

A-1. - PLANNED DEVELOPMENT DISTRICTS

The following Planned Developments are included within this Ordinance as originally approved, except as noted. For specific requirements or restrictions for each individual Planned Development, refer to the original amending ordinance for each Planned Development.

<i>Symbol Designation</i>	
PD-1-C	<u>Planned Development District - 1 - Commercial</u>
	Planned Development District permitting uses as prescribed in the Uses Schedule of the Zoning Ordinance of Waxahachie, Texas, for the "C", Commercial District, subject to the approval of a site plan by the Planning and Zoning Commission and City Council prior to the issuance of any Building Permit or Certificate of Occupancy. Such site plan shall set forth the building areas, off-street parking, points of access, any screening walls, open areas, building setbacks, curbs, sidewalks, drainage facilities indicated as necessary by the location and provide for the dedication and improvement of any street deemed essential by the Planning and Zoning Commission and City Council for access to the property, to adjacent property or for circulation around the site.
	The density, coverage, height, parking and off-street loading standards shall be as set forth on the site plan or as specified for the "C", Commercial District.
	The requisite site plan may be approved in whole or in part for one or several ownerships provided the overall arrangement of streets, land uses, utilities and parking applying to the entire tract is coordinated and understood by the various owners.
PD-2-GR	<u>Planned Development District - 2 - General Retail</u>
	Planned Development District permitting retail uses as prescribed in the Use Schedule of the Zoning Ordinance of Waxahachie, Texas, for the "GR", General Retail District, subject to the approval of a site plan by the Planning and Zoning Commission and City Council prior to the issuance of any Building Permit or Certificate of Occupancy for any structure or use on the premises. Such site plan shall set forth the areas designated for the basic building areas, yards, setbacks, off-street parking, points of access, sidewalks, drives, drainage facilities, utility easements, recreational areas and service areas appropriate to the location and function of the development and shall provide for the dedication and improvement of any street deemed necessary by the Planning and Zoning Commission and City Council for access to the property, to adjacent property or for circulation around the site. Provisions shall be made for the dedication of the pro rata share of any right-of-way along U.S. Highway 77 required to provide a major thoroughfare cross section with a median and

	projected left turn lanes for safe and convenient access to the property.
	The density, coverage, height, parking and off-street loading standards shall comply with the minimum standards specified for the "GR", General Retail District for the retail and service development.
	The requisite site plan may be approved in whole or in part provided the elements influencing the development of the entire tract, such as access, parking and circulation are considered by a partial site plan.
PD-3-GR	<u>Planned Development District - 3 - General Retail</u>
	Planned Development District permitting retail uses as prescribed in the Use Schedule of the Zoning Ordinance of Waxahachie, Texas for the "GR", General Retail District, subject to the approval of a site plan by the Planning and Zoning Commission and City Council prior to the issuance of any Building Permit or Certificate of Occupancy for any structure or use on the premises. Such site plan shall set forth the building areas, off-street parking, points of access, any screening walls, open areas, building setbacks, utility easements, curbs, sidewalks, drives and drainage facilities indicated as necessary to accommodate the use and function of the premises and provide for the dedication and improvement of any street deemed essential by the Planning and Zoning Commission and City Council for access to the property, to adjacent property or for circulation around the site. Provisions shall be made for the dedication of the pro rata share of any right-of-way along U.S. Highway 77 required to provide a major thoroughfare cross section with a median and protected left turn lanes for safe and convenient access to the property.
	The density, coverage, height, parking and off-street loading standards shall comply with the minimum standards specified for the "GR", General Retail District for all development.
PD-4-C	<u>Planned Development District-4-Commercial</u>
	Planned Development District permitting commercial uses as prescribed in the Use Schedule of the Zoning Ordinance of Waxahachie, Texas, for the "C" Commercial District, subject to the approval of a site plan by the Planning and Zoning Commission and City Council prior to the issuance of any Building Permit or Certificate of Occupancy for any structure or use on the premises. Such site plan shall set forth the building areas, off-street parking, point of access, any screening walls, building setbacks, utility easements, sidewalks, drives and drainage facilities indicated as necessary to accommodate the use and function of the premises. The dedication and improvement of the pro rata portion of an east-west circulation street having a minimum width of sixty (60) feet shall be provided

	along the southern boundary of the tract.
	The density, coverage, height, parking, floor area ratio and off-street loading standards shall comply with the minimum standards specified for the "C", Commercial District for all development.
	The prerequisite site plan may be approved in whole or in part for one or several property owners provided the overall arrangement of streets, land use, utilities and parking applying to the entire tract is coordinated and understood by the various owners.
PD-5-C	<u>Planned Development District-5-Commercial</u>
	Planned Development District permitting commercial uses as prescribed in the Use Schedule of the Zoning Ordinance of Waxahachie, Texas, for the "C", Commercial district, subject to the approval of a site plan by the Planning and Zoning Commission and City Council prior to the issuance of any Building Permit or Certificate of Occupancy for any structure or use on the premises. Such site plan shall set forth the building areas, off-street parking, point of access, any screening walls, building setbacks, utility easements, sidewalks, drives and drainage facilities indicated as necessary to accommodate the use and function of the premises. The dedication and improvement of the pro rata portion of an east-west circulation street having a minimum width of sixty (60) feet shall be provided along the southern boundary of the tract.
	The density, coverage, height, parking, floor area ratio and off-street loading standards shall comply with the minimum standards specified for the "C", Commercial District for all development.
	The requisite site plan may be approved in whole or in part for one or several property owners provided the overall arrangement of streets, land use, utilities and parking applying to the entire tract is coordinated and understood by the various owners.
PD-6-GR	<u>Planned Development District-6-General Retail</u>
	Planned Development District permitting retail uses as prescribed in the Use Schedule of the Zoning Ordinance of Waxahachie, Texas for the "GR", General Retail District, subject to the approval of a site plan by the Planning and Zoning Commission and City Council prior to the issuance of any Building Permit or Certificate of Occupancy for any structure or use on the premises. Such site plan shall set forth the building areas, off-street parking, points of access, any screening walls, open areas, building setbacks, utility easements, curbs, sidewalks, drives and drainage facilities indicated as necessary to accommodate the use and function of the premises. The dedication and improvements of the pro rata portion of

	<p>an east-west circulation street having a minimum right-of-way of sixty (60) feet shall be provided along the southern boundary of the tract. Provisions shall be made for the dedication of the pro rata share of any right-of-way along U.S. Highway 77 required to provide a major thoroughfare cross section with a median and protected left turn lanes for safe and convenient access to the property.</p>
	<p>The density, coverage, height, parking and off-street loading standards shall comply with the minimum standards specified for the "GR", General Retail District for all development.</p>
	<p>The requisite site plan may be approved in whole or in part provided the elements influencing the development of the entire tract, such as access, parking and circulation are considered by the partial site plan.</p>
PD-7-GR	<p><u>Planned Development District-7-General Retail</u></p>
	<p>Planned Development District permitting retail uses as prescribed in the Use Schedule of the Zoning Ordinance of Waxahachie, Texas for the "GR", General Retail District, subject to the approval of a site plan by the Planning and Zoning Commission and City Council prior to the issuance of any Building Permit or Certificate of Occupancy for any structure or use on the premises. Such site plan shall set forth the building areas, off-street parking, points of access, any screening walls, open areas, building setbacks, utility easements, curbs, sidewalks, drives and drainage facilities indicated as necessary to accommodate the use and function of the premises. The dedication and improvements of the pro rata portion of an east-west circulation street having a minimum right-of-way of sixty (60) feet shall be provided along the southern boundary of the tract. Provisions shall be made for the dedication of the pro rata share of any right-of-way along U.S. Highway 77 required to provide a major thoroughfare cross section with a median and protected left turn lanes for safe and convenient access to the property.</p>
	<p>The density, coverage, height, parking and off-street loading standards shall comply with the minimum standards specified for the "GR", General Retail District for all development.</p>
	<p>The requisite site plan may be approved in whole or in part provided the elements influencing the development of the entire tract, such as access, parking and circulation are considered by the partial site plan.</p>
PD-8-GR	<p><u>Planned Development District-8-General Retail</u></p>
	<p>Planned Development permitting uses as prescribed in the Use Schedule of the Zoning Ordinance of Waxahachie, Texas for the "MF-1", Multiple-Family 1 Residence District, subject to the approval of a site plan by the Planning and Zoning Commission and City</p>

	<p>Council prior to the issuance of any Building Permit or Certificate of Occupancy for any structure or use on the premises. Such site plan shall set forth the areas designated for building use and those designated for off-street parking, recreation, yards, open space and related drainage facilities, drives, utility easements and service areas indicated as necessary for the proper use and function of the development.</p>
	<p>The dedication and improvement of the pro-rata portion of an east-west circulation street having a minimum right-of-way of sixty (60) feet shall be provided along the southern boundary of the tract.</p>
	<p>The density, coverage, height, parking and areas standards shall comply with the minimum standards specified for the MF-1, Multiple-Family-1 Residence District.</p>
	<p>The requisite site plan may be approved in whole or in part provided the elements influencing the development of the entire tract, such as access, parking and circulation are considered by the partial site plan.</p>
PD-9-GR	<p><u>Planned Development District-9-General Retail</u></p>
	<p>Planned Development District permitting retail uses as prescribed in the Use Schedule of the Zoning Ordinance of Waxahachie, Texas for the "GR", General Retail District, subject to the approval of a site plan by the Planning and Zoning Commission and City Council prior to the issuance of any Building Permit or Certificate of Occupancy for any structure or use on the premises. Such site plans shall set forth the building areas, off-street parking, points of access, any screening walls, open areas, building setbacks, utility easements, curbs, sidewalks, drives and drainage facilities indicated as necessary to accommodate the use and function of the premises. The dedication and improvements of the pro rata portion of a circulation street along the south and east boundary of the tract having a minimum right-of-way of sixty (60) feet and connecting with an existing right-of-way extending to the frontage road of U.S. Highway 287.</p>
	<p>The density, coverage, height, parking and off-street loading standards shall comply with the minimum standards specified for the "GR", General Retail District for all development.</p>
PD-10-GR	<p><u>Planned Development District-10-General Retail</u></p>
	<p>Planned Development District permitting retail uses as prescribed in the Use Schedule of the Zoning Ordinance of Waxahachie, Texas for the "GR", General Retail District, subject to the approval of a site plan by the Planning and Zoning Commission prior to the issuance of any Building Permit or Certificate of Occupancy for any structure or use on the premises. Such site plan shall set walls, open areas, building setbacks, utility easements, curbs,</p>

