

## **ORDINANCE NO. 3360**

**AN ORDINANCE AUTHORIZING A SPECIFIC USE PERMIT (SUP) TO ALLOW AN ACCESSORY STRUCTURE EQUAL TO OR GREATER THAN 700 SQUARE FEET USE WITHIN A SINGLE-FAMILY RESIDENTIAL-2 (SF-2) DISTRICT LOCATED AT 107 UNIVERSITY DRIVE IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING 0.32 ACRES KNOWN AS PROPERTY ID 176369, 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-160-2022. 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 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 an accessory structure use equal to or greater than 700 square feet on the following property: Property ID 176369, which is shown on the location map (Exhibit A), property survey (Exhibit B), and architectural elevation (Exhibit C).

### **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 AN ACCESSORY STRUCTURE EQUAL TO OR GREATER THAN 700 SQUARE FEET USE IN THE SINGLE FAMILY RESIDENTIAL-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 property survey approved by the City Council under case number ZDC-160-2022.
2. The development shall adhere to the following exhibits approved by the City Council: Exhibit A - Location Map, Exhibit B – Property Survey, and Exhibit C – Architectural Elevation.
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 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. If approved, the City Council reserves the right to review the specific use permit at any point in the future, if 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. This Specific Use Permit shall run with the land and therefore may be transferred from owner to owner; however, each new owner shall obtain a new Certificate of Occupancy.

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 20<sup>th</sup> day of February, 2023.



  
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MAYOR

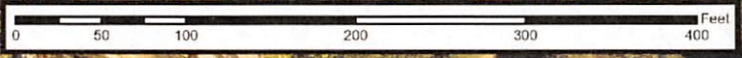
ATTEST:


  
\_\_\_\_\_  
City Secretary





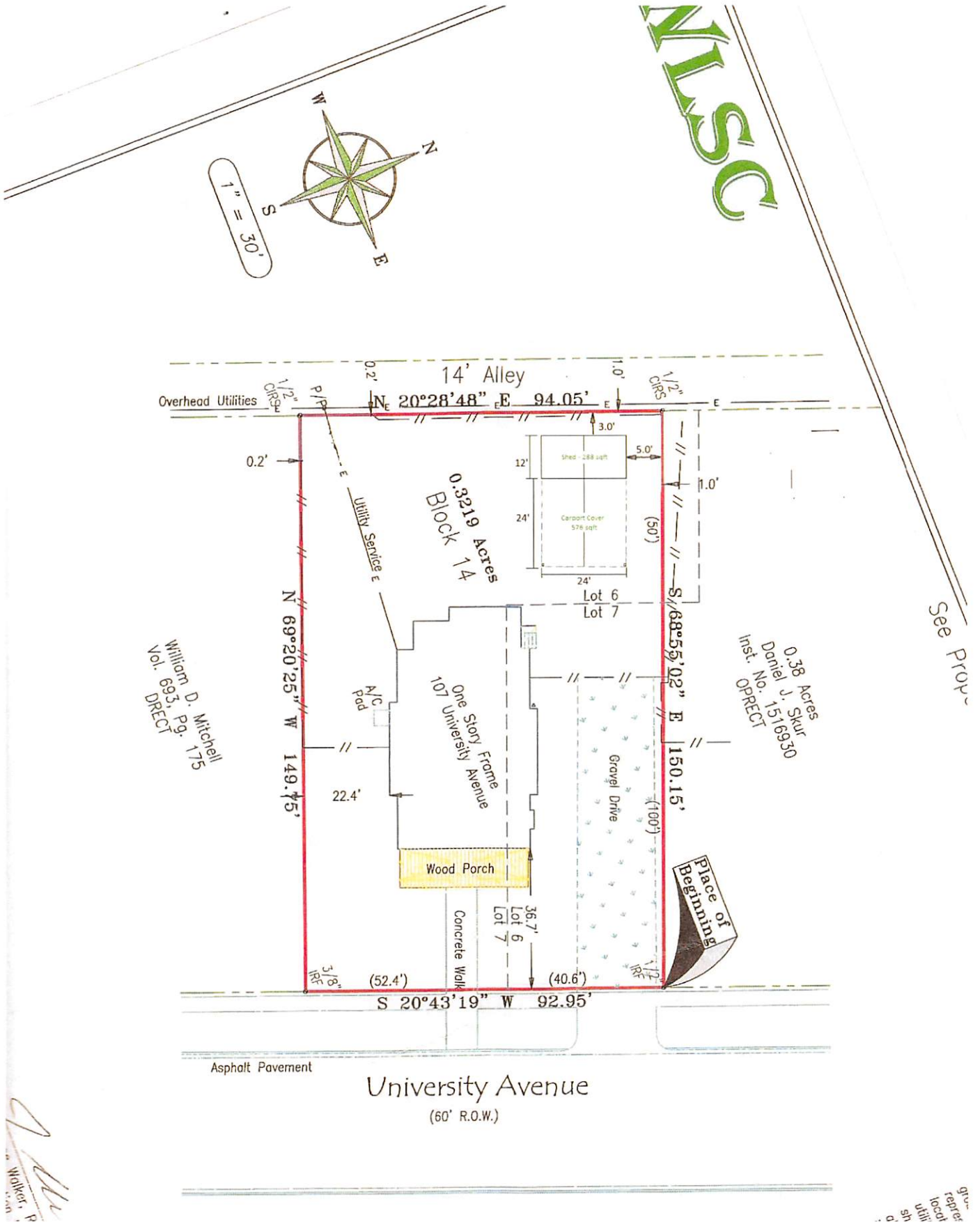
**EXHIBIT A - LOCATION MAP**



 ZDC-160-2022 (SUP)



# EXHIBIT B - PROPERTY SURVEY



# EXHIBIT C - ARCHITECTURAL ELEVATION



2325 South Hwy 287 Bypass Waxahachie TX 75165 Phone: (800) 272-9920

**CUSTOMER:** Chris Snow  
**ADDRESS:** 107 University Ave  
Waxahachie, TX 75165

<b>DATE</b>	11/8/2022
<b>QUOTE #</b>	89256105
<b>SALES</b>	Taylor Jones

## BUILDING TYPE

24' - 0" wide x 36' - 0" long x 12' - 0" high building  
with roof pitch of 2:12

## BUILDING OPTIONS

- (1) Personnel door opening
  - (3) Window openings
- Frame Finish: Galvanized  
Roof Finish: 26G painted  
Wall Finish: 26G painted

## STAMPED ENGINEERING PLANS

Building Layout Plans  
5 psf ground snow load  
115 mph wind speed, exposure 'C'  
2018 IBC

- Quoted prices are valid for 14 days.
- Order pricing will be held for 16 weeks from the date listed on page 1 of this Purchase Agreement.
- Pricing will be subject to price of steel increases if payment is not received at time of delivery or offer to deliver.
- Pricing will not be affected if delivery schedule cannot be met by Mueller.
- Changes (change orders) applied to this Purchase Agreement will incur monetary changes, including but not limited to changes in scope of work and price of steel increases, and may delay Mueller's performance.

