

ORDINANCE NO. 3618

AN ORDINANCE AUTHORIZING A SPECIFIC USE PERMIT (SUP) TO PERMIT A SELF-STORAGE FACILITY USE WITHIN A GENERAL RETAIL (GR) ZONING DISTRICT, LOCATED 51 INDIAN DRIVE, BEING PROPERTY ID 295119, IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING PART OF LOT 9, BLOCK A IN THE BUFFALO CREEK ADDITION 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 GR; 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-231-2024. 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 GR to GR with a SUP in order to permit a Self-Storage Facility use on the following property: Part of Lot 9, Block A of the Buffalo Creek Addition, which is shown on Exhibit A, in accordance with the Site Plan attached as Exhibit B, the Landscape Plan attached as Exhibit C, the Architectural Elevations Plan attached as Exhibit D, and the Photometric Plan 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 Zoning Ordinance.

Specific Use Permit

FOR OPERATION OF A SPECIFIC USE PERMIT FOR A SELF-STORAGE FACILITY USE THE GENERAL RETAIL (GR) ZONING DISTRICT; the following standards and conditions are hereby established as part of this ordinance:

1. The subject property shall be replatted prior to approval of Building Permit(s) for the development.
2. The Applicant shall provide a shield for all lighting fixtures to prevent any light pollution exceeding the allowed unit per Section 6.03 of the City of Waxahachie Zoning Ordinance.
3. The Applicant shall add additional landscaping to the Landscape Plan. The proposed landscape shall exclude the living screening wall that is proposed along the rear boundary of the subject property.
4. The Applicant shall submit an updated site plan to reflect the addition of a note that the curb inlet must be maintained by property owner.
5. The Applicant shall execute a mutually agreed upon development agreement within thirty (30) calendar days of the approval of this SUP request.
6. The proposed development shall be developed within the General Retail (GR) zoning district only. A Zoning Change will be required if any structures are built within the Single-Family 2 (SF-2) zoning district portion of the subject property.
7. The Applicant or property owner shall obtain a Certificate of Occupancy (CO) by the fifth (5th) year of the approval of this SUP. In the event a CO is not obtained the SUP ordinance shall expire and become null and void.
8. The property owner shall obtain all necessary permits from the City of Waxahachie Building & Community Services Department prior to construction on the subject property.
9. The development shall conform as approved by the City Council under case number ZDC-231-2024.
10. The development shall adhere to the City Council approved in Exhibit A- Location Map, Exhibit B –Site Plan, Exhibit C – Landscape Plan, Exhibit D – Architectural Elevations Plan, and Exhibit E – Photometric Plan.
11. All exterior construction materials, location of exterior construction materials, and percentage of exterior construction materials for each building in the development shall conform with the Architectural Elevations Plan (Exhibit D).

12. The Property Owner shall provide a permanent irrigation system(s) for all required landscape areas shown on Exhibit C - Landscape Plan and maintain or cause to be maintained the required landscaping at all times.
13. All improvements within the subject property will be subject to obtaining building permits from the City in accordance with the City's applicable rules and regulations governing such permits.
14. 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.
15. Any zoning, land use requirement, or restriction not contained within this Zoning Ordinance (Ordinance No. 3618) or the Development Agreement, shall conform to those requirements and/or standards prescribed in Exhibit B –Site Plan, Exhibit C – Landscape Plan, Exhibit D – Architectural Elevations Plan, and Exhibit E – Photometric Plan. Where regulations are not specified in Exhibits B, C, D, and E, in this Zoning Ordinance (Ordinance No. 3618) or the Development Agreement, the regulations of the General Retail (GR) zoning district and the City of Waxahachie Zoning Ordinance shall apply to this development.
16. City Council shall have the right to review the Specific Use Permit at any point, 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 cease to operate for a period exceeding six months (6 months), a new Specific Use Permit shall be required to re-establish the use.
3. 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.
4. 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 21st day of April, 2025.



