

ORDINANCE NO. 3513

AN ORDINANCE AUTHORIZING A SPECIFIC USE PERMIT (SUP) TO PERMIT A TATTOO OR BODY PIERCING SHOP USE WITHIN A COMMERCIAL (C) ZONING DISTRICT, LOCATED AT 217 E MAIN STREET, BEING PROPERTY ID 274682, IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING A PORTION OF LOT 6, BLOCK 40 OF THE ORIGINAL TOWN 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 C; 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-88-2024 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 C to C, with a SUP in order to permit a Tattoo or Body Piercing Shop use on the following property: 217 E Main Street, being a portion of Lot 6, Block 40 of the Original Town Addition, which is shown on Exhibit A, in accordance with the Operational Plan attached as Exhibit B, and the Floor Plan attached as 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 Zoning Ordinance.

Specific Use Permit

FOR OPERATION OF A TATTOO OR BODY PIERCING SHOP (TATTOO GUILD) USE WITHIN A COMMERCIAL (C) ZONING DISTRICT; the following standards and conditions are hereby established as part of this ordinance:

1. Permission to operate a Tattoo or Body Piercing Shop use at 217 E Main Street is granted only to Cyle Corse, owner of "Tattoo Guild". Approval to operate a Tattoo or Body Piercing Shop use at this location will not transfer to another Tattoo or Body Piercing Shop establishment or owner of Tattoo Guild.
2. An amendment to the SUP will be required in the event that the property owner wishes to expand the Cosmetic and Restorative Studio area beyond the building at 217 E Main Street, identified in the Floor Plan – Exhibit C.
3. All exterior signage shall require a sign permit from the Building & Community Services Department and approval by the Heritage Preservation Commission.
4. The development shall adhere to the City Council approved in Exhibit A – Location Map, Exhibit B – Operational Plan, and Exhibit C – Floor Plan.
5. 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.
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. Any zoning, land use requirement, or restriction not contained within this Zoning Ordinance, shall conform to those requirements and/or standards prescribed in Exhibit B – Operational Plan and Exhibit C – Floor Plan. Where regulations are not specified in Exhibits B or C, or this Zoning Ordinance, the regulations of the Commercial (C) Zoning District and the City of Waxahachie Zoning Ordinance shall apply to this development.
8. 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. 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 3rd day of June, 2024.



Billie Wallace
MAYOR

ATTEST:

Amber Villarreal
City Secretary

Exhibit A - Location Map

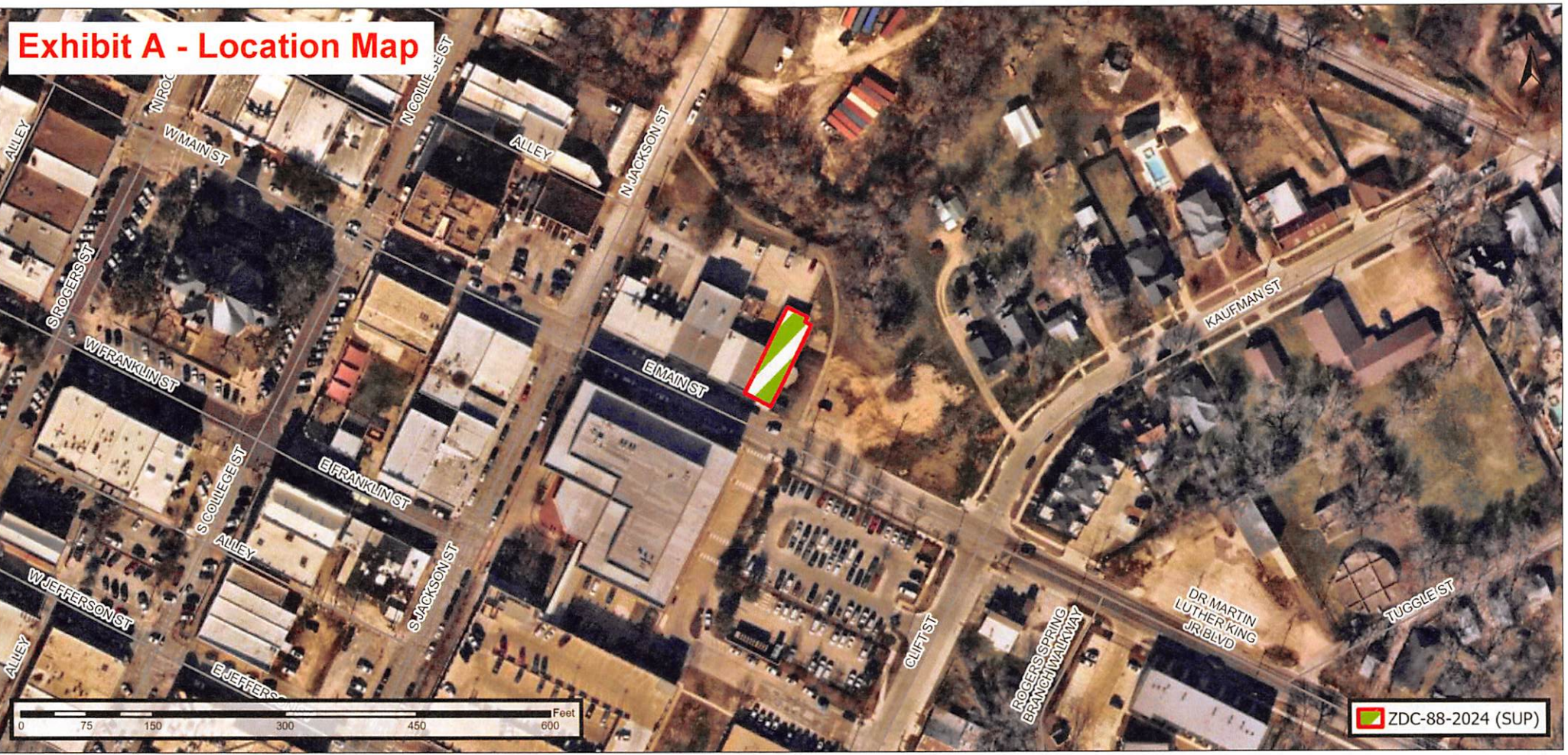


Exhibit B - Operational Plan

Cyle Corse
DBA Tattoo Guild
217 E. Main Street
Waxahachie Texas 75165

April 25th, 2024

I am submitting an application for a SUP at 217 E. Main Street, Waxahachie, Texas 75165. I have been in business at my current location since 2015. I would like to consolidate three of our local tattoo studios into one.

We will have 8 artists and our hours of operation will be Tuesday-Saturday 1PM-10PM. We will only tattoo during operating hours.

Signage will comply with the City's sign requirements and I understand the approval process.

Business Plan for the Tattoo Guild

The Tattoo Guild is a professional tattoo studio committed to providing high-quality tattoo services to clients. Our mission is to create unique and meaningful tattoo art while maintaining a safe and comfortable environment for both artists and customers. This business plan outlines the key strategies and objectives for the Tattoo Guild to achieve success and we are confident in our ability to thrive in Waxahachie's beautiful community!

Sincerely,

Cyle Corse

Exhibit C - Floor Plan
Station

217 E. main St.

