

**ORDINANCE NO. 3681**

**AN ORDINANCE AUTHORIZING A SPECIFIC USE PERMIT (SUP) TO PERMIT AN ACCESSORY STRUCTURE EXCEEDING SEVEN HUNDRED (700) SQUARE FEET USE WITHIN THE FUTURE DEVELOPMENT (FD) ZONING DISTRICT, LOCATED AT 1664 FM 387, BEING PROPERTY ID 303204, IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING LOT 1, BLOCK A OF THE MONTES ADDITION, 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 FD; 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-106-2025. 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 FD to FD, with a SUP in order to permit an Accessory Structure exceeding seven hundred (700) square feet use on the following property: Lot 1, Block A of the Montes Addition which is shown on Exhibit A, in accordance with the Site Plan attached as Exhibit B, Elevation and Façade Plan 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 THE OPERATION OF A SPECIFIC USE PERMIT FOR AN ACCESSORY STRUCTURE EXCEEDING SEVEN HUNDRED (700) SQUARE FEET USE IN A FUTURE DEVELOPMENT (FD) ZONING DISTRICT;** the following standards and conditions are hereby established as part of this ordinance:

1. The accessory structure shall not be used as a dwelling without a Specific Use Permit that has been approved by City Council.
2. The accessory structure shall not be used as a short-term rental without a Specific Use Permit that has been approved by City Council.
3. The accessory structure shall not be used for commercial purposes.
4. The accessory structure shall not be leased or sold separately from the primary residence.
5. The accessory structure shall obtain all necessary permits from the City of Waxahachie Building and Community Services Department before constructing the accessory structure.
6. Development on the subject property shall adhere to the following exhibits approved by the City Council: Exhibit A - Location Map, Exhibit B – Site Plan, Exhibit C – Elevation/Façade Plan, Exhibit D – Operation Plan.
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. Any zoning, land use requirement, or restriction not contained within this Zoning Ordinance as approved by City Council, shall conform to those requirements and/or standards prescribed in Exhibits B – Site Plan, Exhibit C –Elevation/Façade Plan, and Exhibit D – Operational Plan. Where regulations are not specified in Exhibits B, C, and D or this Zoning Ordinance, the regulations of the Future Development (FD) Zoning District and the City of Waxahachie Zoning Ordinance shall apply to this development.
9. 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 of 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 (6) months, a new Specific Use Permit shall be required to reestablish the use.
3. This Specific Use Permit shall run with the land and therefore may be transferred from owner to owner.

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 October, 2025.

