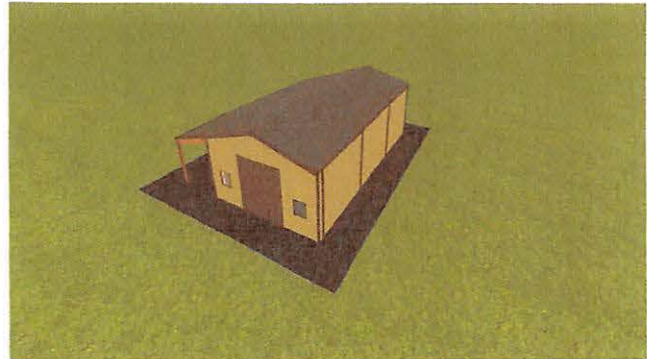
Wall: Roof: Trim:
Tan **Burnished Slate** **Mansard Brown**

RollUp: **Mansard Brown**
Vent: **Black**
Wainscot: **Desert Tan**
Liner Panels: **None**

Accessories

Insulation: **No**

front rollup_12x12	front window_3x3	front window_3x3
back rollup_10x12	left wall door_4x7	left wall window_3x3
left wall window_3x3		



3D QUOTE DATA

Mueller Quote ID: 202209090001
Project Type: Garage

State: TEXAS
County: Ellis
Building Address: 157 Homestead Ln
Building City: waxahachie
Building Zip: 75165

Branch: Kaufman
Rep: Lyle Penny

Snow Load: 5.00
Wind Load: 115.00

Comments/Extra Instructions:

Exhibit C - Concept Elevations

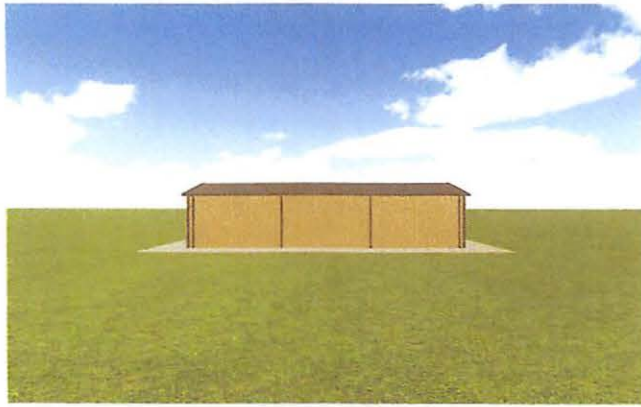
FRONT



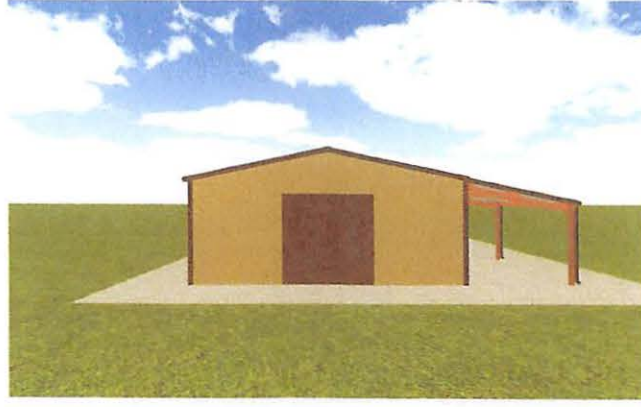
LEFT SIDE



RIGHT SIDE



BACK



September 13, 2022



Thank you for your interest in Mueller, Inc.

Exhibit D - Operational Plan

Accessory Structures Construction
Osberto Geno
157 Homestead Lane
Waxahachie, TX 75165

26 September 2022

Purpose

- Storage
- Parking for Cars
- Parking for Boat
- Parking for Jet Skis
- Hobbies

Location

- The building will be on the South-East corner parallel to the main house

Setbacks from property lines as shown on the site plan

- North-East corner of the building – 82'
- South-East corner of the building – 25'
- South-West corner of the building – 27'

Concrete

- Concrete drive will be extended the width of the accessory building shown in blue on the site plan
- A 12' W x 60' D concrete slab shall be poured on the North side, the full length of the accessory building for the Lean-To. Shown in green on the site plan

Size of Building

- 30' Wide
- 60' Deep
- 14' Eave Height, shown in red on the site plan
- 12' W x 60' Deep Lean-To (Northside)

Openings Front (West Side)

- One 18' W x 12' H Sectional door to match as close as possible to the main house garage doors
- Two Windows

Opening back side of structure (East side)

- One 12' x 12' Rollup door

Opening (Northside under Lean-To)

- One man door
- Two Windows

Gutters and Downspouts

- On the North and South sides
-

Exhibit D - Operational Plan

Colors

- Roof – dark gray to resemble house shingles
- Structure - Medium tan to resemble the brick color of the house
- Trim – dark brown to resemble the house trim

Electric

- 100 Amp sub panel fed from main house service

Water and Drain

- No water or drain will be installed
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