	<p>sidewalks, drives and drainage facilities indicated as necessary to accommodate the use and function of the premises. The density, coverage, height, parking and off-street loading standards shall comply with the minimum standards specified for the "GR", General Retail District, for all development.</p>
PD-11-MF-1	<p align="center"><u>Planned Development District-11-Multiple Family-1</u></p>
	<p>Planned Development District permitting uses as prescribed in the Use Schedule of the Zoning Ordinance of Waxahachie, Texas for the "MF-1", Multiple-Family-1 Residence District, subject to the approval of a site plan by the Planning and Zoning Commission and City Council prior to the issuance of any Building Permit or Certificate of Occupancy for any structure or use on the premises. Such site plan shall set forth the areas designated for building use and those designated for off-street parking, recreation, yards, open space and related uses. The site plan shall also indicate all curbs, sidewalks, drainage facilities, drives, utility easements and service areas indicated as necessary for the proper use and function of the development. The dedication and improvement of the pro rata portion of an east-west circulation street having a minimum right-of-way of sixty (60) feet shall be provided along the northern boundary of the tract.</p>
	<p>The density, coverage, height, parking and area standards shall comply with the minimum standards specified for the MF-1, Multiple-Family-1 Residence District.</p>
	<p>The requisite site plan may be approved in whole or in part provided the elements influencing the development of the entire tract, such as access, parking and circulation are considered by the partial site plan.</p>
PD-12-MF-1	<p align="center"><u>Planned Development District-12-Multiple Family-1</u></p>
	<p>Planned Development District permitting uses as prescribed in the Use Schedule of the Zoning Ordinance of Waxahachie, Texas for the "MF-1", Multiple-Family-1 Residence District, subject to the approval of a site plan by the Planning and Zoning Commission and City Council prior to the issuance of any Building Permit or Certificate of Occupancy for any structure or use on the premises. Such site plan shall set forth the areas designated for building use and those designated for off-street parking, recreation, yards, open space and related uses. The site plan shall also indicate all curbs, sidewalks, drainage facilities, drives, utility easements and service areas indicated as necessary for the proper use and function of the development. The dedication and improvement of the pro rata portion of an east-west circulation street having a minimum right-of-way of sixty (60) feet shall be provided along the northern boundary of the tract. Provisions shall be made for the dedication of the pro rata shard of any right-of-way along U.S. Highway 77 required to provide left turn</p>

	lanes for safe and convenient access to the property.
	The density, coverage, height, parking and area standards shall comply with the minimum standards specified for the MF-1, Multiple-Family-1 Residence District.
	The requisite site plan may be approved in whole or in part provided the elements influencing the development of the entire tract, such as access, parking and circulation are considered by the partial site plan.
PD-13-GR	<u>Planned Development District-13-General Retail</u>
	Planned Development District permitting retail uses as prescribed in the Use Schedule of the Zoning Ordinance, subject to the approval of a site plan by the Planning and Zoning Commission and City Council prior to the issuance of any building permit or Certificate of Occupancy for any structure or use on the premises. Such site plan shall set forth the building areas, off-street parking, points of access, any screening walks, open areas, building setbacks, utility easements, curbs, sidewalks, drives and drainage facilities indicated as necessary to accommodate the use and function of the premises.
	The density, coverage, height, parking and off-street loading standards shall comply with the minimum standards specified for the new "GR" General Retail District, for all development.
	The right-of-way for any extension of Indian Drive, on the North line of this property, shall be reserved and dedicated for said road at the appropriate time. (Ord. No. 1829, 5-1-95)
PD-14-HI	<u>Planned Development District-14-Heavy Industrial</u>
	Planned Development District permitting uses as prescribed in the Use Schedule of the Zoning Ordinance of Waxahachie, Texas for the "HI", Heavy Industrial District, subject to the approval of a site plan by the Planning and Zoning Commission and City Council prior to the issuance of any Building Permit or Certificate of Occupancy for any structure or use on the premises. Such site plan shall set forth the areas designated for buildings, streets, rail easements, off-street parking, off-street loading, open storage, drainageways, utility easements and open space. The site plan shall also indicate all curbs, drainage facilities, drives and other general site improvement features indicated as necessary for the proper use and function of the land as a Planned Industrial Development. Provisions shall be made for the adjustment of John Arden Drive near its intersection with U.S. Highway 287 so as provide convenient and safe access from the Interstate Highway 35E frontage road.

	<p>The density, coverage, height and parking standards shall comply with the minimum standards specified for the "HI", Heavy Industrial District, except that setback be provided for all buildings along John Arden Drive.</p>
	<p>The requisite site plan may be approved in whole or in part provided the elements influencing the development of the entire tract, such as access, parking and circulation are considered and provided for by the partial site plan.</p>
PD-15-LI-1	<p><u>Planned Development District-15-Light Industrial-1</u></p>
	<p>Planned Development District permitting uses as prescribed in the Use Schedule of the Zoning Ordinance of Waxahachie, Texas for the "LI-1", Light Industrial District, subject to the approval of a site plan by the Planning and Zoning Commission and prior to the issuance of any Building Permit or Certificate of Occupancy for any structure or use on the premises. Such site plan shall set forth the areas designated for buildings, streets, rail easements, off-street parking, off-street loading, open storage, drainageways, utility easements and open space. The site plan shall also indicate all curb, drainage facilities, drives and other general site improvement features indicated as necessary for the proper use and function of the land as a Planned Industrial Development. Provisions shall be made for the adjustment of John Arden Drive near its intersection with U.S. Highway 287 so as to provide convenient and safe access from the Interstate Highway 35E frontage road.</p>
	<p>All minimum standards specified for the "LI-1", Light Industrial District including Performance Standards, shall apply to PD-15-LI-1.</p>
	<p>The requisite site plan may be approved in whole or in part provided that the elements influencing the development of the entire tract, such as access, parking and circulation are considered and provided for by the partial site plan.</p>
PD-16-LI-1	<p><u>Planned Development District-16-Light Industrial-1</u></p>
	<p>Planned Development District permitting uses as prescribed in the Use Schedule of the Zoning Ordinance of Waxahachie, Texas for the "LI-1", Light Industrial District, subject to the approval of a site plan by the Planning and Zoning Commission and City Council prior to the issuance of any Building Permit or Certificate of Occupancy for any structure or use on the premises. Such site plan shall set forth the areas designated for buildings, streets, rail easements, off-street parking, off-street loading, open storage, drainageways, utility easements and open space. The site plan shall also indicate all curbs, drainage easements and open space. The site plan shall also indicate all curbs, drainage facilities, drives and other general site improvement features indicated as necessary for the proper use and function of the land as a Planned Industrial Development. Provisions shall be made for the</p>

	adjustment of John Arden Drive near its intersection with U.S. Highway 287 so as to provide convenient and safe access from the Interstate Highway 35E frontage road.
	All minimum standards specified for the "LI-1", Light Industrial District, including Performance Standards, shall apply to PD-16-LI-1.
	The requisite site plan may be approved in whole or in part provided that the elements influencing the development of the entire tract, such as access, parking and circulation are considered and provided for by the partial site plan.
PD-17 Residential Commercial	<u>Planned Development District-17-Residential-Commercial</u>
	Planned Development District permitting single-family detached dwellings, single-family attached dwellings, cluster housing, multiple-family housing, and commercial, in accordance with the site plan for Country Club Village dated September 23, 1976, as revised May 9, 1978, and filed with the City of Waxahachie. All streets, utilities, drainage facilities, access drives, screening and open space area shall be provided in accordance with the detailed site plans when approved and all dedications and improvements shall meet the development requirements of the City of Waxahachie, Texas. Uses in the various areas shall be in accordance with the PD section of the Zoning Chart for the type of area shown on the plat.
	The density, coverage, height, parking and area standards shall comply with the minimum requirements for the various types of housing or commercial as specified for such in the planned development district of the Waxahachie Zoning Ordinance. Such zoning is subject to approval of a site plan by the Planning and Zoning Commission and City Council prior to the issuance of any Building Permit or Certificate of Occupancy for any structure or use on the premises, except that the single-family dwelling area are previously approved and filed are accepted without further site plan. (Ord. No. 1232, 5-15-78)
PD-18-GR	<u>Planned Development District-18-General Retail</u>
	Planned Development District permitting retail uses as prescribed in the Use Schedule of the Zoning Ordinance of Waxahachie, Texas for the "GR", General Retail District. Prior to the issuance of a Building Permit for any additional development of the tract, a site plan of the entire tract showing all existing and proposed buildings, drives, off-street parking, points of access, easements and other important site features shall be submitted to the Planning and Zoning Commission and City Council for approval. Such site plan shall include a satisfactory method of screening the retail uses from the residential areas to the west of

	the tract.
	All entrances and exists to U.S. Highway 77 shall be coordinated with the improvement plans of the highway.
	The maximum height, density and coverage standards of the Waxahachie Zoning Ordinance shall not be exceeded and the minimum off-street parking standards of the "GR", General Retail District, shall be observed.
PD-19-GR	<u>Planned Development District-19-General Retail</u>
	Planned Development District permitting retail uses as prescribed in the Use Schedule of the Zoning Ordinance of Waxahachie, Texas for the "GR", General Retail District, subject to the approval of a site plan by the Planning and Zoning Commission and City Council prior to the issuance of any Building Permit or Certificate of Occupancy for any structure or use on the premises. Such site plan shall set forth the building areas, off-street parking, points of access, any screening walls, open areas, building setbacks, utility easements, curbs, sidewalks, drives and drainage facilities indicated as necessary to accommodate the use and function of the premises.
	The density, coverage, height, parking and off-street loading standards shall comply with the minimum standards specified for the new "GR", General Retail District, for all development.
	Provisions shall be made for the dedication of the pro rata share of any right-of-way along U.S. Highway 77 required to provide a major thoroughfare cross section with a median and protected left turn lanes for safe and convenient access to the property.
	No direct access shall be made to Little Creek Drive from the tract or from U.S. Highway 77. The entrances and exists on U.S. Highway 77 shall be coordinated with those of PD-18-GR on the opposite side of the highway so as to provide safe and properly spaced entrance and exist drives.
PD-20-GR	<u>Planned Development District-20-General Retail</u>
	Planned Development District permitting retail uses as prescribed in the Use Schedule of the Zoning District, subject to the approval of a site plan by the Planning and Zoning Commission and City Council prior to the issuance of any Building Permit or Certificate of Occupancy for any structure or use on the premises. Such site plan shall set forth the building areas, off-street parking, points of access, any screening walls, open areas, building setbacks, utility easements, curbs, sidewalks, drives and drainage facilities

	indicated as necessary to accommodate the use and function of the premises.
	The density, coverage height, parking and off-street loading standards shall comply with the minimum standards specified for the "GR", General Retail District, for all development.
	Provisions shall be made for the dedication of the pro rata share of any right-of-way along U.S. Highway 77 required to provide a major thoroughfare cross section with a median and protected left turn lanes for safe and convenient access to the property.
	No direct access shall be made to Greenbrier Street from the tract and a masonry screening wall a minimum of seven (7) feet in height shall be constructed along the west and southwest boundary of the property in such a manner as to create a visual barrier between the retail area and the adjacent residential use.
PD-21-C	<u>Planned Development District-21-Commercial</u>
	Planned Development District permitting retail uses as prescribed in the Use Schedule of the Zoning Ordinance of Waxahachie, Texas, for the "C" Commercial District, subject to the approval of a site plan by the Planning and Zoning Commission prior to the issuance of any Building Permit or Certificate of Occupancy for any structure or use on the premises. Such site plan shall set forth the building areas, off-street parking, points of access, any screening walls, open areas, building setbacks, utility easements, curbs, sidewalks, drives and drainage facilities indicated as necessary to accommodate the use and function of the premises.
	The density, coverage, height, parking and off-street loading standards shall comply with the minimum standards specified for the "C" Commercial District, for all development.
PD-22-GR	<u>Planned Development District-22-General Retail</u>
	Planned Development District permitting retail uses as prescribed in the Use Schedule of the Zoning Ordinance of Waxahachie, Texas, for the "GR", General Retail District, subject to the approval of a site plan by the Planning and Zoning Commission prior to the issuance of any Building Permit or Certificate of Occupancy for any structure or use on the premises. Such site plan shall set forth the building areas, off-street parking, points of access, any screening walls, open areas, building setbacks, utility easements, curbs, sidewalks, drives and drainage facilities indicated as necessary to accommodate the use and function of the premises.
	The density, coverage, height, parking and off-street loading standards shall comply with

	the minimum standards specified for the "GR", General Retail District, for all development.
PD-23-SF-1 and Recreation	<u>Planned Development District-23-Housing and Recreation</u>
	Planned Development District permitting the recreational use for fishing, boating and related water sports of Lake Waxahachie, along with accessory activity as approved by the City of Waxahachie and permitting the residential development of adjacent lands in accordance with the standards of the "SF-1" District, provided that any existing lot may be used for a single-family dwelling and all future lots which are not served by sanitary sewer shall contain the minimum area indicated by percolation tests as necessary for the safe and continued use of septic tank thereon and provided further that the minimum area standard for any dwelling unit shall be eight hundred (800) feet.
PD-24-GR	<u>Planned Development District-24-General Retail</u>
	Planned Development District permitting retail uses as prescribed in the Use Schedule of the Zoning Ordinance of Waxahachie, Texas, for the "GR", General Retail District, plus the sales of building materials and products including warehousing and storage, contractor's shop, wholesale office or sample room when enclosed within a building or stored as herein set forth, subject to the approval of a site plan by the Planning and Zoning Commission and City Council prior to the issuance of any Building Permit or Certificate of Occupancy for any structure or use on the premises. Such site plan shall set forth the building, off-street parking, points of access, any screening walls, open areas, building setbacks, utility easements, curbs, sidewalks, drives and drainage facilities indicated as necessary to accommodate the use and function of the premises.
	The density, coverage, height, parking and off-street loading, standards shall comply with the minimum standards specified for the "GR", General Retail District, for all development.
	All improvements constructed and all entrances and exists to U.S. Highway 77 shall be coordinated with the improvement plans of the highway.
	No direct access for vehicular traffic shall be made to the alley lying to the east of the site and constituting the west boundary of Chapman Addition, and a masonry or solid wooden screening wall a minimum of eight (8) feet in height shall be constructed along the east boundary of the property in such a manner as to create a visual barrier between the retail area and the adjacent residential use, which shall not be gated for vehicular traffic, and a minimum height, as approved by the Planning and Zoning Commission and City Council, on the southeast line from the intersection of said alley with Alexander Drive to the

