

**ORDINANCE NO. 3060**

**AN ORDINANCE AUTHORIZING A SPECIFIC USE PERMIT (SUP) TO PERMIT A CONVENIENCE STORE USE WITHIN A PLANNED DEVELOPMENT-18-GENERAL RETAIL (PD-18-GR) ZONING DISTRICT, LOCATED AT 507 N HIGHWAY 77, SUITE 800, BEING PROPERTY ID 175004, IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING LOT 1&3, BLOCK 1 IN THE NORTHGATE PLAZA 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**, the described property is classified in said ordinance and any amendments thereto as PD-18-GR 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-18-0148. 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-18-GR to PD-18-GR, with an SUP in order to permit a Convenience Store use on the following property: Lot 1&3, Block 1 of the Northgate Plaza subdivision, which is shown on Exhibit A, in accordance with the Site Layout Plan attached as Exhibit B.

The following conditions and restrictions shall apply: This ordinance repeals Ordinance No. 2532. Further, this ordinance and the SUP issued hereunder is automatically nullified and of no effect if any of the following situations arise: (1) the 1 Stop C-Store ceases to occupy Suite 800; (2) the business changes its name; or (3) the business owner changes from Sailesh Kharel to another person or entity. Additionally, the sale of specialty paraphernalia is expressly prohibited, and no exterior signage shall reference or mention the sale of tobacco and/or alcohol.

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.

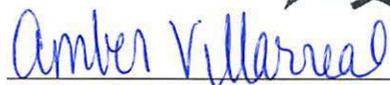
The zoning map of the City of Waxahachie is hereby authorized and directed to be demarked in accordance therewith.

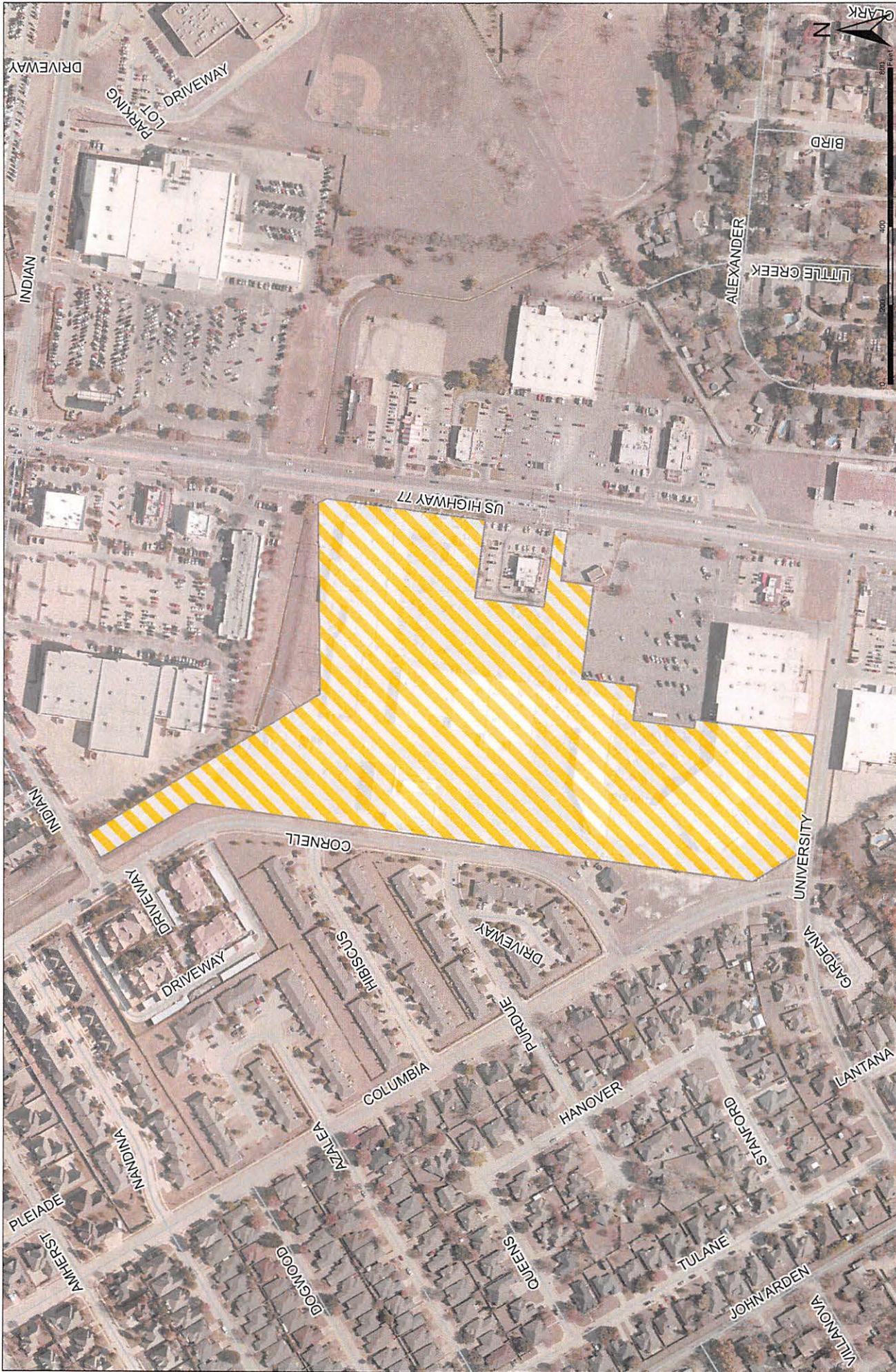
**PASSED, APPROVED AND ADOPTED** on this 15<sup>th</sup> day of October, 2018.