Billie Wallace

MAYOR

ATTEST:

Amber Villarreal

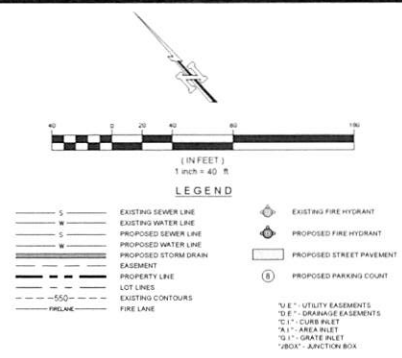
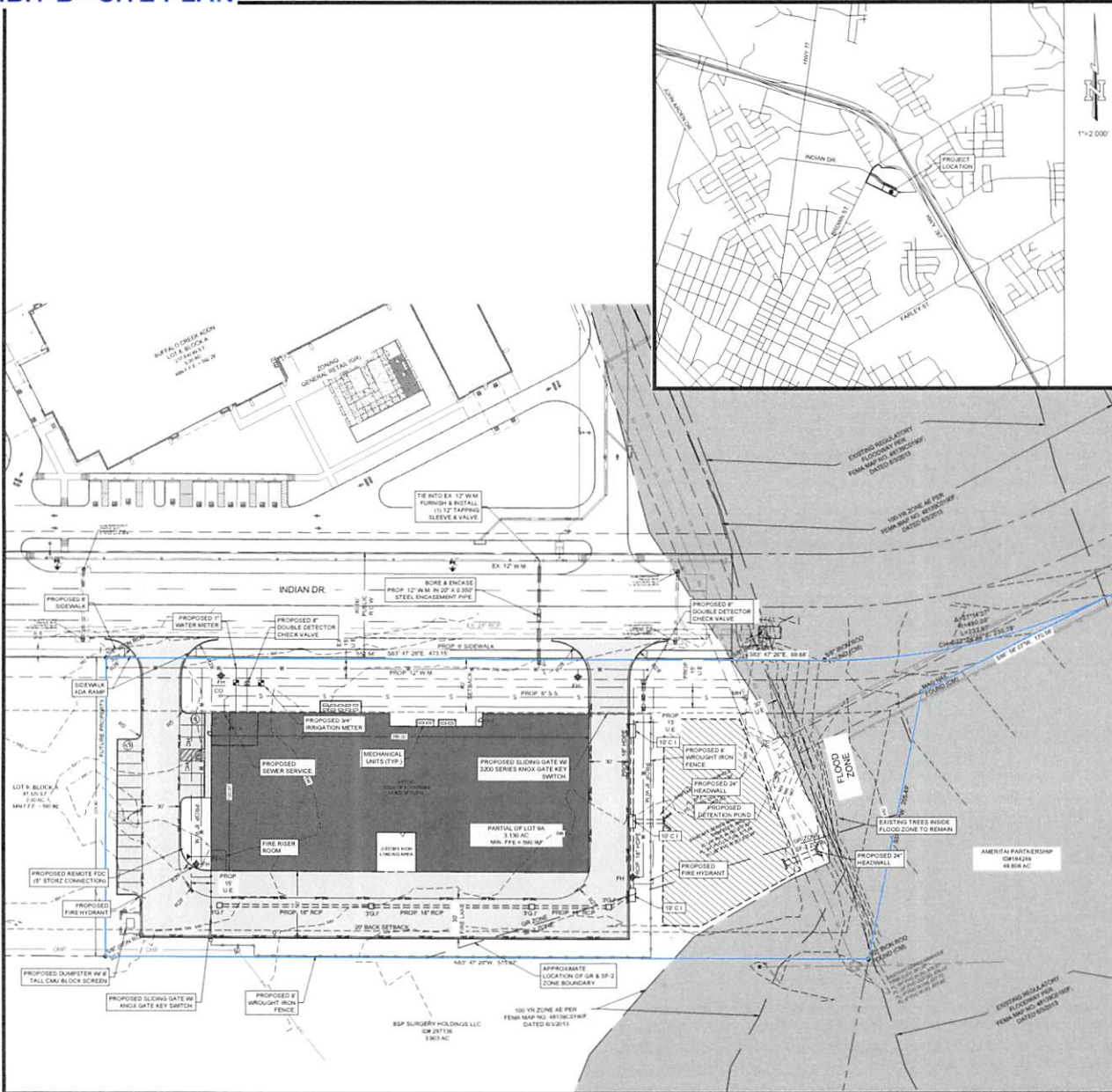
City Secretary