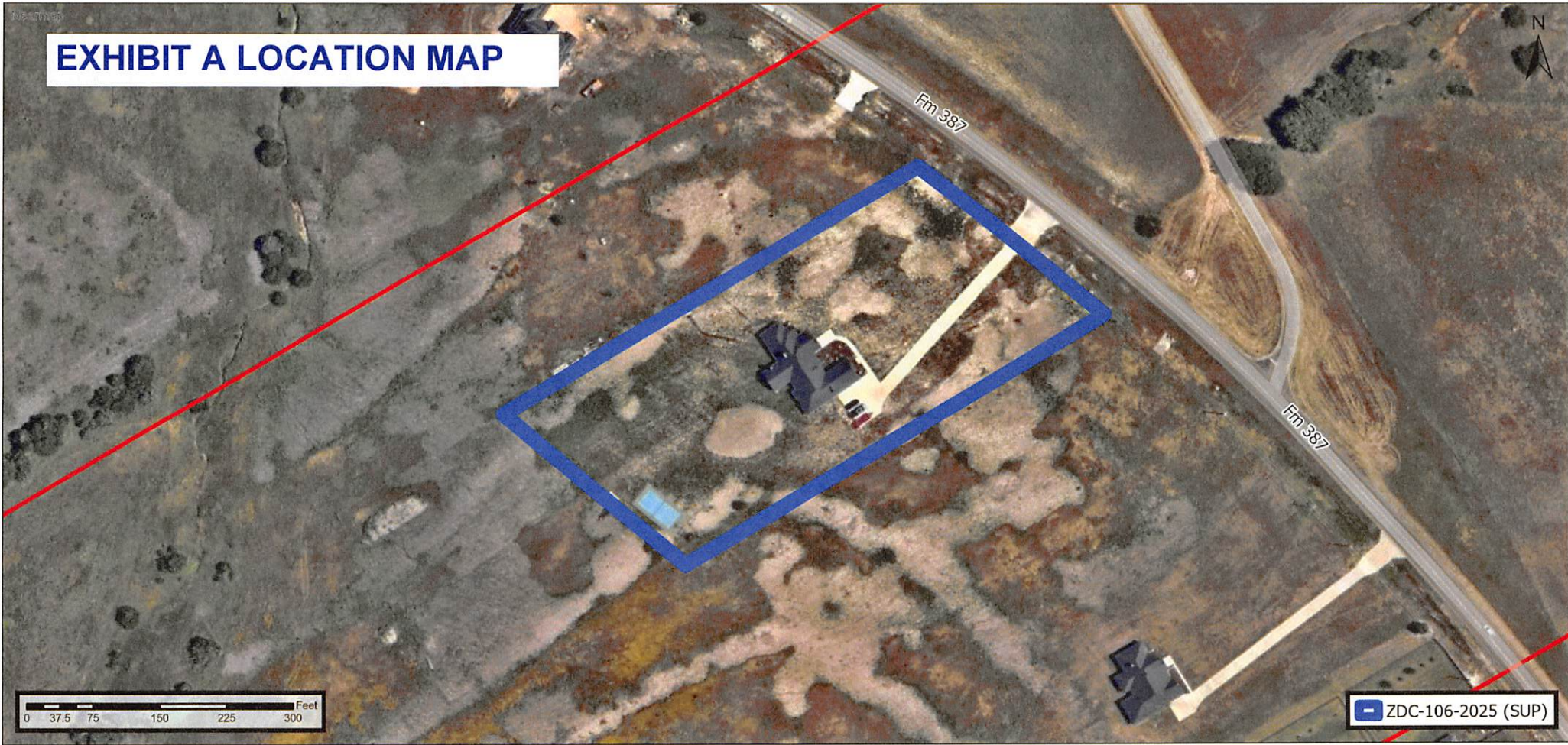


Billie Wallace  