  
MAYOR

ATTEST:

  
Assistant City Secretary



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. This product has been produced by the City of Waco, Texas for the sole purpose of geographic reference. No warranty is made by the City of Waco regarding specific accuracy or completeness.

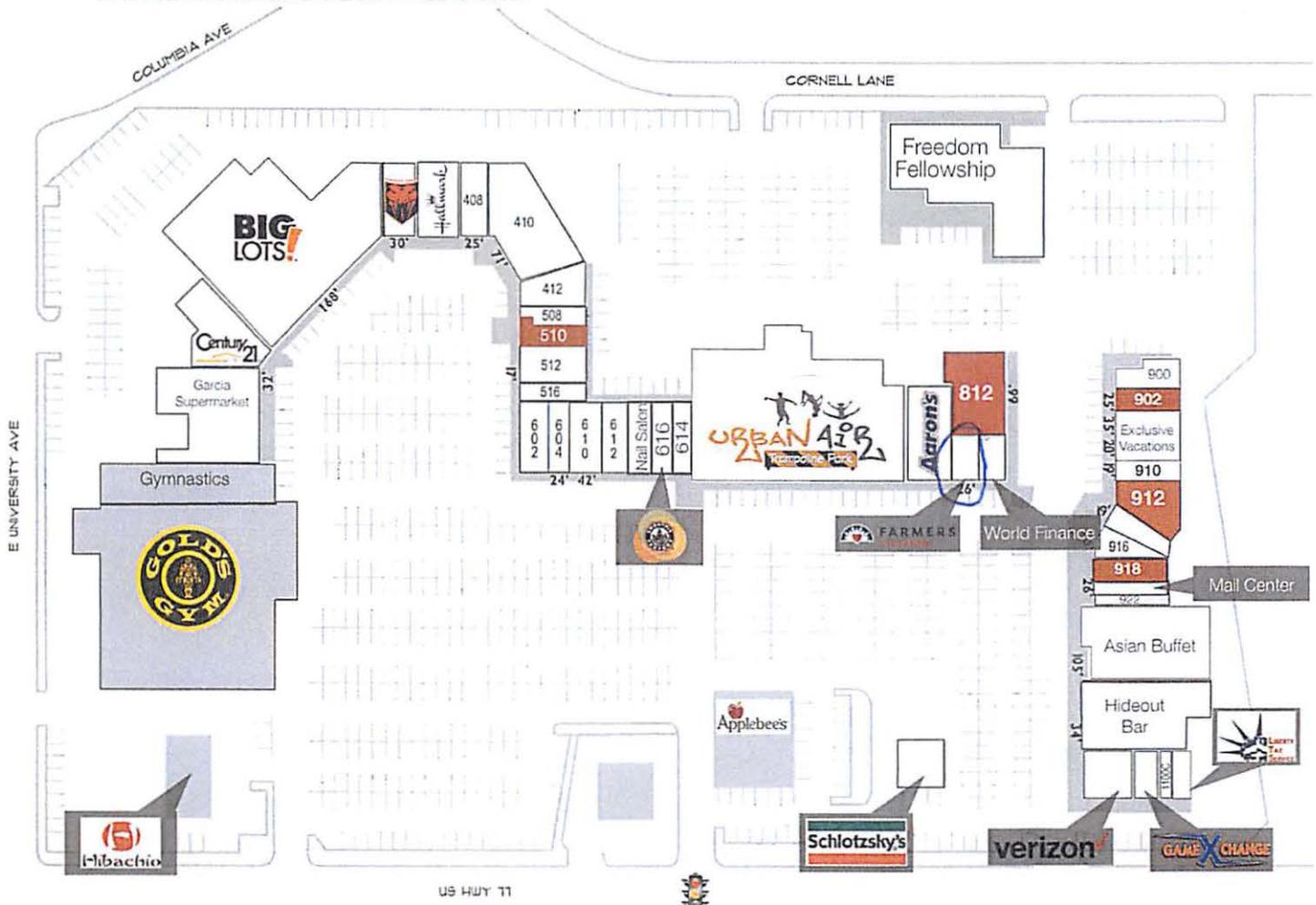
**Legend**  
 SU-18-0148

**EXHIBIT A SU-18-0148 507 N Hwy 77**  
**Suite 800 - Convenience Store**  
**Location Exhibit**



For Lease  
Multiple Suites  
1,390-5,362 SF

Northgate Plaza  
507 N. U.S. Highway 77  
Waxahachie, Texas 75165



Suite	Tenant Name	Size
200	Garcia Supermarket	11,064
210	Century 21	4,289
300	Big Lots	30,166
404	CobraTec Knives	2,400
406	Glenda's Hallmark	3,600
408	Gigi Salon	1,983
410	Freedom Fellowship	8,005
412	Freedom Fellowship	3,231
508	Freedom Fellowship	1,477
510	AVAILABLE	2,119
512	Dr. Singleton DDS	2,403
516	Express Personal	1,445
602	Livingston Hearing Aid Center	1,792
604	Tranquility Spa & Salon	1,775
610	Sun Yur Bunz	2,868
612	Painting with a Twist	1,800
614	Fruteria Chely	1,125
616	Smoothie Factory	1,700
616A	Nail Salon	2,620
700	Urban Air	29,475
716	Aaron Rental	6,472
800	Farmers Insurance	1,580

Suite	Tenant Name	Size
804	World Finance	1,864
812	AVAILABLE	5,362
900	Am General Financial	1,300
902	AVAILABLE	2,800
904	Exclusive Vacations	2,659
910	B-6 (Chick Fil A Training)	1,364
912	AVAILABLE	3,266
914	Lash	1,196
916	Bow Wow Barbers	1,896
918	AVAILABLE	1,390
920	Mail Center	1,812
922	Kelly Wiser Salon	1,080
950	Asian Buffet	10,407
955-1000	Hideout Bar	8,290
1100	Verizon Wireless	3,500
1100B	Game X Change	1,800
1100C	Elf Shoe Repair	900
1100A	Liberty Tax	1,464
1201	Schlotzsky's	1,993
1300	Freedom Fellowship	17,840



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