	<p>intersection of Alexander Drive with Kirksey Street. Such screening wall shall connect to any improvements located on said property which is used for any business activity involving yard storage of any kind, which may be gated for vehicular traffic toward the west or front on U.S. Highway 77. If merchandise loading doors are designed on the east or north walls of such buildings so as to be otherwise visible to the adjacent residential areas, flange or pitched roofs and/or screening walls or fences shall be required so as to effectively screen same from the adjacent residential areas. In the event of a use permitted involving permanent outside storage, same shall be limited to a stacking height of four (4) feet above the ground and so located as to be invisible from the adjacent residential areas.</p>
	<p>The requisite site plan may be approved in whole or in part provided the minimum density, building areas, off-street parking, points of access, coverage, height, screening walls, open areas, building setbacks, utility easements, curbs, sidewalks, drives and drainage easements conform to the minimum standards specified for the "GR", General Retail District for all development and the alley access, screening and storage standards herein above set forth for each part.</p>
PD-25-GR	<p><u>Planned Development District-25-General Retail</u></p>
	<p>Planned Development District permitting retail uses as prescribed in the Use Schedule of the Zoning Ordinance of Waxahachie, Texas, for the "GR", General Retail District, subject to the approval of a site plan by the Planning and Zoning Commission and City Council prior to the issuance of any Building Permit or Certificate of Occupancy for any structure or use on the premises. Such site plan shall set forth the areas designated for the basic building areas, yards, setbacks, off-street parking, points of access, sidewalks, drives, drainage facilities, utility easements, recreational areas and service areas appropriate to the location and function of the development and shall provide for the dedication and improvements of any street deemed necessary by the Planning and Zoning Commission and City Council for access to the property, or for circulation around the site. The density, coverage, height, parking and off-street loading standards shall comply with the minimum standards specified for the "GR", General Retail District for the retail and service development unless otherwise approved on the site plan.</p>
	<p>The requisite site plan may be approved in whole or in part provided the elements influencing the development of the entire tract, such as access, parking and circulation are considered by a partial site plan.</p>
PD-26-MF-1	<p><u>Planned Development District-26-Multiple Family-1</u></p>
	<p>Planned Development District permitting uses as prescribed in the Use Schedule of the Zoning Ordinance of Waxahachie, Texas for the "MF-1", Multiple-Family-1 Residence</p>

	District, subject to the approval of a site plan by the Planning and Zoning Commission and City Council prior to the issuance of any Building Permit or Certificate of Occupancy for any structure or use on the premises. Such site plan shall also indicate all curbs, sidewalks, drainage facilities, drives, utility easements and service areas indicated as necessary for the proper use and function of the development.
	The density, coverage, height, parking and area standards shall comply with the minimum standards specified for the MF-1, Multiple Family-1 Residence District, unless otherwise approved on the site plan for Indian Hills Addition.
	The requisite site plan may be approved in whole or in part provided the elements influencing the development of the entire tract, such as access, parking and circulation are considered by the partial site plan.
PD-27-SF-2	<u>Planned Development District-27-Residential</u>
	Planned development district permitting single-family detached dwellings in accordance with the approved site plan for Indian Hills Addition to the City of Waxahachie. All streets, utilities, drainage facilities, access drives and open space area shall be provided in accordance with the approved site plan and all dedications and improvements shall meet the development requirements of the City of Waxahachie, Texas, in accordance with single-family-2 zoning requirements.
	The density, coverage, height, parking and area standards shall comply with the minimum requirements for the various types of housing as specified in SF-2, Single-Family-2 Zoning District. Ordinance 1075
PD-28-O & GR	<u>Planned Development-28-Office and General Retail District</u>
	Planned development district permitting retail and office uses as prescribed in the Use Schedule of the Zoning Ordinance of Waxahachie, Texas, for the "GR", General Retail and "O", Office Districts in accordance with the following delineations and restrictions of such uses, in addition, permitting the construction and operation of a newspaper printing plant and general offices related thereto at the southwest corner of College Street and Marvin Avenue on the following described property:
	Lots 2a, 3 and 5, Block 111 Town Addition, Waxahachie, Texas

	and permitting the operation of a children's nursery and day care center by specific use permit on the following described property:
	Lot 26, Block 9 Town Addition, Waxahachie, Texas
	And specifically prohibiting the use of any land or premises in the planned development district for the following general retail uses; special height signs, commercial auto parking lot, gasoline service station, car wash or car care center and commercial amusements, (such as pool halls and bowling alleys) and provided further that no uses other than those listed in the Use Schedule of the "O" Office District shall be permitted for a distance of one hundred (100) feet south of Marvin Avenue and from Park Avenue south to the southern boundary of the district except a newspaper printing plant and day care center shall be permitted as specifically set forth herein.
	The location of any other than a single-family residence on any lot or premises in accordance with the provisions of this Ordinance and the issuance of any building permit or certificate of occupancy related thereto shall be subject to the submission and approval of a site plan which shall set for the area and location of all existing and proposed buildings and structures, points of ingress and egress to and from the property, any drives, curbs, sidewalks or drainage facilities desired or required to allow the use and function of the premises as intended. Site plans may be submitted and acted upon for individual parcels or land or for collective parcels in accordance with the method of development.
	Off-street parking for motor vehicles shall be provided on each site, tract, lot or parcel in accordance with appropriate provisions of Section 10 of the Waxahachie Zoning Ordinance.
	The minimum building setback line shall not be less than that established by the existing buildings on any street frontage unless the Planning and Zoning Commission and City Council, after public hearing, shall approve a plat creating a different minimum building line for all or a portion of any street frontage.
	The height, density and coverage regulations shall comply with those established for the "GR", General Retail District.
	Prior to the approval of any site plan for the use of property located within two hundred (200) feet of Marvin Avenue, a plan shall have been approved by the City and agreed upon by all adjacent owners for the elimination of a job offset in the alignment of College and Brown Streets at Marvin Avenue (Ordinance No. 1122, 3018-74).

PD-29-GR	<u>Planned Development District-29-General Retail</u>
	<p>Planned District permitting retail uses as prescribed in the Use Schedule of the Zoning Ordinance of Waxahachie, Texas, for the "GR" General Retail District, subject to the approval of a site plan by the Planning and Zoning Commission and City Council prior to the issuance of any Building Permit or Certificate of Occupancy for any structure or use on the premises. Such site plan shall set for the areas designated for the basic building areas, yards, setbacks, off-street parking, points of access, sidewalks, drives, drainage areas appropriate to the location and function of the development and shall provide for the dedication and improvement of a forty-four (44) foot wide street as deemed necessary by the Planning and Zoning Commission and City Council for access to the property, or for circulation around the site.</p>
	<p>The density, coverage, height, parking and off-street loading standards shall comply with the minimum standards specified for the "GR", General Retail District for the retail and service development unless otherwise approved on the site plan. A flood plain setback of two hundred (200) feet from Waxahachie Creek is required and dedication of the flood plain area as a greenbelt along the creek will be requested.</p>
	<p>The requisite site plan may be approved in whole or in part provided the elements influencing the development of the entire tract, such as access, parking and circulation are considered to be a partial site plan. (Ord. No. 1144, 2-17-75)</p>
PD-30 O and GR	<u>Planned Development-30-Office and General Retail</u>
	<p>Planned development district permitting retail and office uses as prescribed in the Use Schedule of the Zoning Ordinance of Waxahachie, Texas, for the "GR", General Retail and "O", Office Districts in accordance with the following delineations and restrictions of such uses and specifically prohibiting the use of any land or premises in the planned development district for the following general retail uses, special height signs, commercial auto parking lot, gasoline service station, car wash, or car care center and commercial amusements (such as pool hall and bowling alleys) and provided further that no uses other than those listed in the Use Schedule of the "O" Office District shall be permitted for a distance of one hundred and sixteen (116) feet north of McMillan Street between Monroe and Rogers Streets.</p>
	<p>The location of any use other than a single-family residence on any lot or premises in accordance with the provisions of this Ordinance and the issuance of any building permit or certificate of occupancy related thereto shall be subject to the submission and approval of a site plan which shall set forth the area and location of all existing and proposed</p>

	buildings and structures, point of ingress and egress to and from the property any drives, curbs, sidewalks, lighting, screening walls, or drainage facilities desired or required to allow the use and function of the premises as intended.
	Site plans may be submitted and acted upon for individual parcels in accordance with the method of development. Off-street parking for motor vehicles shall be provided on each site, tract, lot or parcel in accordance with appropriate provisions of section 10 of the Waxahachie Zoning Ordinance.
	The minimum building setback line shall not be less than that established by the existing buildings on any street frontage unless the Planning and Zoning Commission and City Council, after public hearing, shall approve a plat creating a different minimum building line for all or a portion of any street frontage.
	The height, density and coverage regulations shall comply with those established for the "GR", General Retail District. (Ord. No. 1151, 4-21-75)
PD-31-MF-2	<u>Planned Development-31-Multi-Family-2</u>
	Planned development district permitting uses as prescribed in the Use Schedule of the Zoning Ordinance of Waxahachie, Texas, for the "MF-2" Multiple-Family-2 District, subject to the approval of a site plan by the Planning and Zoning Commission and City Council prior to the issuance of any building permit or certificate of occupancy for any structure or use on the premises. Such site plan shall set forth the building areas, off-street parking, points of access, any screening walls, open areas, building setbacks, utility easements, curbs, sidewalks, drives and drainage facilities indicated as necessary to accommodate the use and function of the premises.
	The density, coverage and height standards shall comply with the minimum standards specified for the "MF-2" District for all development. (Ordinance No. 1228, 3-6-78)
PD-32-C	<u>Planned Development-32-Commercial</u>
	Planned Development District permitting commercial uses as prescribed in the Use Schedule of the Zoning Ordinance of Waxahachie, Texas, for the "C", Commercial District, subject to the approval of a site plan by the Planning and Zoning Commission and City Council prior to the issuance of any Building Permit or Certificate of Occupancy for any structure or use on the premises. Such site plan shall set for the building areas, off-street parking, point of access, any screening walls, open areas, building setbacks, utility easements, curbs, sidewalks, drives and drainage facilities indicated as necessary to

	accommodate the use and function of the premises.
	The density, coverage, height, parking, and off-street loading standards shall comply with the minimum standards specified for the "C", Commercial District for all development. (Ordinance No. 1228, 3-6-78)
PD-33-C	<u>Planned Development-33-Commercial</u>
	Planned Development District permitting commercial uses as prescribed in the Use Schedule of the Zoning Ordinance of Waxahachie, Texas, for the "C", Commercial District, subject to the approval of a site plan by the Planning and Zoning Commission and City Council prior to the issuance of any Building Permit or Certificate of Occupancy for any structure or use on the premises. Such site plan shall set for t the building areas, off-street parking, point of access, any screening walls, building setbacks, utility easements, curbs, sidewalks, drives and drainage facilities indicated as necessary to accommodate the use and function of the premises. The density, coverage, height, parking, and off-street loading standards shall comply with the minimum standards specified for the "C", Commercial District for all development.
PD-34-MF-1 & GR	<u>MF-1 Planned Development District-34-Multiple Family-1 and General Retail</u>
	Multiple Family Area: Planned Development District permitting uses as prescribed in the Use Schedule of the Zoning Ordinance of Waxahachie, Texas, for the "MF-1", Multiple-Family-1 Residence District, subject to the approval of a site plan by the Planning and Zoning Commission and City Council prior to the issuance of any building permit or certificate of occupancy for any structure or use on the premises. Such site plan shall set forth the areas designated for building use and those designated for off-street parking, recreation, yards, open space and related use. The site plan shall also indicate all curbs, sidewalks, drainage facilities, drives, utility easements, screening walls and service areas indicated as necessary for the prior use and function of the development. Provisions shall be made for the dedication of the pro rata share of any right-of-way along any abutting thoroughfare.
	The density, coverage height, parking and area standards shall comply with the minimum standards specified for the "MF-1", Multiple Family-1 Residence District.
	The requisite site plan may be approved in whole or in part provided the elements influencing the development of the entire tract, such as access, parking and circulation are considered by the particular site plan.

