

ORDINANCE NO. 2989

AN ORDINANCE AUTHORIZING A ZONING CHANGE FROM COMMERCIAL (C) TO PLANNED DEVELOPMENT-COMMERCIAL (PD-C), WITH CONCEPT PLAN LOCATED AT 317 N ELM STREET IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING 0.261 ACRES KNOWN AS PROPERTY ID 170734 OF THE TOWN 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, a proper application for a PD, with Concept Plan has been made in accordance with the zoning ordinances in the City of Waxahachie and said application has been assigned case number PD-17-0143. Said application, having been referred to the Planning and Zoning (P&Z) Commission for their final report, was recommended by the P&Z Commission for zoning change approval of the subject property from C to PD-C, with Concept Plan; 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 zoning amendment;

NOW, THEREFORE, this property is rezoned from C to PD-C, with Concept Plan in order to add additional food preparation, dining, restroom, and parking facilities on the following property: Property ID 170734 of the Town subdivision, which is shown on Exhibit A, in accordance with the Concept Plan provisions attached as Exhibit B, the site layout plan shown on Exhibit C, and the conceptual elevation plan 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 20th day of November, 2017.



M. Kai Straff
MAYOR

ATTEST:

Lori Cartwright
City Secretary





PD-17-0143 - Kika's Grilled Chicken
Location Exhibit



Exhibit A



PD-17-0143



EXHIBIT B

CONCEPT PLAN PROVISIONS

Purpose and Intent

The purpose and intent of this Planned Development (PD) is to add a dining area, a vegetable cooler, two restrooms and related parking to the existing KIKAS MEXICAN FOOD RESTAURANT located at 317 N Elm Street.

Compliance with the City's Comprehensive Plan

Zoning district C is intended as base zoning classifications underlying this PD. The C zoning district is intended to provide locations for service and commercial related establishments, such as wholesale products, welding shops, flea markets, major automotive repair, upholstery shops, and other heavy commercial uses. Uses in this District may require open storage areas but shall be screened from public view. The uses envisioned for the District will typically utilize smaller sites and have operation characteristics which are not compatible with residential uses and some nonresidential uses. Convenient access to thoroughfares and collector streets is also a primary consideration..

PD District Development Standards

Description of Request

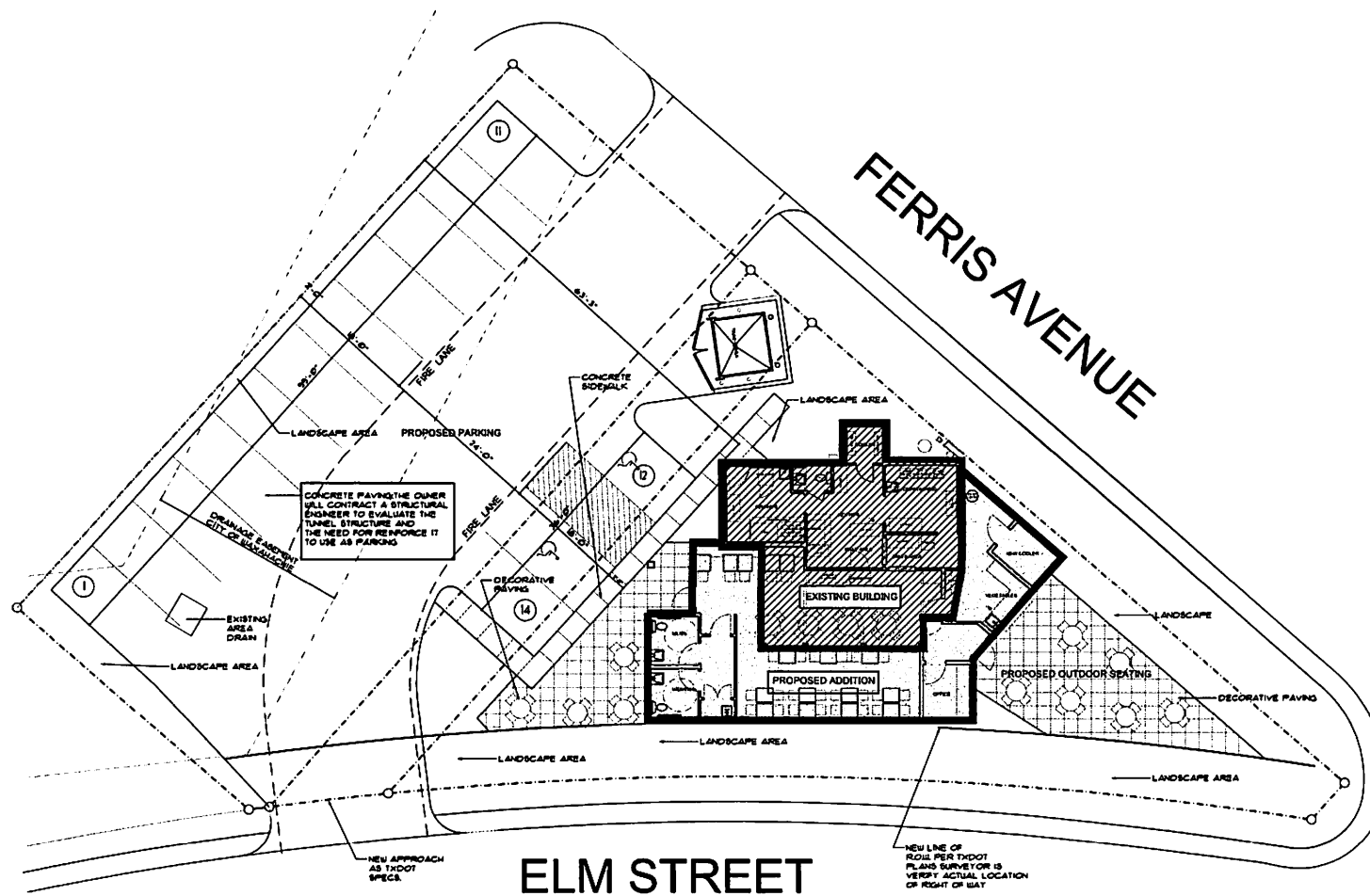
- To renovate and enlarge the existing restaurant, increasing parking, food preparation and dining space.