EXHIBIT A - LOCATION MAP

 ZDC-231-2024 (SUP)

EXHIBIT B - SITE PLAN



SITE DATA SUMMARY TABLE	
CURRENT ZONING	GENERAL RETAIL
PROPOSED ZONING	GENERAL RETAIL
PROPOSED USE	SELF STORAGE FACILITY
LOT AREA/SQ.FT. AND AC	190,444 SF / 4.3130 AC
TOTAL BUILDING AREA (GSF)	97,800 SF
WAREHOUSE (GSF)	76,325 SF
OFFICE (GSF)	875 SF
BUILDING HEIGHT	46'-10 1/2"
LOT COVERAGE	65,847 SF
REQUIRED PARKING (17,500 SQ SF ÷ 4)	14
TOTAL PARKING PROVIDED	119
TOTAL HANDICAP REQUIRED	2
IMPERVIOUS SURFACE	55% (LOT 9A)

GENERAL NOTES

- EXISTING ZONING: GENERAL RETAIL
- NUMBER OF LOTS: 1
- SETBACKS: FRONT: 40' BACK: 20' SIDE: 15'
- BUILDING HEIGHT: 46'-10 1/2" (CLIMATE CONTROLLED BLDG.)
- EROSION CONTROL DURING CONSTRUCTION SHALL BE ACCOMPLISHED PER CITY REQUIREMENTS
- MIN. 15' WIDE UTILITY EASEMENTS SHALL BE PROVIDED FOR ALL UTILITIES
- SANITARY SEWER COLLECTION SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS
- DRAINAGE RUNOFF SHALL BE ROUTED TO AN APPROPRIATE DRAINAGE WAY
- TRASH/RECYCLE RECEPTACLE SHALL BE SCREENED WITH A MASONRY SCREEN WALL
- PARKING LOT LIGHTING SHALL BE SHUTTERED CUT-OFF FIXTURES, AIMED AT THE STRUCTURE AND SHALL BE DESIGNED TO HAVE LIMITED LIGHT POLLUTION TO ADJACENT AREAS
- THE NET STORM WATER RELEASE FOR THIS DEVELOPMENT SHALL BE ZERO
- THE FIRE LANE WILL BE REQUIRED TO BE MARKED AS OUTLINED IN THE FIRE CODE
- ANY WALL PACK BUILDING LIGHTING SHALL BE DIRECTED AWAY AND DOWNWARD FROM THE ADJACENT LOT DISTRICT
- SIGNAGE WILL BE PLACED ON BUILDING WALL
- AND BOX SERIES 3200 SHALL BE LOCATED AT FRONT OFFICE DOOR, THE FIRE RISER ROOM AND AT THE REAR DOOR
- PER SECTION 510 OF THE 2021 IFC, EMERGENCY RESPONDER COMMUNICATION COVERAGE SHALL BE INSTALLED
- MEDIA/WALLS SHALL BE LOCATED IN FRONT OF BUILDING WITH A SCREENED STRUCTURAL PARAPET FROM THE PUBLIC R.O.W.
- TYPICAL PARKING SPACE DIMENSIONS 9'X32' UNLESS OTHERWISE SHOWN

CIVIL ENGINEER
 STEPHENS ENGINEERING
 REGISTRATION NO. F-20395
 PO BOX 6618
 LONGVIEW, TX 75608
 PHONE: (903) 331-0036
 CONTACT: KYLE STEPHENS, P.E.