	<p>General Retail Area: Planned Development District permitting retail uses as prescribed in the Use Schedule of the Zoning Ordinance of Waxahachie, Texas, for the "GR", General Retail District, subject to the approval of a site plan by the Planning and Zoning Commission and City Council prior to the issuance of any Building Permit or Certificate of Occupancy for any structure or use on the premises. Such site plan shall set forth the building areas, off-street parking, points of access, any screening walls, open areas, building setbacks, utility easements, curbs, sidewalks, drives and drainage facilities indicated as necessary to accommodate the use and function of the premises. The dedication and improvements of the pro rata portion of any right-of-way along any abutting thoroughfare.</p>
	<p>The density, coverage, height, parking and off-street loading standards shall comply with the minimum standards specified for the "GR", General Retail District, for all development.</p>
	<p>The requisite site plan may be approved in whole or in part provided the elements influencing the development of the entire tract, such as access, parking and circulation are considered by a partial site plan.</p>
PD-35-C	<p><u>Planned Development-35-Commercial</u></p>
	<p>Planned Development District permitting uses as prescribed in the Use Schedule of the Zoning Ordinance of Waxahachie, Texas, for the "C", Commercial District, subject to the approval of a site plan by the Planning and Zoning Commission and City Council, prior to the issuance of any Building Permit or Certificate of Occupancy. Such site plan shall set forth the building areas, off-street parking, points of access, any screening walls, open areas, building setbacks, curbs, sidewalks, drainage facilities indicated as necessary by the location, and provide for the dedication and improvement of improvement of any street deemed essential by the Planning and Zoning Commission for access to the property, to adjacent property or for circulation around the site. Provisions shall be made for the dedication of the pro rata share of any right-of-way along U.S. Highway 77 required to provide a major thoroughfare cross section with a median and protected left turn lanes for safe and convenient access to the property.</p>
	<p>The density, coverage, height, parking, and off-street loading standards shall be set forth on the site plan or as specified for the "C", Commercial District.</p>
	<p>The requisite site plan may be approved in whole or in part for one or several ownerships provided the overall arrangement of streets, land uses, utilities and parking applying to the entire tract is coordinated and understood by the various owners. (Ord. No. 1431, 11-5-84)</p>

PD-36-C	<u>Planned Development-33-Commercial</u>
	<p>Planned Development District permitting uses as prescribed in the Use Schedule of the Zoning Ordinance of Waxahachie, Texas, for the "C", Commercial District, subject to the approval of a site plan by the Planning and Zoning Commission and City Council, prior to the issuance of any Building Permit or Certificate of Occupancy. Such site plan shall set forth the building area, off-street parking, points of access, any screening walls, open areas, building setbacks, curbs, sidewalks, drainage facilities indicated as necessary by the location, and provide for the dedication and improvement of any street deemed essential by the Planning and Zoning Commission for access to the property, to adjacent property or for circulation around the site. Provisions shall be made for the dedication of the pro rata share of any right-of-way along U.S. Highway 77 required to provide a major thoroughfare cross section with a median and protected left turn lanes for safe and convenient access to the property.</p>
	<p>The density, coverage, heights, parking, and off-street loading standards shall be set forth on the site plan or as specified for the "C", Commercial District.</p>
	<p>The requisite site plan may be approved in whole or in part for one or several ownerships provided the overall arrangement of streets, land uses, utilities and parking applying to the entire tract is coordinated and understood by the various owners (Ord. No. 1431, 11-5-84)</p>
PD-37-GR & Parking	<u>Planned Development-37-General Retail and Parking</u>
	<p>Planned Development District permitting retail uses as prescribed in the Use Schedule of the Zoning Ordinance of Waxahachie, Texas, for the "GR", General Retail District and Parking District; subject to the approval of a site plan by the Planning and Zoning Commission prior to the issuance of any Building Permit or Certificate of Occupancy for any structure or use on the premises. Such site plan shall set forth the building areas, off-street parking, points of access, any screening walls, open areas, building setbacks, utility easements, curbs, sidewalks, drives and drainage facilities indicated as necessary to accommodate the use and function of the premises.</p>
	<p>The density, coverage, height, parking, and off-street loading standards shall comply with the minimum standards specified for the "GR", General Retail District, for all development.</p>
	<p>1. Zoning district boundaries shall be in accordance with Exhibit "A."</p>
	<p>2. Lots 1, 2, and 4 in Block 17 shall be limited to uses permitted in the GR zoning district.</p>

	<p>3. Lot 1 and one-half of Lot 2, Block 8 shall be limited to the use of a parking lot and shall be used as part of the required parking of the GR uses on Lots 1, 2, and 4, Block 17.</p>
	<p>For Lot 3 in Block 8 of Williams Addition:</p>
	<p>Planned Development District permitting retail uses as prescribed in the Use Schedule of the Zoning Ordinance of Waxahachie, Texas, for the "GR", General Retail District, subject to the approval of a site plan by the Planning and Zoning Commission prior to the issuance of any Building Permit or Certificate of Occupancy. Such site plan shall set forth the building areas, off-street parking, points of access, any screening walls, open areas, building setbacks, utility easements, curbs, sidewalks, drives and drainage facilities indicated as necessary to accommodate the use and function of the premises.</p>
	<p>The density, coverage, height, parking, and off-street loading standards shall comply with the minimum standards specified for the "GR", General Retail District, for all development. (Ord. Nos. 1486 & 1487, 10-21-85)</p>
PD-38-PH-TH-NS-LI-1	<p><u>Planned Development-38-Patio Homes-Townhomes-Neighborhood Service-Light Industrial</u></p>
	<p>In any PD District, the following shall apply:</p>
	<p>a. Prior to the issuance of any building permit or certificate of occupancy on any PD District, the Owner of the property, or the portion thereof at issue, shall submit to the Planning and Zoning Commission and to the City Council for approval, as required by Section 39 of the Zoning Ordinance, a site plan for the development of such property, which site plan shall comply substantially with the Conceptual Plan set forth on Exhibit "B" (in file in vault cabinet) and incorporated herein by reference for all purposes, and shall set forth the building areas, off-street parking, points of access, any screening walls, open areas, building setbacks, curbs, sidewalks, and drainage facilities indicated as necessary by the location, and provide for the dedication and improvement of any street deemed essential by the Planning and Zoning Commission and the City Council for access to the property, to adjacent property or for circulation around the site. Development of the property, or the portion thereof at issue, must comply in substance with the approved site plan. The City Manager may authorize minor changes in the site plan after it has been approved by the Planning and Zoning Commission and the City Council.</p>
	<p>b. Uses and regulations not referred to herein shall comply with the uses and regulations outlined in the Zoning Ordinance of the City of Waxahachie, as amended, applicable to the base zoning classification of the PD District at issue. (For further reference, see Ordinance</p>

	No. 1493).
PD-39-MF-1 SF-3	<u>Planned Development-39-Multi-Family-1, Single-family-3</u>
	The property shown in Exhibits A, E, F, K, H attached (see Ordinance No. 1509 for Exhibit) hereto and made a part hereof, is rezoned to be Planned Development-39, Multi Family-1 and Single-family-3, with Single-family-3 limited to 1,000 square feet minimum floor area.
PD-40-GR	<u>Planned Development District-40-General Retail</u>
	Planned Development District permitting retail uses as prescribed in the Use Schedule of the Zoning Ordinance of Waxahachie, Texas, for the "GR", General Retail District, subject to the approval of a site plan by the Planning and Zoning Commission and City Council prior to the issuance of any Building Permit or Certificate of Occupancy for any structure or use on the premises. Such site plan shall set for the building areas, off-street parking, points of access, any screening walls, open areas, drives and drainage facilities indicated as necessary to accommodate the use and function of the premises.
	The density, coverage, height, parking and off-street loading standards shall comply with the minimum standards specified for the new "GR", General Retail District, for all development. (Ord. No. 1514, 4-7-86)
PD-41-C	<u>Planned Development District-41-Commercial</u>
	Planned Development District permitting uses as prescribed in the Use Schedule of the Zoning Ordinance of Waxahachie, Texas, for the "C" Commercial District, subject to the approval of a site plan by the Planning and Zoning Commission and City Council prior to the issuance of any Building Permit or Certificate of Occupancy. Such site plan shall set forth the building areas, off-street parking, points of access, any screening walls, open areas, building setbacks, curbs, sidewalks, drainage facilities indicated as necessary by the location, and provide for the dedication and improvement of any street deemed essential by the Planning and Zoning Commission and City Council for access to the property, to adjacent property or for circulation around the site.
	The density, coverage, height, parking, and off-street loading standards shall be set forth on the site plan or as specified for the "C", Commercial District.
	The requisite site plan may be approved in whole or in part for one or several ownerships provided the overall arrangement of streets, land uses, utilities and parking applying to the

	entire tract is coordinated and understood by the various owners. (Ord. No. 1517, 4-7-86)
PD-42-C	<u>Planned Development District-42-Commercial</u>
	Planned Development District permitting uses as prescribed in the Use Schedule of the Zoning Ordinance of Waxahachie, Texas, for the "C", Commercial District. Those commercial uses listed below shall be subject to the approval of a site plan by the Planning and Zoning Commission and City Council prior to the issuance of any Building Permit or Certificate of Occupancy for any structure of use on the premises. Such site plan shall set forth the building areas, off-street parking, points of access, any screening walls, open areas, building setbacks, utility easements, curbs, sidewalks, drives and drainage facilities indicated as necessary to accommodate the use and function of the premises.
	<u>Primary Residential Uses</u> Trailer Camp or Mobile Home Park
	<u>Educational, Institutional & Special Uses</u> Day Camp Fairgrounds or Exhibition Area Home for Care of Alcoholic, Narcotic or Psychiatric Patients Facility for the Care of Mentally Retarded
	<u>Utility Accessory and Incidental Uses</u> Stables, Private
	<u>Sign and Identification Uses</u> Advertising Sign Signs, Special Height
	<u>Retail and Service Type Uses</u> Palm Reading/Fortune Telling Pawn Shop Secondhand Store, Used Furniture or Rummage Sale Massage Parlor
	<u>Automobile and Related Service Uses</u> Auto Painting and Body Repair Seat Cover and Muffler Installation Shop Tire Retreading or Capping Truck Parking Lot or Area Tire Installation and Repair with Outside Storage