MAYOR

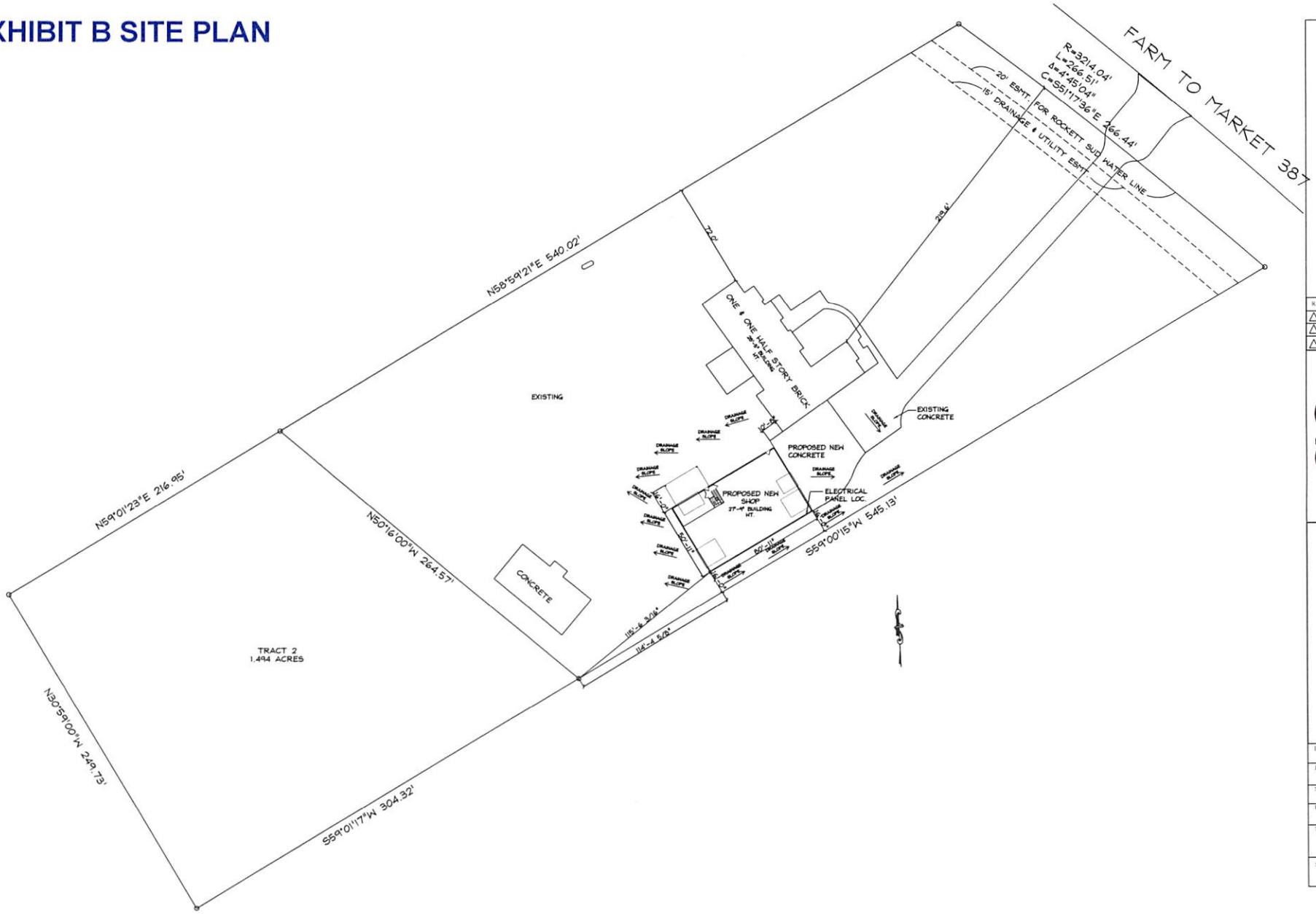
ATTEST:

Amber Villarreal  
City Secretary

# EXHIBIT A LOCATION MAP

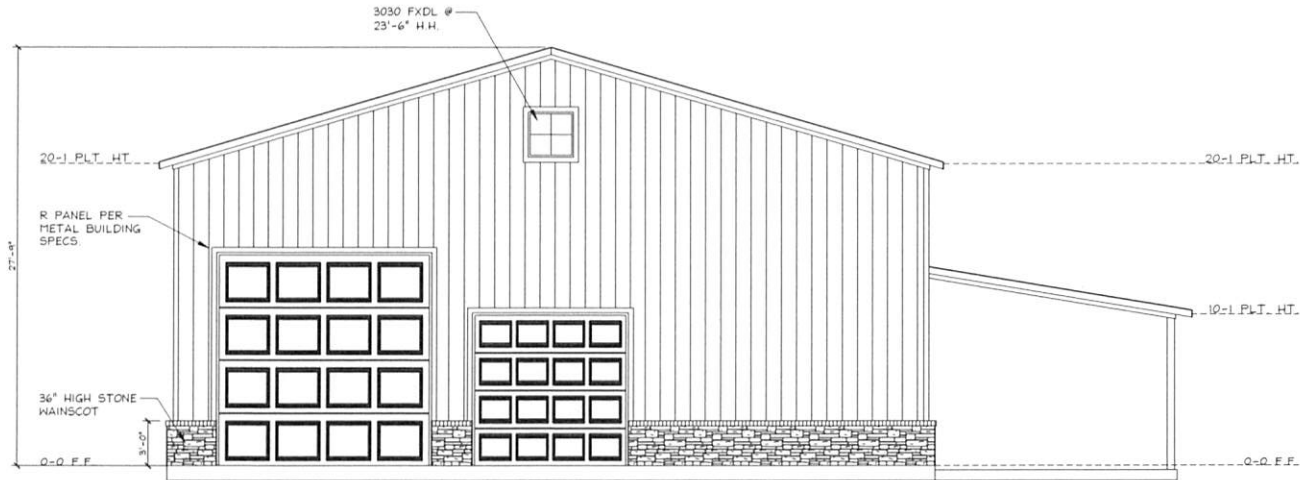


# EXHIBIT B SITE PLAN

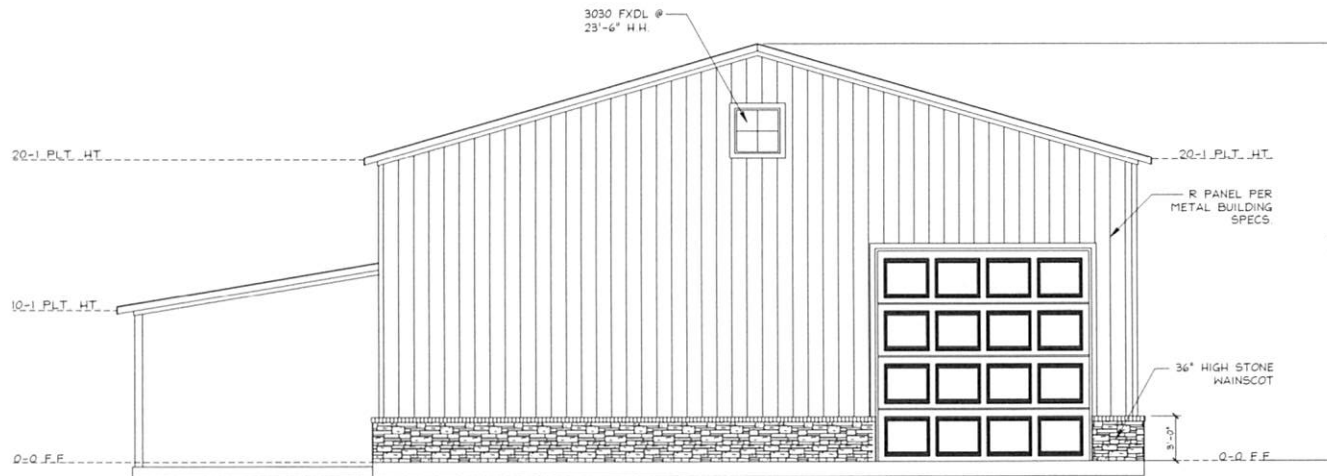


<b>J MATTHEWS DESIGNS, L.L.C.</b> DESIGN + CAD SERVICES	
REVISIONS	
▲	
▲	
▲	
<b>qc</b> ARTISAN CONCEPTS CONSTRUCTION SERVICES	
TYLER CARTER SHOP	1664 BUTCHER RD. WAXAHACHIE, TX 75168
DATE	07/08/25
JOB NO.	
SCALE	1"=40'-0"
BASE PLAN	
SHEET NAME	PLOT PLAN
SHEET NO.	1 OF 11