APPLICANT:
 DEVELOPER
 OAK VIEW CAPITAL PARTNERS
 178 JELICO CIRCLE
 SOUTHLAKE, TX 75662
 PHONE: (214) 460-8442
 CONTACT: BRAD TIDWELL

ARCHITECT
 BACA
 100 N. TRAVIS ST. NO. 500
 SHERMAN, TX 75090
 PHONE: (903) 893-5800
 EMAIL: DAVID@BACA.TEAM
 CONTACT: DAVID BACA

SURVEYOR
 360 SURVEY
 310 H.G. MOSLEY PKWY
 LONGVIEW, TX 75604
 PHONE: (903) 387-2577
 EMAIL: BRET@360SURV.COM
 CONTACT: BRET READ

PRELIMINARY

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERVIEW ONLY. THE AUTHORITY OF KYLE A. STEPHENS, P.E. AND BRET READ, P.E. IS NOT TO BE USED FOR CONSTRUCTION.

DATE	REVISION	MARK

SPECIFIC USE PERMIT
SITE PLAN
ZDC-231-2024

OAK VIEW CAPITAL PARTNERS
LOT 9 BLK A BUFFALO CREEK
SELF-STORAGE FACILITY SITE PLAN
 WAXAHACHE, TEXAS
 ELLIS COUNTY, TEXAS

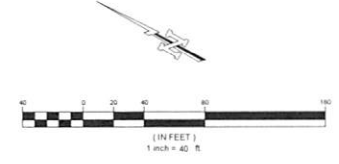
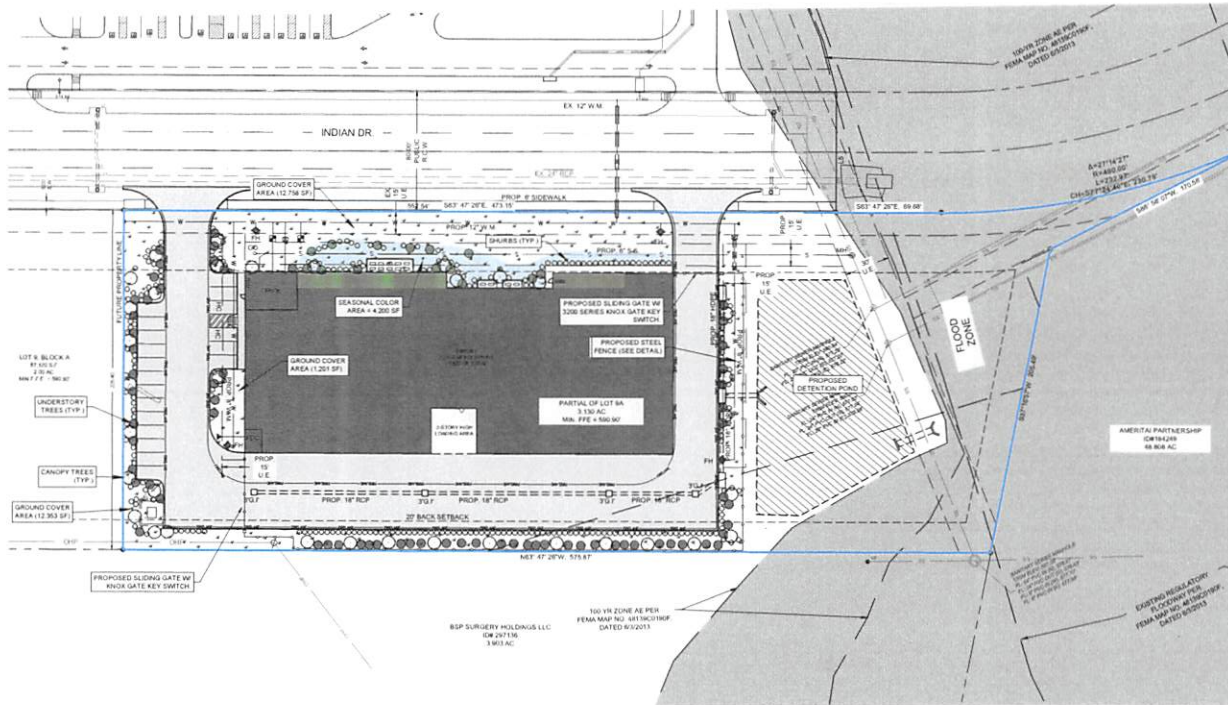
DESIGNED BY	DATE	SCALE
J.T.S.	K.A.B.	AS SHOWN



