

ORDINANCE NO. 2912

AN ORDINANCE AUTHORIZING A SPECIFIC USE PERMIT (SUP) FOR A RESTAURANT OR EATING PLACE (DRIVE-IN SERVICE) WITHIN A PLANNED DEVELOPMENT-3-GENERAL RETAIL (PD-3-GR) ZONING DISTRICT ON LOCATED AT 996 W U.S. HIGHWAY 287 IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING KNOWN AS LOT 1, BLOCK A OF THE HARRIS ADDITION 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 Planned Development-3-General Retail (PD-3-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 ZA2016-64. 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-3-GR to PD-3-GR with as SUP in order to allow a Restaurant or Eating Place (Drive-In Service) on Lot 1, Block A of the Harris Addition subdivision, which is further identified on Exhibit A, in accordance with the SUP Site Plan provisions attached as Exhibits B-D, which are labeled as follows:

Exhibit B: Site Layout Plan
Exhibit C: Building Elevations (2 pages)
Exhibit D: Landscape Plan

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 19th day of December, 2016.

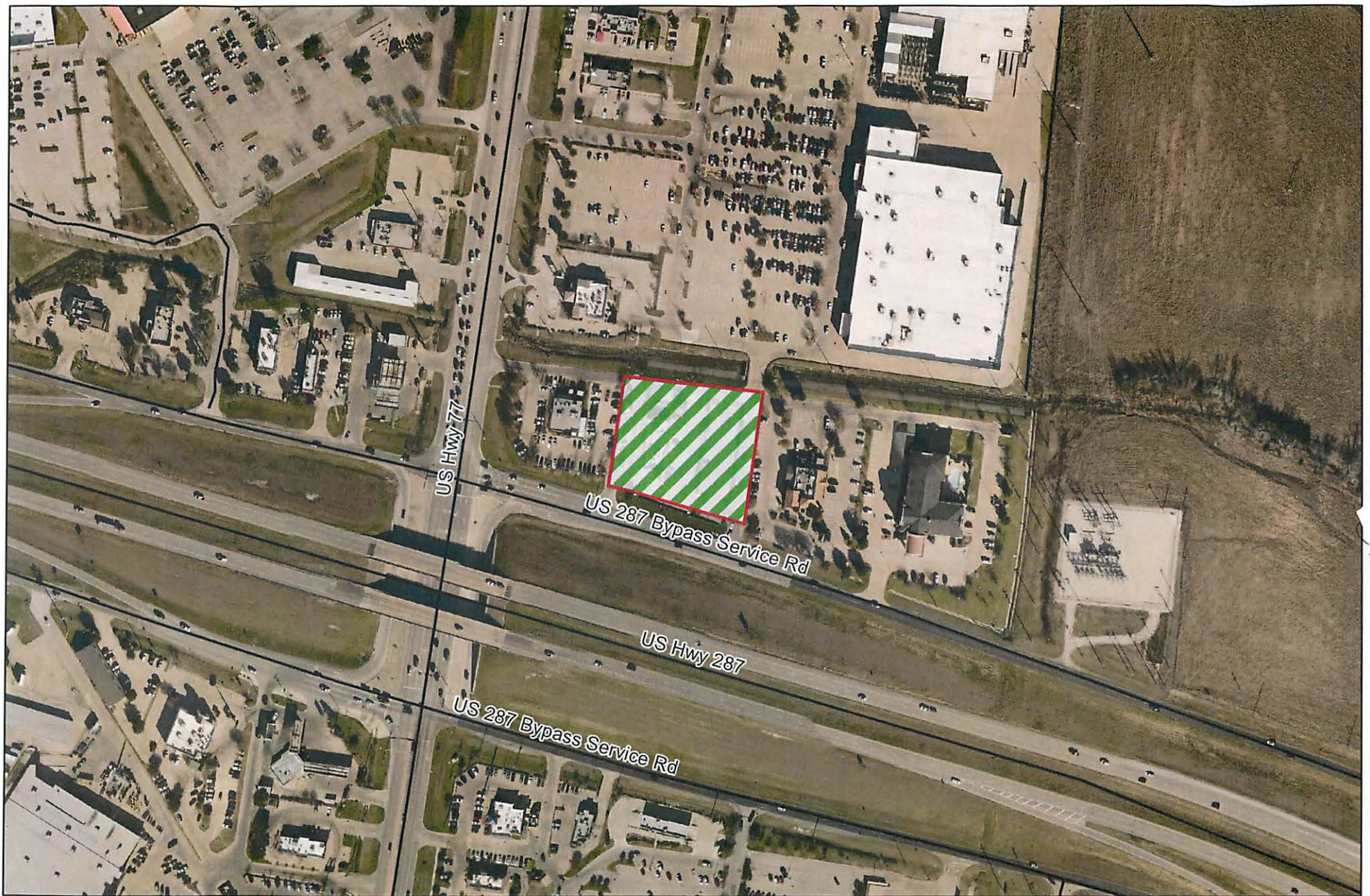


MAYOR

ATTEST:



City Secretary



Location Map
ZA2016-64 Chick-Fil-A SUP

EXHIBIT "A"



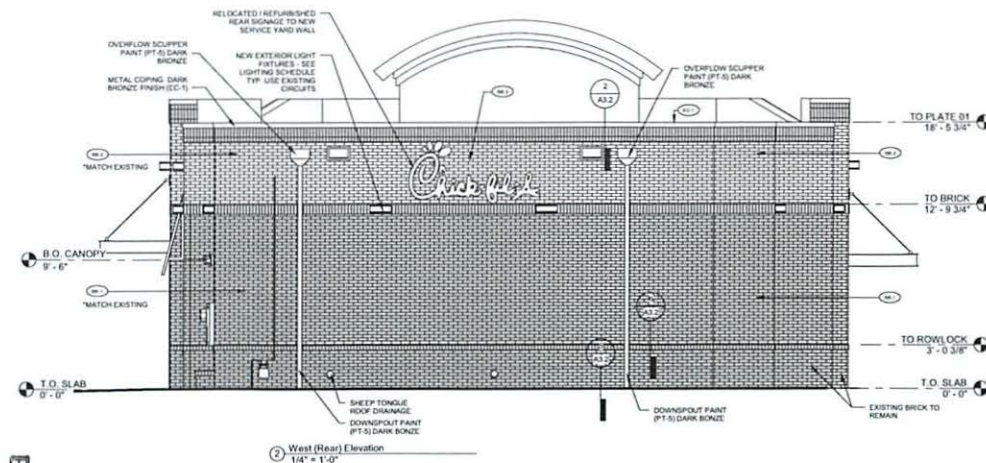
ZA2016-64

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EXTERIOR FINISHES:

PT-1	PAINT #1 SHERWIN WILLIAMS SW6099/SAND DOLLAR, FINISH: EGG SHELL ON DOORS, FRAMES AND CEILINGS	BR-1	BRICK #1 CUNNINGHAM BRICK COMPANY COLOR - "RED VELOUR" MODULAR SIZE USE BUFF MORTAR BY HACIM
PT-5	METAL PAINT #5 SHERWIN WILLIAMS DARK BRONZE BRONZETONE #504 - #A89T54 SUPER - PAINT EXTERIOR LATEX SATIN ULTRADEEP BASE	BR-2	BRICK #2 CUNNINGHAM BRICK COMPANY COLOR - "CASCADE WHITE" MODULAR SIZE USE DESERT BUFF MORTAR BY HACIM
EC-1	PARAPET WALL CORING DUROLAST / EXCEPTIONAL METALS COLOR: DARK BRONZE (MATTE)	BR-3	BRICK #3 (NOT USED IN REMODEL) CUNNINGHAM BRICK COMPANY COLOR - "SMOKE GRAY" MODULAR SIZE USE DESERT BUFF MORTAR BY HACIM





Chick-fil-e

5209 Buffington Rd.
Atlanta, GA
30349-2998

Revisions:

Mark	Date	By
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△		
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MAYSE & ASSOCIATES, INC.

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STORE
CFA 01608
Vauxhache FSU