	Trailer and Mobile Home Sales Motorcycle Repair
	<u>Commercial Type Uses</u> Bottling Works (Wholesale) Cabinet and Upholstery Shop Cleaning and Dyeing Plan (Commercial) Cleaning Plant, Bags or Carpet (Special Equipment) Clothing Manufacture or Light Compounding or fabrication Contractors Shop and Storage Yard Engine and Motor Repairing Feed Store Heavy Machinery Sales and Storage Job Printing or Newspaper Printing Laundry Plant (Commercial) Milk Depot, Dairy or Ice Cream Plant Paint Shop Petroleum Products Storage, Wholesale Plumbing Shop Railroad or Bus Passenger Station Trailer Rental or Sales Transfer, Storage and Baggage Terminal Glass Cutting
	All other uses prescribed in the Use Schedule of the Zoning Ordinance for Waxahachie, Texas for the "C", Commercial District shall not require such site plan approval by the Planning and Zoning Commission and City Council.
	The density, coverage, height, parking and off-street loading standards for all uses shall comply with the minimum standards specified for the "C", Commercial District for all development.
	Provisions shall be made for the dedication of up to 70 feet of right-of-way from the existing center line of U.S. Highway 77. (Ord. No. 1528, 6-2-86)
PD-43-SF-3	<u>Planned Development District-43-Single-family-3</u>
	Planned Development District permitting single-family detached dwellings in accordance with Single-Family-3 standards, and subject to plat approval. The density, coverage, height, parking and area standards shall comply with the minimum requirements for the various types of housing as specified in Single-Family-3 Zoning District, except that minimum home

	size shall be 1,000 square feet. (Ord. No. 1531, 7-7-86)
PD-44-GR	<u>Planned Development District-44-General Retail</u>
	<p>Planned Development District permitting all uses as prescribed in the Use Schedule of the Zoning Ordinance of Waxahachie, Texas, for the "GR", General Retail District, subject to the approval of a site plan by the Planning and Zoning Commission and City Council prior to the issuance of any Building Permit or Certificate of Occupancy for any structure or use on the premises. No multiple family uses shall be permitted in this district. Such site plan shall set forth the building areas, off-street parking, points of access, any screening walls, not to exceed six feet in height, open areas, building setbacks, easements, curbs, sidewalks, drives and drainage facilities indicated as necessary to accommodate the use and function of the premises and provide for the dedication and improvement of any street deemed essential for access to the property, to adjacent property or for circulation around the site. Such site plan shall include a satisfactory method of screening the retail uses from the residential areas to the west and south of the tract.</p>
	<p>The density, coverage, height, parking and off-street loading standards shall comply with the minimum standards specified for the "GR", General Retail District for all development. (Ord. No. 1534, 8-4-86)</p>
PD-45-R	<u>Planned Development District-45-Residential</u>
	<p>The part of said land which is within 620 feet of Chapman Park shall permit those uses prescribed as Single-family-2 uses in the Use Schedule of the Zoning Ordinance of Waxahachie, Texas, subject to the following conditions. The maximum number of lots shall not exceed 45 lots. The minimum lot depth shall be 130 feet, the minimum lot width shall be 90 feet and the minimum lot area shall be 11,700 square feet. The minimum side yard set back excluding eaves, steps and open porches from interior lot lines shall be 10% of the lot width. Any single-family dwellings constructed shall have a minimum 1,800 square feet of living area on the ground floor and shall have a minimum 2,200 square feet of living area if such dwelling exceeds one story in height. No fences may be erected in the required front yard set back and no temporary buildings may be occupied on the tract except for construction offices during the construction of buildings on this portion of the Planned Development District. The exterior of any single-family dwelling constructed must contain at least 80% masonry excluding doors, windows and gables. All lots must have a sidewalk along the front yard at least 4 feet in width before occupancy. The roofs of any dwellings constructed shall be wood shingle, Timberline or equivalent. All other area standards shall be in compliance with those prescribed for a Single-family-2 District in the Waxahachie Zoning ordinance. The final plat for this portion of the district shall be considered the development plan when approved by the City of Waxahachie, Texas, and filed for record</p>

	with Ellis County; therefore, a development plan shall not be required for each individual lot when a single-family dwelling is constructed.
	The remaining part of said district shall permit single-family attached dwellings, cluster housing, townhouses and zero-lot line dwellings and use permitted in a Single-family-2 District in accordance with the following conditions. The maximum number of dwellings constructed on this portion of said district shall be 30 dwellings with each dwelling being constructed on an individually platted lot. Common open space may be provided; however, if permitted, it must be maintained by an Owner's Association legally established for such purpose. The maximum allowable lot coverage is 60% of an individual lot provided that the total coverage of this portion of said district does not exceed 40% as defined in the Waxahachie Zoning Ordinance. The minimum living area of any dwelling unit shall be 1,000 square feet and the maximum height shall be two stories. Such zoning is subject to approval of a development plan detailing the lot configuration by the Planning and Zoning Commission and City Council prior to the issuance of any building permit for any structure or use of the property. The streets, utilities, drainage facilities, access drives, screening and open space area shall be provided in accordance with the detailed site plans when approved and all dedications and improvements shall meet the development requirements of the City of Waxahachie, Texas. (Ord. No. 1534, 8-4-86)
PD-46-GR	<u>Planned Development District-46-General Retail</u>
	Planned Development District permitting all uses as prescribed in the Use Schedule of the Zoning Ordinance of Waxahachie, Texas, for the "GR", General Retail District, subject to the approval of a site plan by the Planning and Zoning Commission and City Council prior to the issuance of any Building Permit or Certificate of Occupancy for any structure or use on the premises. No multiple family uses shall be permitted in this district. Such site plan shall be permitted in this district. Such site plan shall set forth the building areas, off-street parking, points of access, any screening walls, open areas, building setbacks, easements, curbs, sidewalks, drives and drainage facilities indicated as necessary to accommodate the use and function of the premises. Such site plan shall include a satisfactory method of screening the retail uses from the residential areas to the east and south of the tract.
	The density, coverage and height shall comply with the minimum standards specified for the "GR", General Retail District for all development. Parking and off-street loading standards shall be as approved by the Planning and Zoning Commission. (Ord. No. 1549, 9-22-86)
PD-47-SF-3	<u>Planned Development District-47-Single-family-3</u>

	<p>Planned Development District permitting single-family detached dwellings in accordance with site plan approval. All streets, utilities, drainage facilities, access drives and open space area shall be provided in accordance with the approved site plan and all dedications and improvements shall meet the development requirements of the City of Waxahachie, in accordance with Single-Family 3 zoning requirements.</p>
	<p>The density, coverage, height, parking and area standards shall comply with the minimum requirements for the various types of housing as specified in SF-3, Single-Family-3 Zoning District, except that minimum house size shall be 1,100 square feet. (Ord. No. 1560, 1-19-87)</p>
PD-48-LI-1	<p align="center"><u>Planned Development District-48-Light Industrial-1</u></p>
	<p>Planned Development District permitting all uses as prescribed in the Use Schedule of the Zoning Ordinance of Waxahachie, Texas, for the "LI-1", Light Industrial District, subject to the approval of a site plan by the Planning and Zoning Commission and City Council prior to the issuance of any Building Permit or Certificate of Occupancy for any structure or use on the premises except the following uses are expressly prohibited:</p>
	1. Massage Parlor
	2. Drag strip or commercial racing
	3. Go cart tract
	4. Used auto parts sales (in building)
	5. Dance hall (public)
	6. Drive-in theater
	7. Railroad team tract freight depot or docks
	8. Sand, gravel or earth sales or storage
	9. Storage and sales of furniture or appliances outside a building
	10. Trailer rental or sales
	11. Veterinarian clinic and kennels, outside pens

	12. Outside display for sale of portable buildings and satellite dish antennae
	13. Animal or poultry slaughtering or live storage
	14. Concrete or asphalt batching plants (permanent)
	15. Salvage or reclamation of products (in open)
	16. Sand, gravel, stone ore petroleum extraction
	17. Any industrial use which doe to the possible emission of excessive smoke, noise, gas, fumes, dust, odor, vibration or the danger of fire, explosion or radiation as may be determined by the health, fire or building officials is presently or in the future likely to be a hazard or nuisance to adjacent property or the community at large.
	Such site plan shall set forth the areas designated for buildings, streets, rail easements, off-street parking, off-street loading, open storage, drainageways, utility easements and open space. The site plan shall also indicate all curbs, drainage facilities, drives and other general site improvement features indicated as necessary for the proper use and function of the land as a planned industrial development.
	All minimum standards specified for the "LI-1", Light Industrial District, including performance standards shall apply to PD-48-LI-1.
	The requisite site plan may be approved in whole or in part provided the elements influencing the development of the entire tract, such as access, off-street parking and circulation are considered and provided for by the partial site plan. (Ord. No. 1560, 1-19-87)
PD-49-GR, MF, 2F	<u>Planned Development District-49-General Retail, Multi-Family-Two Family</u>
	The property shown as Tract 1, in Exhibit "A" and more fully described therein, attached hereto and made a part hereof, is rezoned to be Planned Development-General Retail District, and subject to the following conditions and restriction:
	Planned Development District permitting all uses as prescribed in the Use Schedule of the Zoning Ordinance of Waxahachie, Texas, for the "GR", General Retail District, subject to the approval of a site plan by the Planning and Zoning Commission and City Council prior to the issuance of any Building Permit or Certificate of Occupancy for any structure or use on the premises. Such site plan shall set forth the building areas, off-street parking, points of

	<p>access, any screening walls, open areas, building setbacks, utility easements, curbs, sidewalks, drives and drainage facilities indicated as necessary to accommodate the use and function of the premises. The dedication and improvements of the pro rata portion of an east-west circulation street having a minimum width of sixty (60) feet shall be provided along the southern boundary of the tract. Provisions shall be made for the dedication of the pro rata share of any right-of-way along U.S. Highway 287 required to provide a major thoroughfare cross section with a median and protected left turn lanes for safe and convenient access to the property.</p>
	<p>The density, coverage, height, parking and off-street loading standards shall comply with the minimum standards specified for the "2F" District for all development.</p>
	<p>The property shown as Tract 3 in Exhibit "C" and more fully described therein, attached hereto and made a part hereof, is rezoned to be Planned Development Multi-Family District, and subject to the following conditions and restriction:</p>
	<p>Planned Development District permitting residential uses as prescribed in the Use Schedule of the Zoning Ordinance of Waxahachie, Texas, for the "MF-1", Multi-Family-1 Residence District, subject to the approval of a site plan by the Planning and Zoning Commission and City Council prior to the issuance of any Building Permit or Certificate of Occupancy for any structure or use on the premises. Such site plan shall set forth the area designated for off-street parking, recreation, yards, open space and related uses. The site plan shall also indicate all curbs, sidewalks, drainage facilities, drives, utility easements and service areas indicated as necessary for the proper use and function of the development. The dedication and improvement of the pro rata portion of an east-west circulation street having a minimum right-of-way along U.S. Highway 287 required to provide left turn lanes for sale and convenient access to the property.</p>
	<p>The density, coverage, height, parking and area standards shall comply with the minimum standards specified for the "MF-1", Multi-Family-1 Residence District. The requisite site plan may be approved in whole or in part provided the elements influencing the development of the entire tract, such as access, parking, and circulation are considered by the partial site plan. (Ord. No. 1564, 2-16-87)</p>
PD-50-GR	<p><u>Planned Development District-50-General Retail</u></p>
	<p>Said Planned Development District permitting retail uses as prescribed in the Use Schedule of the Zoning Ordinance of Waxahachie, Texas, for the "GR", General Retail District, subject to the approval of a site plan by the Planning and Zoning Commission and City Council prior to the issuance of any Building Permit or Certificate of Occupancy for any structure or use on the premises. Such site plan shall set forth the areas designated for the basic building</p>