STEPHENS ENGINEERING
 9001 214-890-STEPHENS.NET

EXHIBIT C - LANDSCAPE PLAN

LANDSCAPE REQUIREMENTS					
PLANT REQUIRED IN ZONED LANDSCAPE AREAS					
	PERCENTAGE LS	AREA SF	REQUIRED UNIT	PROVIDED UNIT	
SITE AREA		32,600			
#100% COVER OF (ANNUAL PLANT)					
LOT 9A - MINI SELF STORAGE BUILDING					
REQUIRED LANDSCAPE AREA	50%	16,300.00			
REQUIRED CANOPY TREES 1/500	RED OAK		33 EA	35 EA	
REQUIRED UNDERSTORY TREES 1/250	NELLY R. STEVENS & CRAPE MYRTLES		85 EA	80 EA	
REQUIRED SHRUBS 1/20	DWARF BURFORD HOLLY		233 EA	238 EA	
REQUIRED GROUND COVER AREA 15%	LIROPE		2,445 SF	26,312 SF	
REQUIRED SEASONAL COLOR AREA 2%			826 SF	4,200 SF	



LEGEND

- CANOPY TREE - 35 EA
 - UNDERSTORY TREE - 80 EA
 - EVERGREEN SHRUB - 238 EA
 - GROUND COVER AREA - 26,312
 - SEASONAL COLOR AREA - 4,200 SF
- 10" E" - UTILITY EASEMENTS
 12" E" - DRAINAGE EASEMENTS
 12" C" - CURB INLET
 18" A" - AREA INLET
 18" G" - GATE INLET
 18" X 24" - JUNCTION BOX

