

**ORDINANCE NO. 2958**

**AN ORDINANCE AUTHORIZING A SPECIFIC USE PERMIT (SUP) TO PERMIT AN ACCESSORY BUILDING (RESIDENTIAL) GREATER OR EQUAL TO 700 S.F. WITHIN A PLANNED DEVELOPMENT-45-RESIDENTIAL (PD-45-R) ZONING DISTRICT, LOCATED AT 136 MUSTANG CREEK DRIVE, BEING PROPERTY ID 219356, IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING KNOWN AS LOT 24 BLOCK A OF THE CHAPMAN PLACE UNIT 9 SUBDIVISION (PROPERTY ID 219356) 0.727 ACRES, 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-45-R; 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 SU-17-0092. 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-45-R to PD-45-R, with an SUP in order to permit an Accessory Building (Residential) greater or equal to 700 S.F. on the following property: Lot 24 Block A of the Chapman Place Unit 9 subdivision (Property ID 219356) which is shown on Exhibit A, in accordance with the Site Layout Plan attached as Exhibit B, Residence Elevation Drawings attached as Exhibit C, and Garage Elevation Drawings attached as Exhibit D.

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 21<sup>st</sup> day of August, 2017.



*M. Kevin Bryant*  
\_\_\_\_\_  
MAYOR

ATTEST:

*Pori Saunders*  
\_\_\_\_\_  
City Secretary



SU-17-0092

Exhibit A

# SU-17-0092 - Chapman Place Unit 9

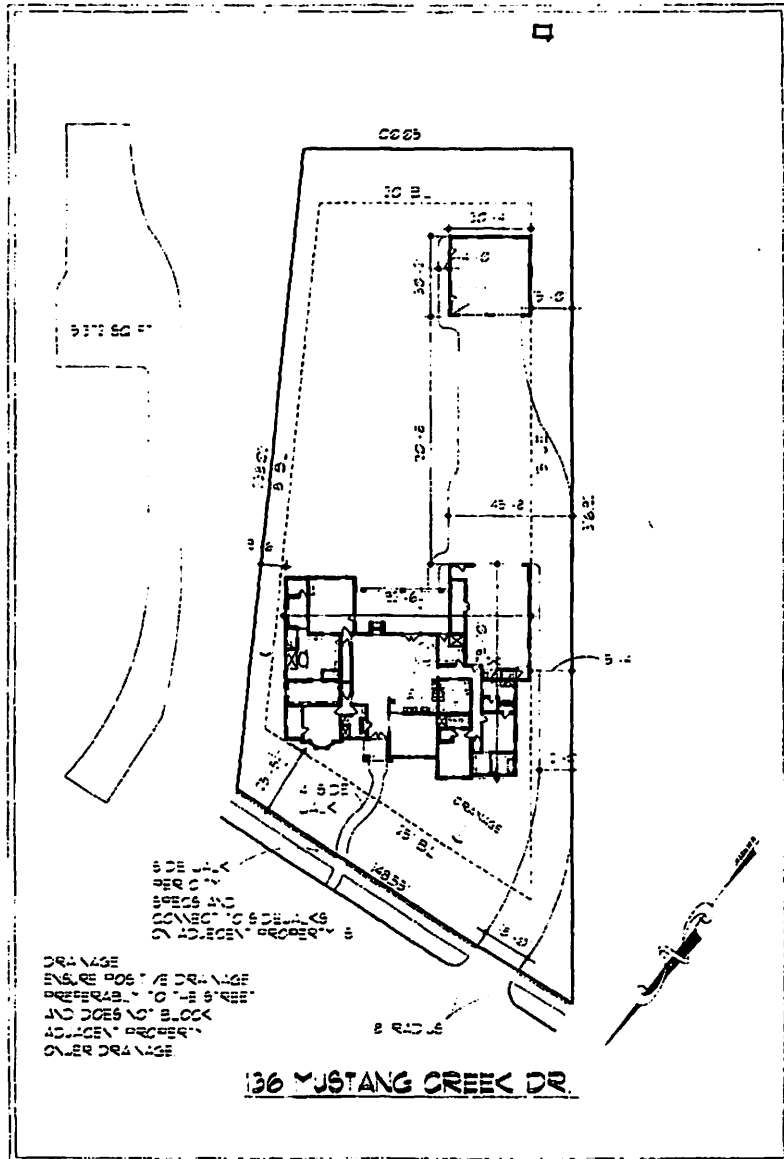
## Location Exhibit



SU-17-0092



EXISTING INTAKE  
CITY STORM SEWER  
DRAINAGE AREA



# DAVID WINCHESTER

Residential Designer and Planner

**Owner/Builder: Michael J. Tull**  
**Phone: 972-523-6557**  
**Chapman Place ADDN, UNIT 9, Block A, Lot 24**  
**Area in Acres: .7270**  
**136 Mustang Creek Drive**  
**Waxahachie, Ellis County, TX 75165**