**EXHIBIT C ELEVATION/ & FACADE PLAN**

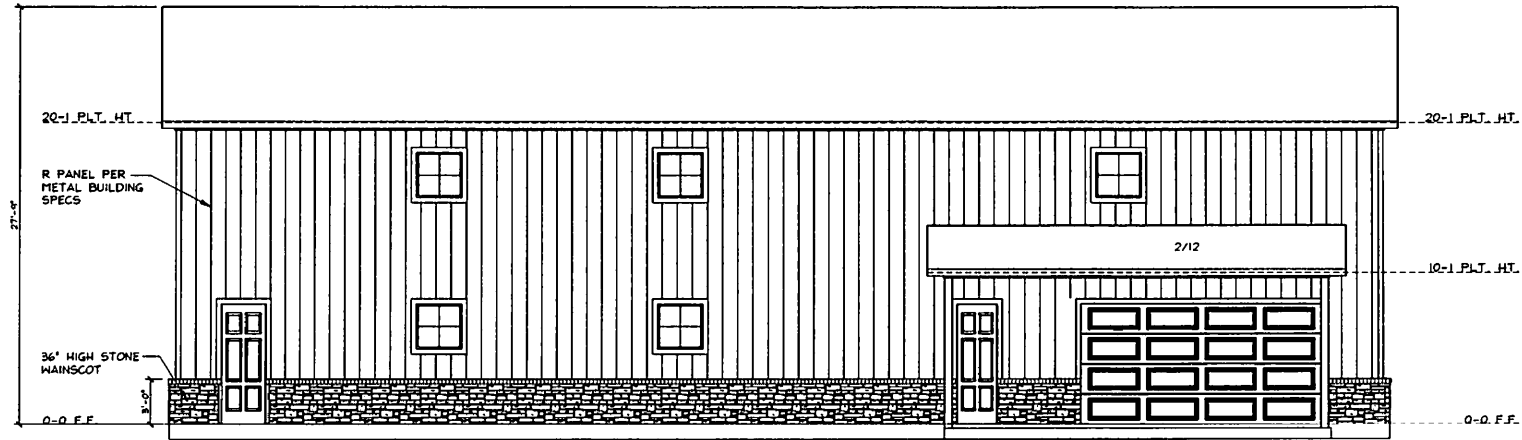


**FRONT ELEVATION**

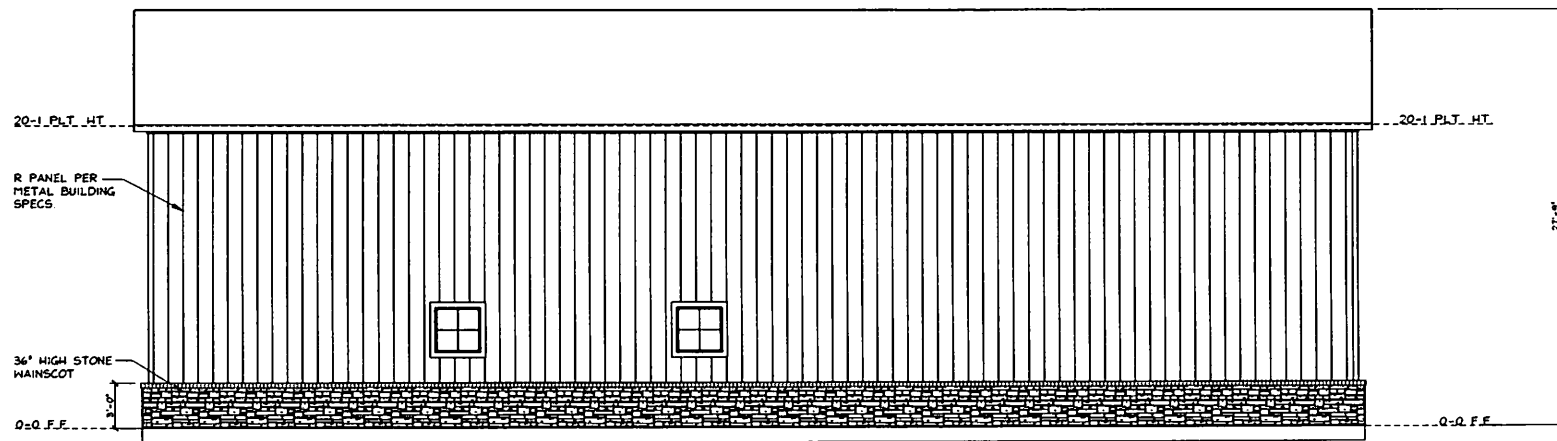


**REAR ELEVATION**

<p><b>J MATHEWS DESIGNS, L.L.C.</b>  <small>DESIGN + CAD SERVICES</small></p>	
<p><b>dc</b>  <b>ARTISAN CONCEPTS</b>  <small>CONSTRUCTION SERVICES</small></p>	
<p>TYLER CARTER SHOP</p>	<p>1664 BUTCHER RD.          WAXAHACHIE, TX 75168</p>
<p>DATE: 07/08/25</p>	
<p>SCALE: 1/8"=1'-0"</p>	
<p>BASE PLAN</p>	
<p>SHEET NAME: EXTERIOR ELEVATIONS</p>	
<p>SHEET NO: 9 OF 11</p>	



