

ORDINANCE NO. 3584

AN ORDINANCE AUTHORIZING A SPECIFIC USE PERMIT (SUP) TO ALLOW A TATTOO SHOP USE (TATT2ENVY, LLC) WITHIN A GENERAL RETAIL (GR) ZONING DISTRICT LOCATED AT 105 SOUTH GRAND AVENUE, SUITE B IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING 0.918 ACRES KNOWN AS PROPERTY ID 176644, 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-196-2024. 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 City Council having heard all arguments for and against said SUP;

NOW, THEREFORE, this property is rezoned from GR to GR, with an SUP in order to allow Tattoo Shop use on the following property: Property ID 176644, which is shown on the Location Map (Exhibit A), the Site Slan (Exhibit B), and the Floor Plan (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 THE OPERATION OF A SPECIFIC USE PERMIT FOR TATTOO SHOP USE (TATT2ENVY, LLC) WITHIN A GENERAL RETAIL (GR); the following standards and conditions are hereby established as part of this ordinance:

1. The subject property shall conform to the site plan approved by the City Council under case number ZDC-196-2024.
2. 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 – Floorplan.
3. This SUP shall remain with the applicant for this specific location, only. If the applicant moves to another location or JC's Gentleman's Barber Lounge closes, this SUP will be terminated immediately. The applicant will need to open a stand-alone tattoo shop with a new SUP.
4. The applicant shall amend this SUP should s/he decide to expand within the barbershop.
5. JC's Gentleman's Barber Lounge shall obtain a new Certificate of Occupancy to reflect the additional Tattoo Shop Land Use that notes this SUP by name and number before operating.
6. All development 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.
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, the Development Agreement, or Staff Report as approved by City Council, shall conform to those requirements and/or standards prescribed in Exhibit B – Site Plan and Exhibit C – Floor plan. Where regulations are not specified in Exhibits B and C this Zoning Ordinance, or the Development Agreement, the regulations of the General Retail (GR) Zoning District 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 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 ceases to operate for a period exceeding six months (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; 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 16th day of December, 2024.



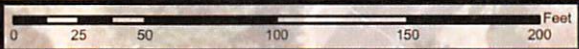
Billy Wallace
MAYOR


ATTEST:

Amber Villarreal
City Secretary



EXHIBIT A - LOCATION MAP



 ZDC-196-2024 (SUP)