GENERAL LANDSCAPE PLAN NOTES

1. LANDSCAPE PLAN PREPARED BY STEPHENS ENGINEERING FOR SITE PLAN REVIEW PURPOSES. FINAL LANDSCAPE PLAN SHALL BE COMPLETED BY A REGISTERED LANDSCAPE ARCHITECT PER CITY REQUIREMENTS.
2. ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM AND SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.
3. LANDSCAPING SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF WAXAHACHIE LANDSCAPE ORDINANCE IN EFFECT AT THE TIME OF SITE PLAN APPROVAL.
4. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES ABOVE AND BELOW GRADE, AS WELL AS FINDING OUT EACH COMPANY'S RESTRICTIONS ON WORKING WITHIN THEIR EASEMENTS AND UTILITY LINES PRIOR TO COMMENCING CONSTRUCTION.
5. CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING IMPROVEMENTS AND TO NOT DISTURB THOSE THAT ARE OUTSIDE OF THE SCOPE OF WORK. ANY STRUCTURES THAT ARE TO REMAIN WITHIN THE SCOPE OF WORK AREA SHALL NOT BE DAMAGED. PHOTOGRAPHS AND NOTES SHOULD BE MADE FOR ANY EXISTING DAMAGED CONDITIONS PRIOR TO COMMENCING CONSTRUCTION AND DISTRIBUTED TO OWNERS REPRESENTATIVE.
6. CONTRACTOR SHALL NOTIFY OWNER REPRESENTATIVE IF THERE ARE ANY WATER RESTRICTIONS AND WHAT IF ANY IMPACT THIS MAY HAVE ON THE INSTALLATION OF PLANT MATERIAL.
7. QUANTITIES SHOWN IN PLANT LIST FOR PLANT MATERIAL AREA PROVIDED AS A COURTESY FOR THE CONTRACTOR. CONTRACTOR SHALL VERIFY PRIOR TO BIDDING THAT THE QUANTITY WILL COVER THE SPECIFIED AREAS THAT THE SPACING STATED IN THE PLANT LIST UNDER THE REMARKS COLUMN. IF THERE IS A DIFFERENCE, THE CONTRACTOR SHALL MAKE NOTE ON THEIR BID AND SHOW THE ADDED OR REDUCED COST.
8. CONTRACTOR SHALL ESTABLISH SOURCES FOR ALL PLANT MATERIAL ON PLANT LIST WHEN BIDDING PROJECT. NO PLANTS SUBSTITUTIONS.
9. CONTRACTOR SHALL BECOME FAMILIAR WITH THE DRAWINGS FOR THIS PROJECT PRIOR TO INSTALLATION.
10. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE OWNERS REPRESENTATIVE OF ANY CONDITION FOUND ON SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THESE PLANS.
11. ALL NEW PLANTING BEDS SHALL HAVE A MINIMUM SIX (6") INCHES OF BED PREPARATION.
12. LAWN AREA SHALL HAVE FERTILE AND CLEAN TOP SOIL TILLED 4" DEEP.
13. GRADING IN PLANTING BEDS SHALL BE SMOOTH AND PROVIDE POSITIVE DRAINAGE.
14. CONTRACTOR SHALL STAKE OUT LOCATION OF ALL TREES AND SHRUBS FOR APPROVAL BY OWNERS REPRESENTATIVE PRIOR TO PLANTING.
15. MULCHING OF SHRUBS AND ANY GROUND COVER AREAS SHALL HAVE 3 INCHES OF SHREDED HARDWOOD MULCH.
16. LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIAL OR PLANTS NOT A PART OF THE LANDSCAPING.
17. THE PROPERTY OWNER, TENANT OR AGENT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL REQUIRED LANDSCAPING IN A HEALTHY, NEAT, ORDERLY AND LIVE-GROWING CONDITION AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, IRRIGATION, WEEDING AND OTHER SUCH ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING. LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIALS THAT DIE SHALL BE REPLACED WITH PLANT MATERIALS OF SIMILAR VARIETY AND SIZE.
18. ALL TREES SHALL BE PLANTED A MINIMUM OF FIVE (5'-0") FROM ALL UTILITY LINES.

PRELIMINARY

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF VISELA STEPHENS, P.E. NO. 10633 ON MEXICO. IT IS NOT TO BE USED FOR CONSTRUCTION.

MARK	REVISION	DATE

SPECIFIC USE PERMIT
LANDSCAPE PLAN
ZDC-231-2024

OAK VIEW CAPITAL PARTNERS
LOT 9 BLK A BUFFALO CREEK
SELF-STORAGE FACILITY SITE PLAN
WAXAHACHIE, TEXAS
ELLIS COUNTY, TEXAS

DRAWN BY	JTS
DESIGNED BY	KAS
CHECKED BY	JTS
DATE	08/28/24
JOB NO.	2024-0438



SCALE: SHEET FIRM NO. P-2024
SHEET NO.