896 W Highway 287 Byp
Vauxhache, TX 75165

BR - 97-120

SHEET TITLE
EXTERIOR ELEVATIONS

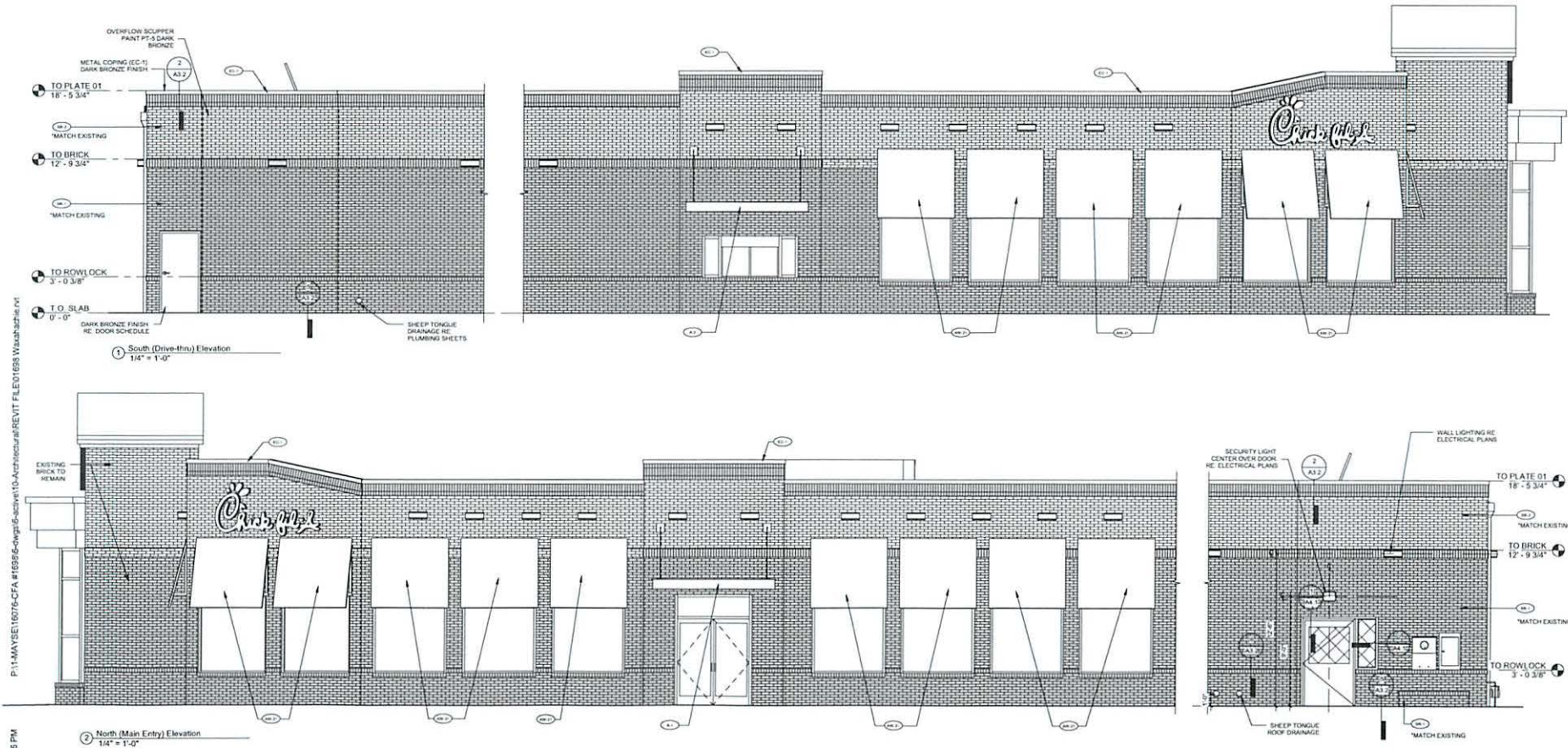
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Checked By:

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EXHIBIT "C"

EXTERIOR FINISHES:

PT-1	PAINT #1 SHERWIN WILLIAMS SW6099 SAND DOLLAR FINISH: EGGSHELL ON DOORS, FRAMES AND CEILINGS	BR-1	BRICK #1 CUNNINGHAM BRICK COMPANY COLOR: "RED VELOUR" MODULAR SIZE USE BUFF MORTAR BY HACIM
PT-5	METAL PAINT #5 SHERWIN WILLIAMS DARK BRONZE BRONZE TONE #504 - #A5154 SUPER - PAINT EXTERIOR LATEX SATIN ULTRADEEP BASE	BR-2	BRICK #2 CUNNINGHAM BRICK COMPANY COLOR: "CASCADE WHITE" MODULAR SIZE USE DESERT BUFF MORTAR BY HACIM
EC-1	PARAPET WALL COPING DUROLAST / EXCEPTIONAL METALS COLOR: DARK BRONZE (MATTE)	BR-3	BRICK #3 (NOT USED IN RE MODEL) CUNNINGHAM BRICK COMPANY COLOR: "SMOKE GRAY" MODULAR SIZE USE DESERT BUFF MORTAR BY HACIM



Revisions:

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STORE
CFA 01698
Waxahatche FSU
996 W Highway 287 Byp
Waxahatche, TX 75165
BR - 97-120