**PLOT PLAN**

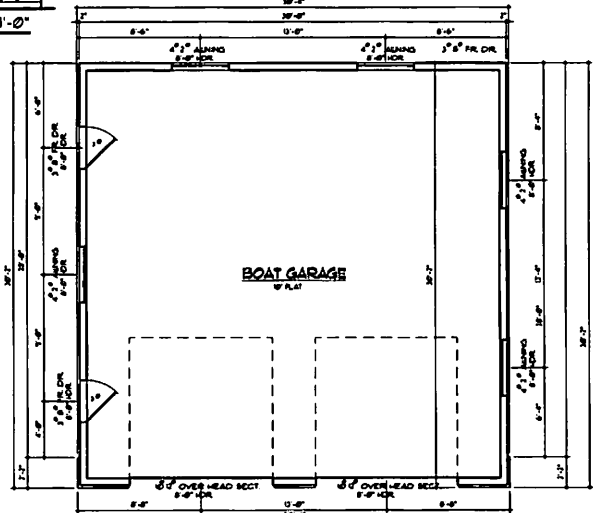
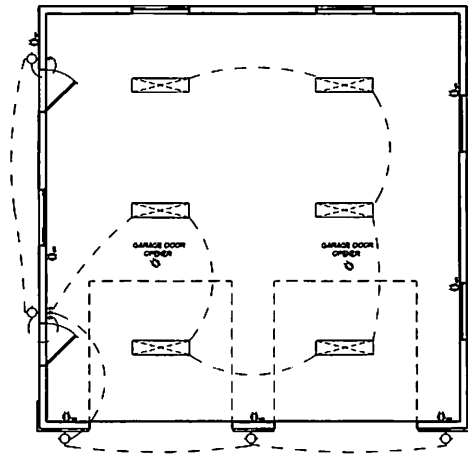
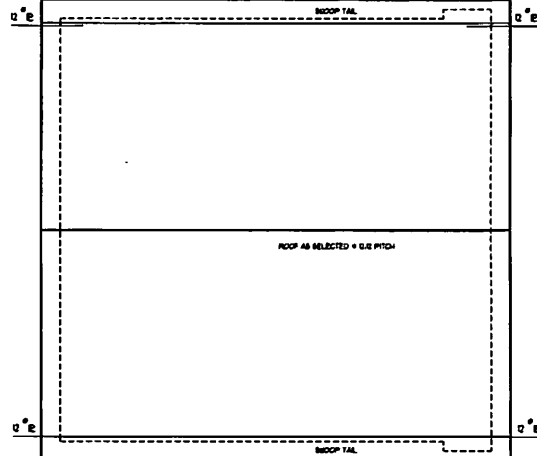
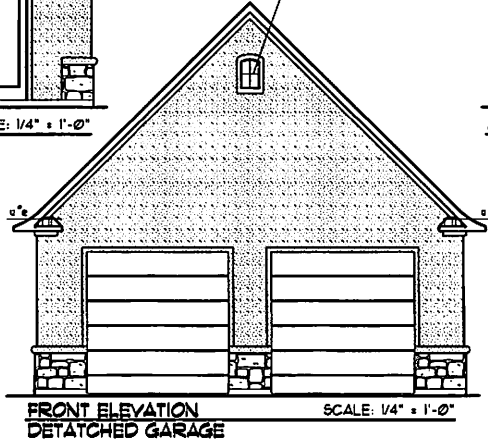
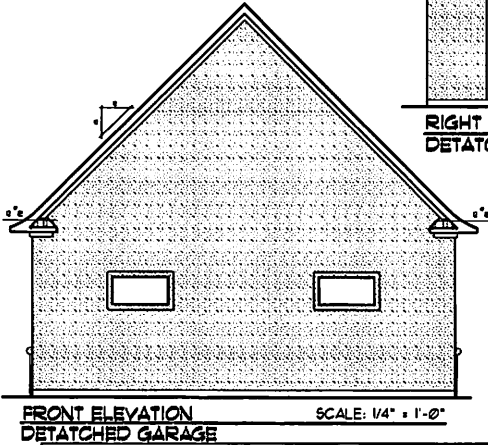
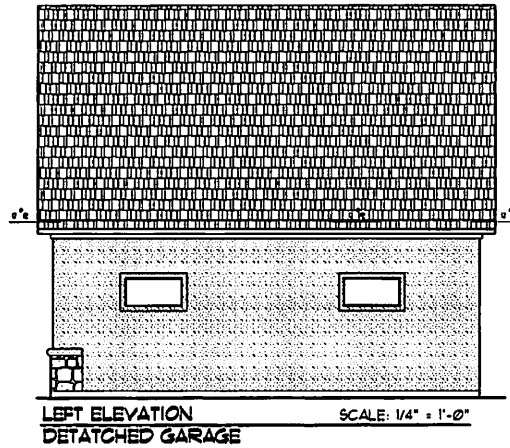
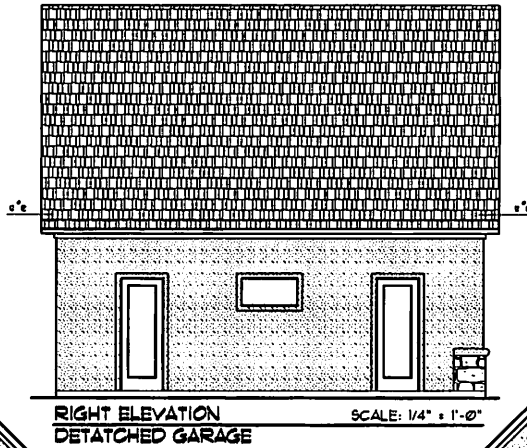
LOT 24, BLOCK A  
 CHAPMAN PLACE ADDITION  
 WAXAHACHIE  
 ELLIS COUNTY, TEXAS  
 RESIDENCE  
 PLAN #160  
 SCALE 1/4" = 10'  
 COVERED BY DEKNETLOR

any construction

Exhibit B



EXHIBIT D



1" x 2" PWD. R.D.  
2" x 2" PWD. R.D.  
32'-4" x 10'-0"

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DRAWN BY: \_\_\_\_\_  
DATE: \_\_\_\_\_  
CHECKED BY: \_\_\_\_\_  
DATE: \_\_\_\_\_  
REVISION 1 BY: \_\_\_\_\_  
DATE: \_\_\_\_\_  
REVISION 2 BY: \_\_\_\_\_  
DATE: \_\_\_\_\_

TULL RESIDENCE  
OWNER BUILDER NETWORK  
WAXAHACHI, TEXAS MANNING

**DAVID WINCHESTER**  
Residential Design and Plans  
Ampleton, Texas 817-696-3166 FAX 817-801-5377

**A-6**

PLAN #  
17020