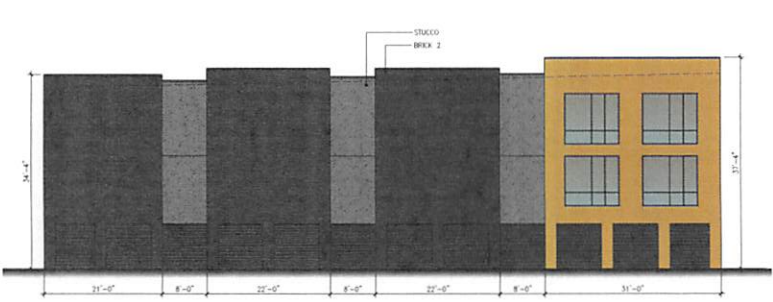
EXHIBIT D - ARCHITECTURAL ELEVATIONS



4 SOUTH ELEVATION
SCALE: N.T.S.

EXTERIOR WALL FINISH MATERIALS - SOUTH FACADE

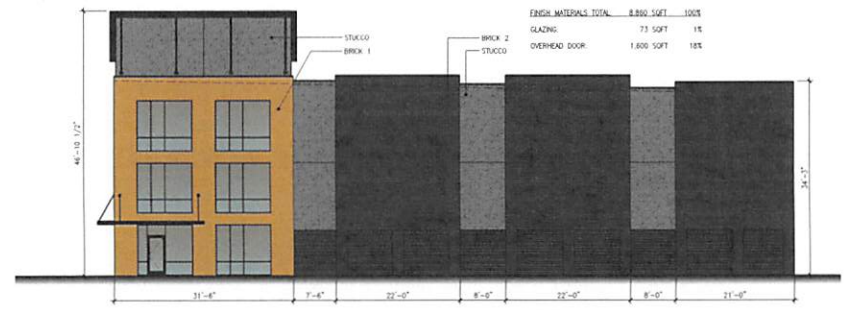
STUCCO	2,792 SQFT	31%
BRICK	5,720 SQFT	65%
METAL SINGING	348 SQFT	4%
FINISH MATERIALS TOTAL	8,860 SQFT	100%
GLAZING	73 SQFT	1%
OVERHEAD DOOR	1,800 SQFT	18%



3 EAST ELEVATION
SCALE: N.T.S.

EXTERIOR WALL FINISH MATERIALS - EAST FACADE

STUCCO	623 SQFT	20%
BRICK	2,530 SQFT	80%
FINISH MATERIALS TOTAL	3,153 SQFT	100%
GLAZING	351 SQFT	11%
OVERHEAD DOOR	752 SQFT	24%



2 WEST ELEVATION
SCALE: N.T.S.

EXTERIOR WALL FINISH MATERIALS - WEST FACADE

STUCCO	933 SQFT	28%
BRICK	2,451 SQFT	72%
FINISH MATERIALS TOTAL	3,384 SQFT	100%
GLAZING	527 SQFT	15%
OVERHEAD DOOR	564 SQFT	16%



1 NORTH ELEVATION
SCALE: N.T.S.

EXTERIOR WALL FINISH MATERIALS - NORTH FACADE

STUCCO	2,443 SQFT	31%
BRICK	5,351 SQFT	69%
FINISH MATERIALS TOTAL	7,794 SQFT	100%
GLAZING	3,361 SQFT	43%

OVERALL MATERIAL BREAKDOWN & GLAZING CALCULATIONS

EXTERIOR WALL FINISH MATERIALS - COMBINED FACADES

STUCCO	6,791 SQFT	29%
BRICK	14,052 SQFT	69%
METAL SINGING	348 SQFT	2%
FINISH MATERIALS TOTAL	23,191 SQFT	100%
GLAZING	4,332 SQFT	19%
OVERHEAD DOOR	2,916 SQFT	13%

METAL PANEL MATERIAL: METAL COLOR: TRUE BLACK	OVERHEAD DOOR MATERIAL: METAL COLOR: SANDKATTE GRAY	STUCCO MATERIAL: STD CORP COLOR: 16261	BRICK 2 MATERIAL: SIOUX CITY COLOR: CARBON BLACK	BRICK 1 MATERIAL: SIOUX CITY COLOR: RESIDENCY BLDG	METAL SINGING MATERIAL: BRICK COLOR: SLATE GRAY