	<p>areas, yards, setbacks, off-street parking, points of access, sidewalks, drives, drainage facilities, utility easements, recreational areas and service areas appropriate to the location and function of the development and shall provide for the dedication and improvement of any street deemed necessary by the Planning and Zoning Commission and City Council for access to the property, to adjacent property or for circulation around the site. Provisions shall be made for the dedication of the pro rata share of any right-of-way along U.S. Highway 77 required to provide a major thoroughfare cross section with a median and protect left turn lanes for safe and convenient access to the property.</p>
	<p>The density, coverage, height, parking and off-street loading standards shall comply with the minimum standards specified for the "GR", General Retail District for all retail and service development. (Ord. No. 1565, 2-16-87)</p>
PD-51-GR	<p><u>Planned Development District-51-General Retail</u></p>
	<p>The property shown as Tract 1, in Exhibit "A" and more fully described therein, attached hereto and made a part hereof, is rezoned to be Planned Development-General Retail District, and subject to the following conditions and restrictions:</p>
	<p>Planned Development District permitting retail uses as prescribed in the Use Schedule of the Zoning Ordinance of Waxahachie, Texas, for the "GR", General Retail District, subject to the approval of a site plan by the Planning and Zoning Commission and City Council prior to the issuance of any Building Permit or Certificate of Occupancy for any structure or use on the premises. Such site plan shall set forth the building areas, off-street parking, points of access, any screening walls, open areas, building setbacks, utility easements, curbs, sidewalks, drives and drainage facilities indicated as necessary to accommodate the use and function of the premises.</p>
	<p>The density, coverage, height, parking and off-street loading standards shall comply with the minimum standards specified for the "GR", General Retail District for all development.</p>
	<p>The requisite site plan may be approved in whole or in part provided the elements influencing the development of the entire tract, such as access, parking and circulation are considered by the partial site plan. (Ord. No. 1584, 5-19-87)</p>
PD-52-GR, C	<p><u>Planned Development District-52-General Retail, Commercial</u></p>
	<p>The property shown on Tract 1, in Exhibit "A" and more fully described therein, attached thereto and made a part hereof, is rezoned to be Planned Development-General Retail</p>

	District, and subject to the following conditions and restrictions:
	Planned Development District permitting retail uses as prescribed in the Use Schedule of the Zoning Ordinance of Waxahachie, Texas, for the "GR", General Retail District, subject to the approval of a site plan by the Planning and Zoning Commission and City Council prior to the issuance of any Building Permit or Certificate of Occupancy for any structure or use on the premises. Such site plan shall set forth the building areas, off-street parking, points of access, any screening walls, open areas, building setbacks, utility easements, curbs, sidewalks, drives and drainage facilities indicated as necessary to accommodate the use and function of the premises. The dedication and improvement of any street deemed essential by the Planning and Zoning Commission and City Council for access to the property, to adjacent property or for circulation around the site.
	The density, coverage, height, parking and off-street loading standards shall comply with the minimum standards specified for the "GR", General Retail District for all development.
	The requisite site plan may be approved in whole or in part provided the elements influencing the development of the entire tract, such as access, parking and circulation are considered by the partial site plan.
	The property shown as Tract 2, Exhibit "B" and more fully described therein, attached hereto and made a part hereof, is rezoned to be Planned Development-Commercial, and subject to the following conditions and restrictions:
	Planned Development District permitting commercial uses as prescribed in the Use Schedule of the Zoning Ordinance of Waxahachie, Texas, for the "C", Commercial District, subject to the approval of a site plan by the Planning and Zoning Commission and City Council prior to the issuance of any Building Permit or Certificate of Occupancy for any structure or use on the premises. Such site plan shall set forth the building setbacks, utility easements, sidewalks, drives and drainage facilities indicated as necessary to accommodate the use and function of the premises and provide for the dedication and improvement of any street deemed essential by the Planning and Zoning Commission and City Council for access to the property, to adjacent property or for circulation around the site.
	The density, coverage, height, parking, floor area ratio and off-street loading standards shall comply with the minimum standards specified for the "C", Commercial District for all development.
	The requisite site plan may be approved in whole or in part for one or several property owners provided the overall arrangement of streets, land use, utilities and parking applying

	the entire tract is coordinated and understood by the various owners.
	The property shown as Tract 3, Exhibit "C" and more fully described therein, attached hereto and made a part hereof, is rezoned to be Commercial. (Ord. No. 1630, 5-16-88)
PD-53-HI	<u>Planned Development District-53-Heavy Industrial</u>
	Planned Development District permitting uses as prescribed in the use schedule of the zoning ordinance of Waxahachie, Texas, for the "HI", Heavy Industrial District, subject to the approval of a site plan by the Planning and Zoning Commission and City Council prior to the issuance of any building permit or certificate of occupancy for any structure or use on the premises. Such site plan shall set forth the areas designated for buildings, streets, rail easements, off-street parking, lighting, screening, off-street loading, open storage, drainageways, utility easements and open space. The site plan shall also indicate all curbs, drainage facilities, drives and other general site improvements features indicated as necessary for the proper use and function of the land as a planned industrial development.
	All minimum standards specified for the "HI", Heavy Industrial District, including performance standards, shall apply to PD-53-HI.
	The requisite site plan may be approved in whole or in part provided that the elements influencing the development of the entire tract, such as access, off-street parking and circulation, are considered and provided for by the partial site plan. (Ord. No. 1742, 4-20-92)
PD-54-SF-2 & SF-3	<u>Planned Development District-54-Single-family-2 and Single-family-3</u>
	The property shown in Exhibit A is rezoned to be Planned Development Single-family-2, and the property shown in Exhibit B is rezoned to be Planned Development Single-family-3, permitting single-family detached dwellings in accordance with site plan approval. All streets, utilities, drainage facilities, access drives, and open space area shall be provided in accordance with the approved site plan, and all dedications and improvements shall meet the development requirements of the City of Waxahachie, in accordance with Single-family-2 or Single-family-3 zoning district in the respective districts.
	Any homes constructed in the districts are required to comply with the following conditions and restrictions:
	1. Minimum of 2 full baths with full bath being defined as one lavatory, one commode,

	one bathtub and/or shower;
	2. Minimum of 3 bedrooms;
	3. Minimum of 2 car garage (attached or detached). If detached, all Planned Development & Zoning requirements will apply to the detached building;
	4. Garages to be completely finished which includes sheetrock, taped, bedded, texture and/or acoustic for ceiling, paint and wood at base of wall;
	5. No carports;
	6. All stand-alone (from main residence) buildings must comply with Planned Development & Zoning requirements herein given;
	7. 85% brick. Brick area includes all exterior vertical walls from foundation to soffit, excluding window & door areas. No brick can be supported by wood;
	8. All foundations shall be of engineered design;
	9. If mailboxes are located at curbside, each residence will have mail boxes to be encased in brick located at curbside in front of each house;
	10. An 8 foot grass area between street curb and sidewalks is required;
	11. Exterior chimney chases must be encased in brick regardless of location in home;
	12. Angle iron spanning double garage doors must be of approved thickness;
	13. Gutters, if used, must be pre-painted material of seamless construction;
	14. Roof pitch must not be less than 7/12;
	15. Any roof penetrations other than fire place must be in the rear of roof;
	16. All plumbing vents must be painted with enamel paint or lead;
	17. No rotating turbine roof vents are permitted;
	18. No mill finish roof vents are permitted;

	19. Fences, if used, shall be a minimum of cedar with metal fence posts set in concrete. Fence shall be maintained by the owner;
	20. Each lot shall have a minimum of 2 (two) 1 ¼" caliper trees in the front of side yards. Side yard is defined as that lot area from the front street to either back corner on the sides of the house;
	21. All garages which face the street shall have driveways with widths not less than 18 feet;
	22. Lots with alleys shall have garages which are accessed from the alley only;
	23. All lots west of Carlton Parkway shall not have garage doors facing the street;
	24. All lots fronting Carlton Parkway shall have a minimum living area of 1,400 square feet;
	25. All lots west of, but not fronting, Carlton Parkway shall have a minimum living area of 1,500 square feet; and
	26. All lots east of, but not fronting, Carlton Parkway shall have a minimum living area of 1,100 square feet. Ord. No. 1806, 3-21-94)
PD-55-GR	<u>Planned Development District-55-General Retail</u>
	The property described on Exhibit C be, and the same hereby is, rezoned to Planned Development General Retail subject to the following conditions and restrictions:
	All minimum standards specified for the "GR" General Retail, including performance standards shall apply, subject to the approval of a site plan by the Planning and Zoning Commission and City Council prior to the issuance of any building permit or certificate of occupancy for any structure or use on the premises. Such site plan shall set forth the building areas, off-street parking, points of access, and screening walls, open areas, building setbacks, utility easements, curbs, sidewalks, drives and drainage facilities indicated as necessary to accommodate the use and function of the premises.
	The density, coverage, height, parking and off-street loading standards shall comply with the minimum standards specified for the "GR", General Retail District for all development, except for the following uses which are expressly prohibited as defined by the City of Waxahachie Zoning Ordinances:

	1. Community unit development;
	2. Hotel or motel;
	3. Modular prefabricated structure;
	4. Airport, heliport or landing field;
	5. Cemetery or mausoleum;
	6. Fairgrounds or exhibition area;
	7. Facility for the care of the mentally retarded;
	8. Hospital (general acute care);
	9. Hospital (chronic care);
	10. Monastery or convent;
	11. Accessory building;
	12. Garage or estate sale;
	13. Public or private utility shop or storage;
	14. Commercial radio and television or micro-wave tower;
	15. Railroad track and right-of-way;
	16. Sewage treatment plant;
	17. Shortwave tower antennas;
	18. Portable buildings;
	19. Agricultural sign;
	20. Household appliance service and repair;

	21. Laundry or cleaning, self-service;
	22. Mortuary or funeral parlor;
	23. Pet shop;
	24. Palm reading/fortune telling;
	25. Auto sales and repair (in building);
	26. Commercial auto parking lot;
	27. Tire installation and repair;
	28. Car wash;
	29. Motorcycle repair;
	30. Commercial amusements (outdoor);
	31. Drive-in theatre;
	32. Veterinarian clinic and kennels, outside pens;
	33. Veterinarian office only, no outside pens;
	34. Outside display for sale of portable buildings and satellite dish antennas. (Ord. No. 1806, 3-21-94)
PD-56-SF-2	<u>Planned Development District-56-Single-family-2</u>
	Planned Development District permitting single-family detached dwellings in accordance with a site plan which shall be required. All streets, utilities drainage facilities, access drives and open space area shall be provided in accordance with the approved site plan and all dedications and improvements shall meet the development requirements of the City of Waxahachie, Texas, in accordance with Single-Family-2 zoning requirements. The density, coverage, height, parking and area standards shall comply with the minimum requirements for the various types of housing as specified in SF-2, Single-Family-2 zoning district. (Ord. No. 1835, 8-7-95)

PD-57-SF-2	<u>Planned Development District-57-Single-family-2</u>
	Rezoned to Planned Development District-57-Single-family-2 to allow for the construction of zero lot line homes. (Ord. No. 1869, 7-1-96)
PD-58-GR	<u>Planned Development District-58-General Retail</u>
	The tract shown in Exhibit A is rezoned to be Planned Development General Retail (PD-GR) subject to the following conditions:
	Planned Development District permitting retail uses as prescribed in the use schedule of the zoning ordinance of Waxahachie, Texas, for the "GR", General Retail District, subject to the approval of a site plan by the Planning and Zoning Commission and City Council prior to the issuance of any building permit or certificate of occupancy for any structure or use on the premises. Such site plan shall set forth the building areas, off-street parking, points of access, and screening walls, open areas, building setbacks, utility easements, curbs, sidewalks, drives and drainage facilities indicated as necessary to accommodate the use and function of the premises. The dedication and improvement of any street deemed essential by the Planning and Zoning Commission and City Council for access to the property, to adjacent property or for circulation around the site, must be shown on the site plan.
	The density, coverage, height, parking and off-street loading standards shall comply with the minimum standards specified for the "GR", General Retail District for all development.
	Truck parking areas must be shown on any site plan and must be screened from view from nearby residential areas.
	All mechanical equipment on the roof (which would be visible from the ground) must be screened.
	All lighting should be directed so as to not reflect or negatively impact adjacent residences. This is particularly important in the loading areas since they will likely be lit during night hours.
	Indian Drive must be paved, curbed and guttered to the back of property line being rezoned. (Ord. No. 1878, 9-16-96)