**RIGHT ELEVATION**



**LEFT ELEVATION**

<b>J MATHEWS DESIGNS, L.L.C.</b> <small>DESIGN + CAD SERVICES</small>	
REVISIONS ▲ ▲ ▲	
 <b>ARTISAN CONCEPTS</b> <small>CONSTRUCTION SERVICES</small>	
<b>TYLER CARTER SHOP</b> 1664 BUTCHER RD. WAXAHACHIE, TX 75168	
DATE	07/08/25
JOB NO.	
SCALE	1/8" = 1'-0"
BASE PLAN	
SHEET NAME EXTERIOR ELEVATIONS	
SHEET NO 10 OF 11	



**Artisan Concepts, LLC**  
P.O. Box 127  
Kaufman, Tx. 75142  
(214) 764-2131 ~ info@artisan-concepts.com

## Operational Plan

**Project:** Carter Residential Shop  
**Owner/Operator:** Tyler Carter  
**Builder:** Artisan Concepts, LLC  
**Address:** 1664 Butcher Road  
Waxahachie, Tx 75165

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### 1. Project Overview

- **Purpose of Facility:** Personal residential shop for storage, hobby use, and property maintenance.
  - **Building Size & Layout:** Approximately 4000 sq. ft. metal building with 3 Over Doors, Workout Room, half bath and place upstairs to hit golf balls into net.
  - **Primary Use:** Personal storage, household projects, and property maintenance (non-commercial).
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### 2. Hours & Use

- Use will be occasional, primarily during normal daytime hours (similar to residential garage use).
  - No employees; use limited to owner and household members.
  - No regular public or client traffic.
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### 3. Site Operations

- **Deliveries:** Deliveries: Occasional delivery of household goods or materials, consistent with normal residential activity
  - **Material Storage:** Personal items and equipment only, stored indoors. No outdoor stockpiling beyond typical residential use.
  - **Equipment Use:** Standard homeowner tools and equipment; noise levels will remain consistent with residential activities.
  - **Parking:** Limited to owner and family vehicles. No employee or customer parking.
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### 4. Safety & Compliance

- **Codes:** Facility will comply with all city building codes, fire codes, and zoning requirements.
- **Emergency Measures:** Clearly marked exits, fire extinguishers, first aid kits, and proper ventilation inside the shop.
- **Hazardous Materials:** None beyond typical household use (paint, fuel, small propane cylinders). Stored safely per residential code.

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## 5. Public Impact

- **Traffic:** Vehicle trips consistent with a single-family residence. No commercial traffic.
- **Noise/Dust:** Activities limited to owner use within the building; noise not exceeding normal residential levels.
- **Waste Management** Existing residential waste services will be used. No additional dumpsters required.
- **Screening:** Shop is located on residential property and designed to maintain neighborhood character.
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## 6. Management & Oversight

- **Responsible Party:** Tyler Carter (Property Owner)
- **Day-to-Day Use:** Tyler Carter and household only.
- **Contact for City Communication:** Tyler Carter [214-717-8283/tylernoble2@hotmail.com]



T. Carter

- a. This accessory structure WILL NOT be used as a dwelling.
- b. This accessory structure WILL NOT be leased or sold separately.
- c. This accessory structure WILL NOT be used as a short-term rental (STR)
- d. Oncor has advised us that we will not be able to use a single meter for both the primary structure and this accessory structure. This information came straight from the Oncor project manager. I will add the escalation list from Oncor to my email.

### 3. Site Operations - Parking

We do not currently own any boats, atv's, tractors, or heavy equipment. We will likely store these inside of the shop if purchased in the future. The current parking for the foreseeable future will be our personal vehicles. (Car and Truck)