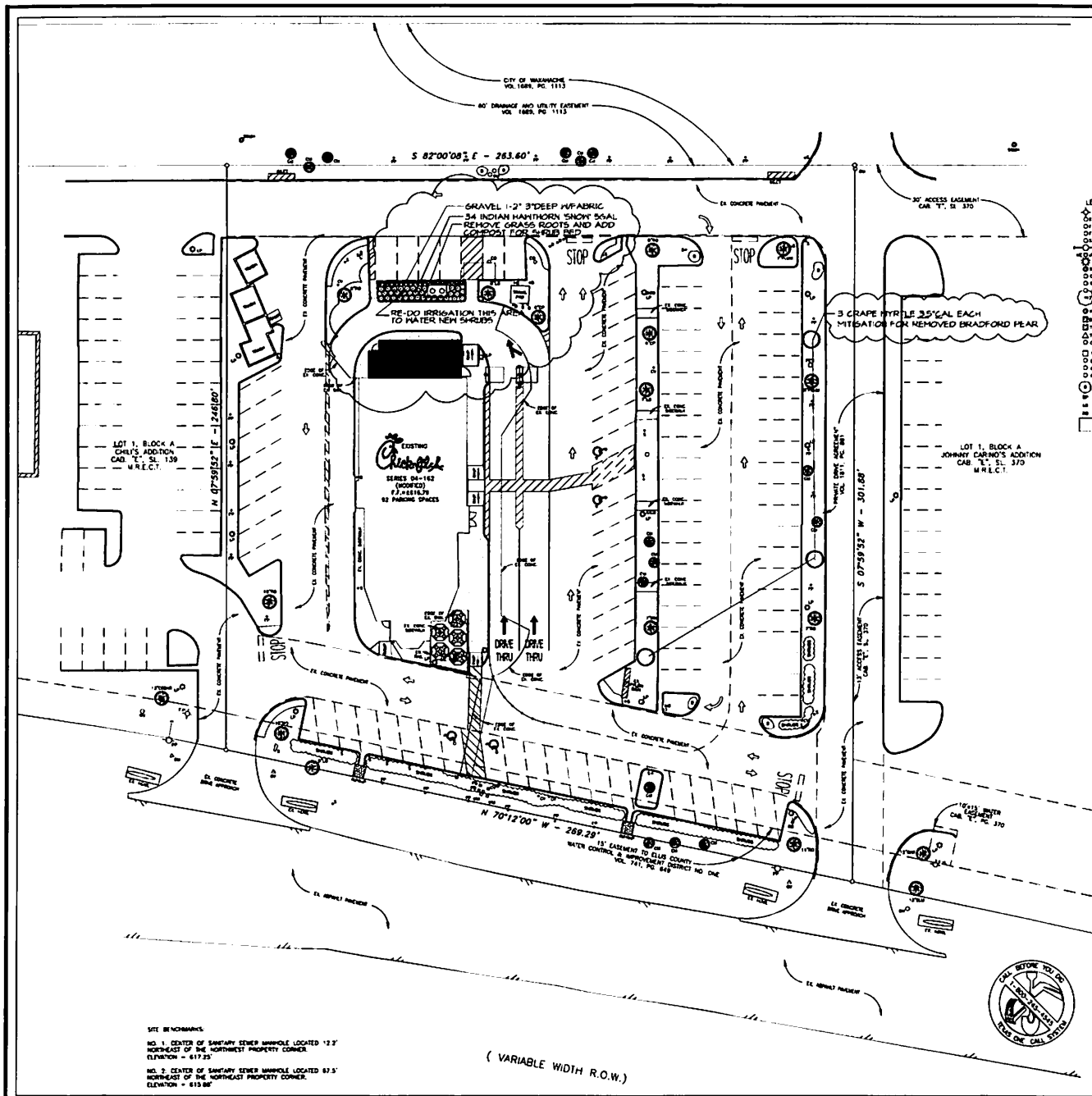
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EXTERIOR
ELEVATIONS

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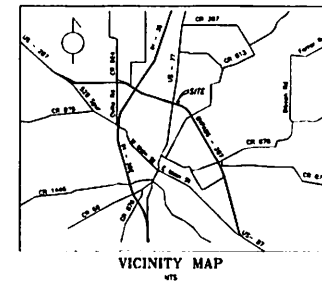
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EXHIBIT
C