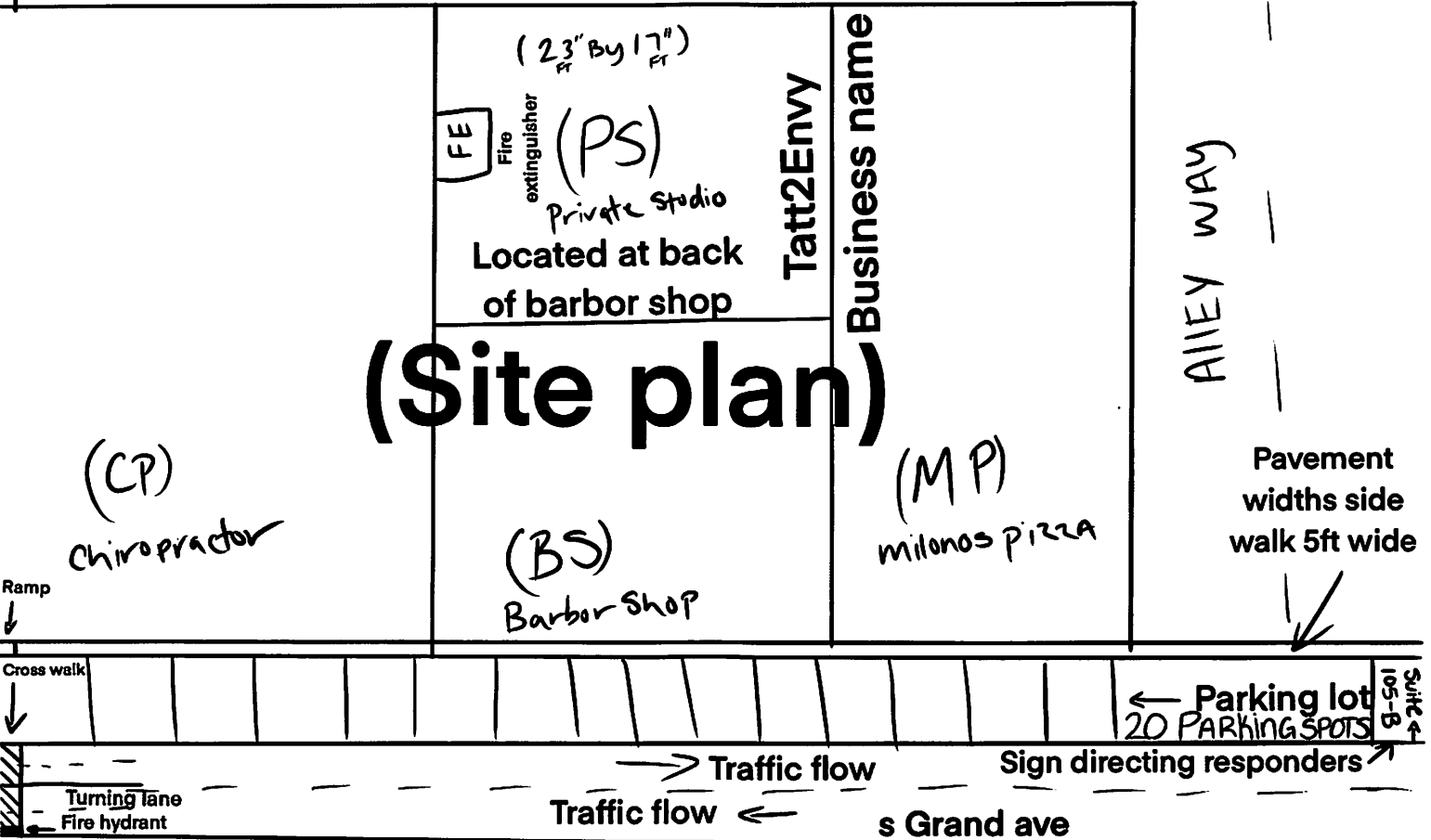
Designated
Parking lot



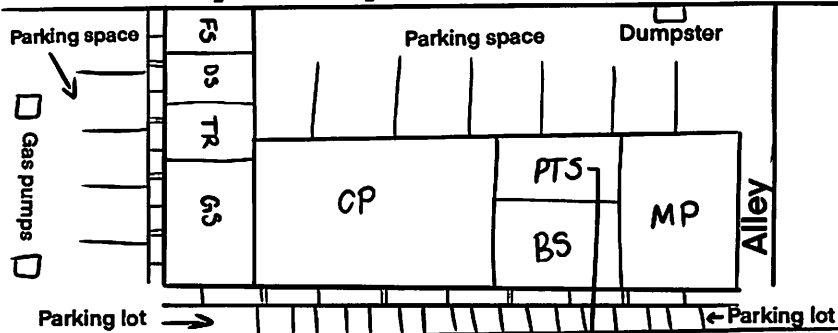
5 spots in back

Proposed
loading area

(Site plan)



Vicinity map 09/03/2024



The official 911 address is (105 s Grand ave suite-B)

No proposed signage only the signs directing responders

Applicant information Jaydon Clemens 420 Edmondson rd Waxahachie tx 75167 4699014175

Owner information Roger Dollar Pobox 427 Waxahachie tx, 75168 9729371140

Title Block

Subdivision-west end rev Lot 1&2 Block 6 west end Zoning -GR Area in acres 0.918 Waxahachie Ellis 09/04/2024 ZDC-196-2024

- FS-Flower Shop
- DS-Donut shop
- TR-Taco Restaurant
- GS-Gas station
- Cp- chiropractor
- Ps-Private tattoo studio
- Bs- Barbor shop
- Mp-Milanos pizza

Private studio Approximate distance from street is 65" feet

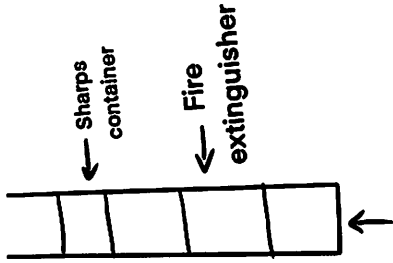
Each I represents 10ft Each II represents 20ft.

105-B
TATTZENY

← Suite number

← Business name

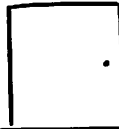
Bookshelf



Wall pillar

(Square footage)
(23ft by 17ft)

WORK
Station



↑
Inside front
door to private
tattoo studio

↑ Wall seperating ↑
harbor shop
and private
tattoo studio

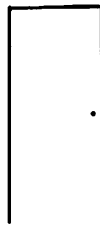
Hand wash
sink

(Floor plan)

Shop break
room

Open room
unused

Front door
Main Entrance



Sign directing
Responders

105-B ↑

Side walk

Street

(S Grand Ave)

The official 911
address is (105
s Grand ave
suite-B)

Title Block

Business name
Tatt2Envy.llc

Subdivision-west end rev
Lot 1&2 Block 6 west end
Zoning -GR
Area in acres 0.918
Waxahachie Ellis
09/04/2024
ZDC-196-2024