Proposed Use of Property

- A restaurant.

General Development Requirements

- Minimum Lot Area 11,000 SF
- Minimum Lot Width 200.00 FT
- Minimum Lot Depth 5.00 FT
- Front Yard Setback 0 FT
- Side Yard Setback 20 FT
- Side Yard to Street Setback 20 FT
- Rear Yard Setback 1 FT
- Maximum Height 30 FT
- Parking 1 space per 4 seats
- Masonry Requirement: fifty (50) percent in any building facade. No more than fifty (50) percent of required masonry could be cementitious fiberboard or similar materials.
- EIFS shall be acceptable as trim material and in surfaces above 8'-0" above ground.
- Accessory buildings of 10% or less of the total area of the building shall be allowed.



ELM STREET

FERRIS AVENUE



SITE PLAN
1/8"=1'-0"

01
A102

End of C

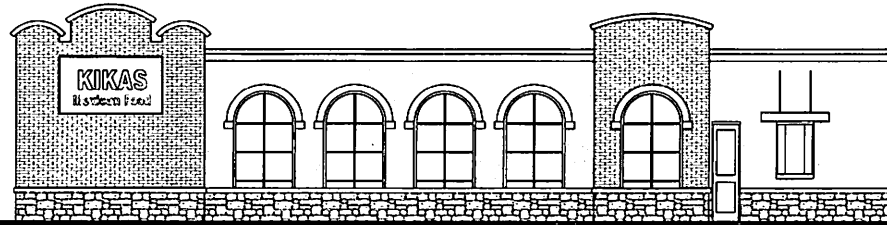
OWNER:		JOB NUMBER 104-0317
DANIEL LEAMON	317 N ELM STREET	SHEET NUMBER A102
P.O. BOX 2224002 DALLAS TX 75222	.2610 ACRES	DATE OF ORIGINAL ISSUE 08/27/17
	S & S 33 TOWN	
	WAXAHACHIE, ELLIS COUNTY	

CONTRACTOR SHALL VERIFY ALL
CONDITIONS AND DIMENSIONS
OF EXISTING STRUCTURE
AND UTILITIES
BEFORE BEGINNING ANY WORK.
DO NOT SCALE DRAWING.

ADDITIONS AND ALTERATIONS TO:
KIKAS RESTAURANT
317 NORTH ELM STREET, WAXAHACHIE, TEXAS



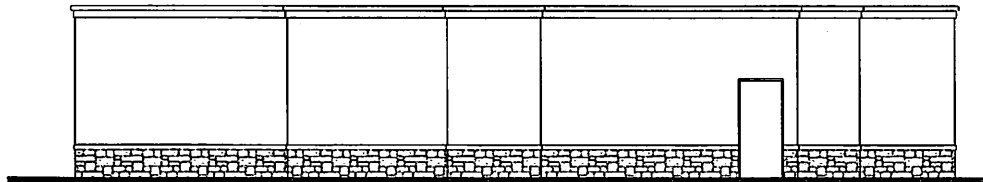
h a r c h i t e c t
200 South Rogers Street #102 - Waxahachie, Texas 75165 - (817) 533-2500
cell: (972) 533-2500



NORTH-EAST ELEVATION 01
14'-0" A104

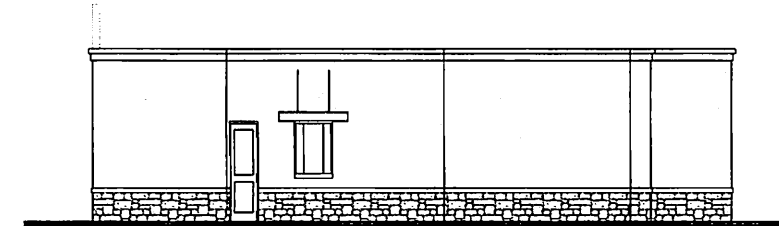


SOUTH-EAST ELEVATION 01
14'-0" A104



SOUTH - WEST ELEVATION 01
14'-0" A104

Exhibit D

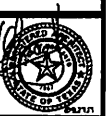


NORTH-WEST ELEVATION 01
14'-0" A104

OWNER:		JOB NUMBER
DANIEL LEAMON		104-00017
P.O. BOX 2224002 DALLAS TX 75222		SHEET NUMBER
		A104
		DATE OF ORIGINAL ISSUE
		02/27/17
317 N ELM STREET		
.2610 ACRES		
546 33 TOWN		
WAXAHACHIE, ELLIS COUNTY		

CONTRACTOR SHALL VERIFY ALL
CONDITIONS AND PROCEED
WITH THE PROJECT IN ACCORDANCE
WITH THE CITY OF WAXAHACHIE
ENGINEERING DEPARTMENT
REVISIONS INDICATED BY MARK
DO NOT SCALE DRAWING

ADDITIONS AND ALTERATIONS TO:
KIKAS RESTAURANT
317 NORTH ELM STREET, WAXAHACHIE, TEXAS



h a r c h i t e c t
200 South Regatta Street #102 - Waxahachie, Texas 75115 - mchitect@comcast.net - 817.538.2500