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- LEGEND**
- 1" FIRE HYDRANT
 - 1" CHASED "T" SET
 - 1" CHASED "T" FOUND
 - 1" HIGH ROAD FOUND (SEE AS NOTED)
 - 1" HIGH ROAD SET (SEE AS NOTED)
 - 1" OVERHEAD UTILITY POLE W/ 2/2"
 - 1" UNDERGROUND ELECTRIC ON TELEPHONE
 - 1" LIGHT POLE
 - 1" SANITARY SEWER MANHOLE
 - 1" SANITARY SEWER CLEAN OUT
 - 1" CAR WASH
 - 1" WATER VALVE
 - 1" TREE
 - 1" MANHOLE (TYPE AS NOTED)
 - 1" TRAFFIC SIGNAL BOX
 - 1" ELECTRIC TRANSFORMER BOX
 - 1" ELECTRIC TRANSMISSION STILL TOWER
 - 1" UNDERGROUND CABLE MARKER
 - 1" TRAFFIC BOX
 - 1" ELECTRIC METER
 - 1" GAS METER
 - 1" FLAG POLE
 - 1" BOLLARD
 - 1" BRICKWORK PLAN
 - 1" LAND OWN
 - 1" RED OWN
 - 1" FIRE LANE



SITE DATA	
JOINT	PD-6 OR (GENERAL METHOD)
1 OF AREA	1.66 ACRES (72,118 S.F.)
PROPOSED LOT	ONE IN A FOUR (THRU RESTAURANT)
EX. BUILDING AREA	4,549 S.F.
PROP. LAMPION AREA	387 S.F.
TOTAL BUILDING AREA	4,936 S.F.
T.A.R.	0.071
TOTAL SEATING	182 SEATS
	1 SPACE FOR EVERY 3 SEATS
	62 SPACES (4 N.C.)
PARKING PROVIDED	25 (1 STORY)
PROPOSED LANDSCAPE AREA	11,800 S.F. (13,212)
PROPOSED SUPERFICIAL AREA	61,800 S.F. (14,782)

- IRRIGATION NOTES:**
- CAP EXISTING IRRIGATION LINES PRIOR TO DEMOLITION
 - REPAIR IRRIGATION AFTER NEW CONSTRUCTION COMPLETE.
 - INSURE EXISTING IRRIGATION OPERATION DURING CONSTRUCTION
 - UPDATE CONTROLLER IF NEW ZONES IF REQUIRED

- LANDSCAPE NOTES:**
- REPLACE LANDSCAPE MATERIALS DAMAGED DURING CONSTRUCTION TO INCLUDE PERIMETER SOD.

- EXISTING PLANT MATERIAL NOTE:**
- ALL EXISTING TREES AND SHRUBS TO REMAIN UNLESS THEY ARE BEING REMOVED FROM CLOUDED AREA FOR CONSTRUCTION

PLANT LIST

- 3 GRAPE VYRTLE / LASERS'ROEMIA INDICA 'RED' MT / 3/3" CAL
- 34 INDIAN HAWTHORN 'SNOW' 'GRAPH OLEPSIS INDICA' 1/3" CAL
- NATIVE GRAVEL 1-2" DIA

APPLICANT:
CHICK-FIL-A, INC.
5200 BUFFINGTON ROAD
ATLANTA, GEORGIA 30349
PHONE: (404) 763-8000
CONTACT: TODD WILLIAMS

ENGINEER:
BURGER ENGINEERING, LLC
17103 PRESTON ROAD, SUITE 180M
TEXAS REGISTERED ENGINEERING FIRM F-12997
DALLAS, TEXAS 75248
PHONE: (972) 630-3360
CONTACT: BRYAN M. BURGER, P.E.

HKI LANDSCAPE ARCHITECTS
LANDSCAPE CONTRACTORS
2417 BENSAL LANE
PLANO, TEXAS 75023
OFC. (972) 546-4154 FAX (972) 667-7604

SITE BENCHMARKS:
NO. 1. CENTER OF SANITARY SEWER MANHOLE LOCATED 12' NORTHEAST OF THE NORTHWEST PROPERTY CORNER.
ELEVATION = 617.20
NO. 2. CENTER OF SANITARY SEWER MANHOLE LOCATED 87.5' NORTHEAST OF THE NORTHWEST PROPERTY CORNER.
ELEVATION = 615.85

(VARIABLE WIDTH R.O.W.)



Chick-fil-A
5200 Buffington Rd
Atlanta, Georgia
30349-2998

Revisions:
Mark Date By

Mark Date By

Mark Date By



LOT 1, BLOCK A
HARRIS ADDITION
CITY OF WACAHACHE, TEXAS

STORE
SERIES
S04-162
(MODIFIED)

SHEET TITLE
LANDSCAPE PLAN

For Permit
For Bid
For Construction
Job No. : 013-204
Store : 01698
Date : 3/10/16
Drawn By : HKI
Checked By : HKI

Sheet
L-1

EXHIBIT 12