BACA

100 NORTH TRAVIS STREET
SUITE NO 500
SHERMAN, TEXAS 75090
903.893.5800
www.BACAteam.com

SCHEMATIC DESIGN REVIEW
NOT FOR REGULATION
APPROVAL, PERMITTING, OR
CONSTRUCTION

NO	REVISIONS	DESCRIPTION	DATE

option 1: exterior elevation reference drawings

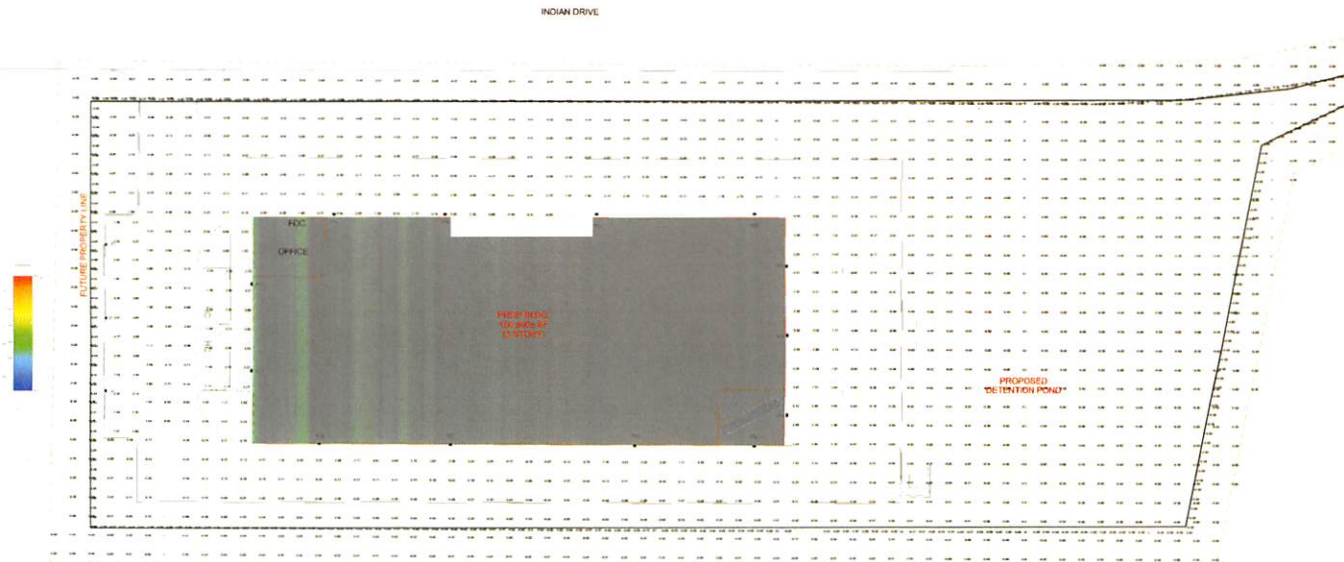
OAK VIEW SELF-STORAGE
Waxahachie (ZDC-231-2024)
Indian Drive, Waxahachie, Texas

PROJECT NUMBER
2508

DATE
04.03.25

SHEET NUMBER
SUP-1.1

EXHIBIT E - PHOTOMETRIC PLAN



1 Site Photometric

E - LIGHTING FIXTURE SCHEDULE						
TAG	QUANTITY	VOLTAGE	LOAD	MAKE	DESCRIPTION	MODEL

Photometric Results			
Calculation Point Name	Average	Maximum	Minimum
Paving 1	0.01 fc	0.08 fc	0.00 fc
Paving 2	2.75 fc	3.66 fc	1.91 fc
Paving 3	2.38 fc	3.37 fc	1.44 fc
Site 1	0.25 fc	3.77 fc	0.00 fc

RES Root Engineering Services
 Mechanical, Electrical and Plumbing Systems Consultant
 10411 COPPERBERRY COURT, SUITE 100, WAXAHACHIE, TEXAS 75090
 903.893.5800
 WWW.ROOTENGINEERING.COM

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 SUITE NO.500
 SHERMAN, TEXAS 75090
 903.893.5800
 www.baca.com

SCHEMATIC DESIGN REVIEW
 NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

REVISIONS		DATE
NO.	DESCRIPTION	DATE
1		

OAK VIEW SELF-STORAGE
 Waxahachie
 Indian Drive, Waxahachie, Texas

PROJECT NUMBER
2433
 DATE
12.18.24
 SHEET NUMBER
PM100