<p>PD-59-SF-3</p>	<p style="text-align: center;"><u>Planned Development District-59-Single-Family-3.</u></p>
	<p>The 42.91 acres located West of Carlton Parkway on Butcher Road, A. S. Pruett Survey, and Addition to the City of Waxahachie, Ellis County, Texas, as shown on Exhibit "A" is rezoned to be Planned Development District-59-Single-Family-3. (Original Ord. No. 2043, 8-16-00, adopted prior to annexation in error, therefore, Ord. No. 2043 was replaced with Ord. No. 2060, 10-16-00)</p>
<p>PD-60-GR-44</p>	<p style="text-align: center;"><u>Planned Development District-60-44-General Retail.</u></p>
	<p>Tract 1 - .3850 acres in the John Gooch Survey, Tract 2 - 0.4260 acres City of Waxahachie, as Shown on Exhibit "A" is rezoned to be Planned Development-60-44-General Retail (PD-44-GR). (Ord. No. 2061, 10-16-00)</p>
<p>PD-61-SF-2</p>	<p style="text-align: center;"><u>Planned Development District-61-Single-Family-1.</u></p>
	<p>The property shown on Exhibit "A" is rezoned to be Planned Development District-60-Single-Family-2 permitting single-family detached dwelling in accordance with site plan approval subject to the following restrictions:</p>
	<p>1. Minimum of one full bath, with full bath being defined as one lavatory, one commode, one bathtub and/or shower.</p>
	<p style="text-align: center;">2. Minimum of two bedrooms.</p>
	<p style="text-align: center;">3. Minimum of 1-½ attached garage.</p>
	<p>4. Garages to be completely finished which includes sheet rocked, taped bedded, textured and painted.</p>
	<p style="text-align: center;">5. No carports allowed.</p>
	<p style="text-align: center;">6. No stand alone buildings allowed.</p>

	7. All construction shall be minimum 85% brick.
	8. Mailboxes shall be cluster style provided by U. S. Postal Service and placed in accordance with their specifications.
	9. Angle iron spanning double garage doors must be of approved thickness.
	10. Gutters must be seamless, colorfast aluminum.
	11. Roof pitch must not be less than 5/12.
	12. Each home shall be fenced front, side and back.
	13. All fences shall be constructed according to site plans with minimum height of 6'0". Fences shall be constructed of 1 x 4 spruce pickets nailed to treated 1 x 4's attached to .095 steel post set a minimum of 24" deep in concrete. Owner of the lot will be required to maintain fence.
	14. Front landscaping shall be provided including one 3" caliper tree with flower beds including shrubs, metal edge and mulch with balance of front yard sodded with "Texas Turf Ten" or equivalent low maintenance grass.
	15. Automatic sprinkler system shall be provided in front yard.
	16. All front garages shall have driveways with widths not less than 18'00".
	17. All homes shall have a minimum living area of 1400 square feet.
	18. Front yard building line shall be 15'00".
	19. Side yard set backs to the "zero" on the zero lot line side with a 5'00" maintenance easement on the "zero" side.
	20. Side yard set backs on "garden side" to be 7'00".
	21. Lot area to be minimum 3200 square feet.
	22. Lot width to be minimum 22'00". (Ord. No. 2063, 11-6-00)
PD-62-	<u>Planned Development District-62-Single-Family-3</u>

SF-3	
	<p>The property shown in Exhibit "A" is rezoned from Future Development (FD) to Planned Development Single-Family-3 (PD-SF-3), permitting single-family detached dwellings in accordance with site plan approval. All streets, utilities, drainage facilities, access drives, and open space area shall be provided in accordance with the approved site plan, and dedications and improvements shall meet the development requirements of the City of Waxahachie, in accordance with Single-Family-3 zoning district and with the following restrictions:</p>
	<p>1. All of the said property shall be occupied and used for single-family purposes only.</p>
	<p>2. No manufactured module or pre-fabricated housing will be allowed within the subdivision.</p>
	<p>3. The minimum lot size will be 60' × 110' (6,600 sq. ft.).</p>
	<p>4. Front yard setbacks will be twenty-five (25) feet.</p>
	<p>5. Side yard setbacks will be five (5) feet.</p>
	<p>6. Side yard setbacks on the street side of a corner lot will be fifteen (15) feet.</p>
	<p>7. Rear yard setbacks will be fifteen (15) feet.</p>
	<p>8. Each residence on each lot shall contain not less than one-thousand two hundred fifty (1,250) square feet of fully enclosed floor area devoted to living purposes. Said floor area shall be exclusive of roofed or unroofed porches, terraces, garages and other outbuildings, and all shall be computed from face of exterior walls.</p>
	<p>9. Each dwelling will provide at minimum a two (2) car enclosed attached garage.</p>
	<p>10. No dwelling shall be erected on a lot of material other than brick, stone, brick-veneer, or other masonry materials as approved by the City of Waxahachie, unless the above-named materials constitute at least seventy five percent (75%) of the outside wall areas below the first floor plate line, excluding windows and door areas.</p>
	<p>11. A 6' screening wall will be built by the developer along Butcher Road.</p>
	<p>12. The entrances along Butcher Road will be irrigated and landscaped.</p>
	<p>13. Fifteen (15) feet of additional right-of-way fronting along Butcher Road will be dedicated to</p>

	the City of Waxahachie for future widening of this roadway.
	14. The approximately 9.9 acre open space (100-year flood limits) on the southern boundary of the property will be dedicated to the City of Waxahachie as part of the City planned future linear Park.
	15. Simultaneous with the filing of record of the Final Plat for this development, a "Declaration of Covenants, Conditions and Restrictions" (Deed Restrictions) will be prepared and filed of Record that covers the pertinent items listed above, as well as other common restrictions that are placed on developments of this type. The formation of a "Homeowners Association", along with an "Architectural Control Committee", will be included with these Deed Restrictions (Highland Village). (Ord. No. 2060, 10-16-00)
PD-63-SF-2 & SF-3	<u>Planned Development District-63-Single-Family-2 and Single-family-3.</u>
	A. The eastern 12.0 acres of the property shown in Exhibit "A" is rezoned from Future Development (FD) to Planned Development Single-Family-2 (PD-SF-2), permitting single-family detached dwellings in accordance with site plan approval. All streets, utilities, drainage facilities, access drives, and open space area shall be provided in accordance with the approval site plan, and all dedications and improvements shall meet the development requirements of the City of Waxahachie, in accordance with Single-Family-2 zoning district and with the following restrictions:
	1. Minimum living area of 1,500 sq. ft.
	2. No garage to face street.
	3. 100% Masonry on one story homes (excluding box windows, covered patios), minimum 70% masonry on two-story homes.
	4. Site Built homes (no modular or trailer homes).
	5. All homes to be minimum 3-2-2.
	6. All roof slopes to be minimum 7/12.

	7. No homes to front Butcher Road.
	B. The western 65.702 acres of the property shown in Exhibit "B" is rezoned from Future Development (FD) to Planned Development Single-Family-3 (PD-SF-3), permitting single-family detached dwellings in accordance with site plan approval. All streets, utilities, drainage facilities, access drives, and open space area shall be provided in accordance with the approval site plan, and all dedications and improvements shall meet the development requirements of the City of Waxahachie, in accordance with Single-Family-3 zoning district and with the following restrictions:
	1. Minimum 8.0 acres left open for natural preserve.
	2. Minimum lot size of 6,000 sq. ft.
	3. Minimum house size to be 1200 sq. ft. of living area.
	4. All houses to be minimum 3-2-2.
	5. All garages to be room finished.
	6. 100% masonry on one story homes (excluding box windows, covered patios), minimum 70% masonry on two story homes.
	7. No homes to front Butcher Road.
	8. Site built homes (no modular or trailer homes). (Ord. No. 2058, 10-16-00)
PD-64-SF-3	<u>Planned Development District-64-Single-Family-3.</u>
	The property shown in Exhibit "A" is rezoned to be Planned Development Single-Family 3, permitting single-family detached dwellings. All streets, utilities, drainage facilities, access drives, and open spaces area shall be provided in accordance with the approved site plan, and all dedications and improvements shall meet the development requirements of the City of Waxahachie, in accordance with Single-Family-3 zoning districts. Any homes construction in the districts are required to comply with the following conditions and restrictions:
	1. Minimum of 2 full baths with full bath being defined as one Lavatory, one commode, one bathtub and/or shower.

	2. Minimum of 3 bedrooms.
	3. Minimum of 2-car garage.
	4. All garage interiors will be covered with sheetrock.
	5. No carports.
	6. 75% masonry, Masonry area includes all exterior vertical walls from foundation to soffit, excluding window and door areas.
	7. All foundations shall be of engineered design.
	8. All mailboxes will be U. S. Postal Service Cluster Boxes.
	9. Minimum front yard will be 20 feet.
	10. Minimum rear yard will be 10 feet.
	11. Minimum lot width will be 50 feet.
	12. Minimum lot area 5,500 SF.
	13. Roof pitch must not be less than 5/12.
	14. Each lot shall have a minimum of one (1) 1¼" caliper trees in the front yard.
	15. All front yards will be sodded.
	16. All lots shall have a minimum living area of 1,350 square feet. (Ord. No. 2072, 3-5-01)
PD-65-SF-2	<u>Planned Development District-65-Single-Family-2.</u>
	The property shown in Exhibit "A" is rezoned from Single-Family-2 (SF-2) to Planned Development-Single-Family-2 (PD-SF-2), permitting single-family detached dwellings in accordance with site plan approval. All streets, utilities, drainage facilities, access drives, and open space area shall be provided in accordance with the approval site plan, and all dedications and improvements shall meet the development requirements of the City of Waxahachie, in

	accordance with Single-Family-2 zoning district and with the following restrictions:
	1. All of the said property shall be occupied and used for single-family purpose only.
	2. No manufactured, module or pre-fabricated housing will be allowed within the subdivision.
	3. The minimum lot size will be 5500 sq. ft.
	4. Front yard setbacks will be twenty-five (25) feet.
	5. Side yard setbacks will be five (5) feet.
	6. Side yard setbacks on the street side of a corner lot will be fifteen (15) feet.
	7. Rear yard setbacks will be (15) feet.
	8. Each residence on each lot shall contain not less that one thousand four-hundred fifty (1,450) square feet of fully enclosed floor area devoted to living purposes; with the exception of each residence on each lot fronting River Oaks Boulevard shall contain not less that one-thousand six-hundred (1,600) square feet of fully enclosed floor area devoted to living purposes. Said floor area shall be exclusive of roofed or unroofed porches, terraces, garages and other outbuildings, and shall be computed from faces of exterior walls.
	9. Each dwelling will provide at minimum a two (2) car enclosed Attached garage.
	10. No dwelling shall be erected on a lot of material other than brick, tone, brick-veneer, or other masonry materials as approved by the City of Waxahachie, unless the above named materials constitute at least seventy-five percent (75%) of the outside wall areas below the first floor plate line, excluding window and door areas. (Ord. No. 2077, 3-7-01)
PD-66-SF-2	<u>Planned Development District-66-Single-Family-2.</u>
	The property shown on Exhibit "A" is rezoned from Single-Family-2 (SF-2) Planned Development Single-Family-2 (PD-SF-2), permitting zero lot line homes in accordance with site plan approval. All streets, utilities, drainage facilities, access drives, and open space area shall be provided in accordance with the approved site plan, and all dedications and improvements shall meet the development requirements of the City of Waxahachie, in accordance with Single-Family-2 zoning district, with the following restrictions:

	1. All homes shall have a minimum of two bedrooms.
	2. Minimum of 1-½ car garage and it shall not be converted to living space.
	3. Garages to be completely finished; sheetrock, tape bed, texture and paint.
	4. No carports allowed.
	5. No storage buildings allowed except storage cabinets under 6' in height and out of public view.
	6. All construction shall be a minimum of 85% brick veneer.
	7. All foundations shall meet CABO specifications.
	8. Mailboxes shall be cluster style provided and in accordance with the U. S. Postal Service.
	9. Gutters shall be seamless, colorfast aluminum.
	10. Roof pitch to be 6/12 with a weathered gray color laminated shingle.
	11. Each home shall be fenced back, side and front except on rear entry garage plans.
	12. All fences shall be constructed with a minimum height of 6' for side and back yard area. Fences shall be constructed of spruce or cedar pickets, sealed, stained and nailed to treated 2 × 4's attached to galvanized steel posts. Front fence can be ornamental iron 4' and above in height with walk gate. Fences will be maintained by owner.
	13. Landscaping shall be provided including one 3" diameter tree or large crepe myrtle with flower beds including shrubs, edgework and mulch or ground cover with balance of front yard in sod.
	14. Automatic sprinkler system shall be provided in full yard area.
	15. All front entry garage shall have driveways with widths not less than 18'0".
	16. Maximum height shall be two (2) stories.
	17. All homes shall have a minimum living area of 1500 square feet.

	18. Front yard building lines shall be a minimum of 15'0".
	19. Side yard set backs to "Zero" on the zero side with a 5'0" Maintenance and utility easement.
	20. Side yard set backs on the "Garden" side to be a minimum of 7'0".
	21. Back yard building lines shall be a minimum of 10'0".
	22. Lot area to be a minimum of 4900 square feet.
	23. Lot width to be a minimum of 50'0".
	24. All dwellings shall be used for single-family residence only and shall not be subdivided for rental.
	25. On homes with front garage, vehicles must be parked in garages and may not be left outside up to seven days each month.
	26. No boat, RV or trailers shall be parked in front or side lot area, such shall be parked behind fence and home at rear of lot out of Public view.
	27. No project or under construction vehicles including trailers shall be parked anywhere on the lot.
	28. No commercial truck, bus or trailer with tonnage in excess of ¾-ton shall be left parked in the street in front of or on any portion of the lot after the construction and move in process is complete.
	29. No commercial business activity to which the general public is Invited shall be conducted on any lot.
	30. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot except not more than two dogs, cats or household pets may be kept, provided they are not kept, bred or maintained for commercial purpose. No advertising signs shall be displayed in conjunction with the same.
	31. No basketball goal, soccer goal or skateboard ramp permanent or Portable shall be constructed or left over night in front yard, side Yard area or used at any time on sidewalk and common roadway or in easement area. (Ord. No. 2105, 9-17-01)

PD-67 & SF 1 - 3 MF-2 & GR	<p style="text-align: center;"><u>Planned Development District 67 Single-family 1, 2, 3, Multi-Family 2 and General Retail</u></p>
	<p>The property shown in Exhibit "A" and more fully described therein, Attached hereto and made a part hereof, is rezoned to be Planned Development District in the use classification specified on each set of field notes, being the 47.792 acre tract as PD-SD-1, the 148.405 acre tract as PD-2F (50%) and PD-SF-3 (50%), the 51.887 acre tract as PD-SF-2, the 26.241 acre tract as PD-2F, the 40.556 acre tract as MF-2, and the 9.093 acre tract as PD-GR, with the express provision that the districts zoned 50% PD-SF-2 and PD-SF-3 may not exceed 50% of the area or lots in PD-SF-3, with the remaining 50% or more in PD-SF-2, and subject to the following conditions and restrictions:</p>
	<p>Planned Development District permitting uses as prescribed in the Use Schedule of the Zoning Ordinance of Waxahachie, Texas for the district specified, subject to the approval of a site plan by the Planning and zoning commission and City Council prior to the issuance of any Building Permit or Certificate of Occupancy for any structure or use on the premises. Such site plan shall set forth the building areas, off-street parking, points of access, any screening walls, open areas, building setbacks, utility easements, curbs, sidewalks, drives and drainage facilities indicated as necessary to accommodate the use and function of the premises. The plat and development shall comply with "Garden Valley Minimum Requirements" attached.</p>
	<p>The density, coverage, height, parking and off-street loading standards shall comply with the minimum standards specified for the district specified for all development.</p>
	<p>The requisite site plan may be approved in whole or in part provided the elements influencing the development of the entire tract, such as access, parking and circulation are considered by the partial site plan.</p>

<u>Single-family Planned Unit Development</u>	<u>SF-1</u>	<u>SF-2</u>	<u>SF-3</u>
Minimum Lot Width	75'	65'	50'
Minimum Lot Depth	100'	100'	100'

	Front Yard Setback	25'	25'	25'
	Side (Street Side) Setback	20'	15'	15'
	Side Yard Setback	7'	6'	6'
	Rear Yard Setback	20'	20'	20'
	Minimum Lot Square Footage	7,500	6,500	5,000
	Minimum Dwelling (Living Area) Sq. Ft.	1,700**	1,450	1,200

	<u>Additional Requirements</u>
	1. Each Resident shall have 100% Masonry, Brick or Stone on front of home (Hardy Plank is Excluded)
	2. Each Resident shall have matching brick or stone Mailbox
	3. There shall be a minimum of two(2) three inch (3") Caliper Trees in front yard
	4. There shall be a minimum of a 7/12 Roof Pitch
	5. All Garages shall be two (2) car attached garages, No Carports
	6. All Garages of the Estates of Garden Valley and Garden Valley West shall be "J" type front swing entry or traditional side entry
	<u>Multi-Family and 2 Family Zoning Districts</u>
	All Multi-Family and 2 Family Districts shall be Gated Communities with appropriate entryways, screening, and landscaping
	* NOTE Garden Valley Farms, Garden Valley Meadows, and Garden Valley Ranch PD-SF-2 (50%) and PD-SF-3 (50%) Zoning

	No more than 50% of lots in number shall be PD-SF-3 The balance of lots shall be PD-SF-2 or greater
	** All dwellings on the North and West boundary of SF-1 shall be 2000 minimum square foot. (Ord. No. 2137, 8-19-2002)
PD-68-C	<u>Planned Development-68-Commercial</u>
	8.55 acre tract is rezoned to PD-C. The PD-C property is subject to the provisions in Exhibit "B".
	Provisions for a Planned Development District (Commercial) on 8.55 acres approximately 600 feet north of the intersection of Brown Street and Sagebrush Drive.
	Planned Development District permitting uses as prescribed in the Use Schedule of the Zoning Ordinance of Waxahachie, Texas, for the "C", Commercial District. Those commercial uses listed below shall be prohibited. All other commercial uses subject to the approval of a site plan by the Planning and Zoning Commission and the City Council prior to the issuance of any Building Permit or Certificate of Occupancy for any structure of use on the premises. Such site plan shall set for the building area, off-street parking, points of access, any screening, open areas building setbacks, utility easements, curbs, sidewalks, drives, and drainage facilities indicated as necessary to accommodate the use and function of the premises.
	<u>Primary Residential Uses</u> Trailer Camp or Mobile Home Park Bed and Breakfast Inn or Facility Mobile Home as a Fixed Dwelling Modular Prefabricated Structure
	<u>Educational, Institutional & Special Uses</u> Day Camp Fairgrounds or Exhibition Area Home for Care of Alcoholic, Narcotic, or Psychiatric Patients Facility for the care of Mentally Retarded Cemetery or Mausoleum Juvenile Detention Center Public and Private Jails or Prisons
	<u>Utility, Service and Other Uses</u> Antenna (commercial) Antenna, Non-Commercial (amateur radio, television or CB radio)

	<p>Electrical Generating Plant Gas Transmission Line and Metering Station Railroad Tract and Right-of-Way Sewage Treatment Plant (Public)</p>
	<p><u>Accessory and Incidental Uses</u> Stable, Private Portable Buildings</p>
	<p><u>Sign and Identification Uses</u> Advertising Sign Signs, Special Height Portable Sign Advertising Sign Signs, Special Height Portable Sign</p>
	<p><u>Retail and Service Type Uses</u> Palm Reading, Fortune Telling Pawn Shop Secondhand Store, Used Furniture or Rummage Sale Massage Establishment (Medical) Sexually Oriented Business Metal Recycling Center Used Clothing Store Veterinarian Hospital with outside animal pens</p>
	<p><u>Recreational and Entertainment Uses</u> Rodeo Grounds Stable (Public or Commercial) Zoo (Private) Zoo (Public)</p>
	<p><u>Automobile and Related Service Uses</u> Auto Painting and Body Repair Seat Cover and Muffler Installation Shop Tire Installation and Repair with Outside Storage Trailer and Mobile Home Sales Motorcycle Repair Auto Parts and Accessory Sales, new (outside display) Auto Repair (major)</p>

Auto Repair (minor)
Commercial Auto Parking Lot
Hauling or Storage Company with outside storage
Heavy Machinery Sales and Storage
Heavy Machinery Sales and Storage
Motor Freight Terminal
Parking Lot or Structure, Commercial (auto)
Parking Lot, Truck and Trailers
RV Camper Sales
Tire Retreading or capping
Tractor Sales (new or used)
Trailer and Heavy Load Vehicle Repair
Truck Stop
Used Auto Sales, outdoor lot

Commercial Type Uses

Bottling Works (Wholesale)
Cabinet and Upholstery Shop
Cleaning and Dyeing Plant (commercial)
Cleaning Plant, Bags, or Carpet (Special Equipment)
Clothing Manufacture or Light Compounding or fabrication
Contractors Shop and Storage Yard
Engine and Motor Repairing
Feed Store
Heavy Machinery Sales and Storage
Job Printing or Newspaper Printing
Laundry Plant (Commercial)
Mild Depot, Dairy, or Ice Cream Plant
Paint Shop
Petroleum Products Storage, Wholesale
Plumbing Shop
Railroad or Bus Passenger Station
Trailer Rental or Sales
Transfer, Storage and Baggage Terminal
Glass Cutting
Building material Sales
Flea Market
Food Processing Plant
Furniture Manufacture and Refinishing Shop
Kennel (outdoor or indoor pens)
Machine Shop or Welding Shop

	<p>Metal Buildings</p> <p>Motel or Hotel (less than 75 rooms)</p> <p>Motel or Hotel (more than 75 rooms)</p> <p>Outside display for sale of portable buildings or satellite dish antennae</p> <p>Portable Building Sales</p> <p>Sand, gravel or earth sales or storage</p> <p>Storage and sale of furniture or appliances outside a building</p>
	<p><u>General Manufacturing and Industrial Uses</u></p> <p>Animal or Poultry Slaughtering or live storage</p> <p>Any use which could potentially create a problem to the environment due to emissions, odor, noise, hazard, or similar factors</p> <p>Cemetery or hydrated lime plant</p> <p>Concrete or asphalt batching plant (permanent)</p> <p>Concrete or asphalt batching plant (temporary)</p> <p>Dump or Sanitary fill area</p> <p>High risk or hazardous industrial manufacturing not wholly enclosed within a building</p> <p>High risk or hazardous industrial manufacturing wholly enclosed within a building</p> <p>Low risk industrial manufacturing not wholly enclosed within a building</p> <p>Petroleum Storage and Collection Facilities</p> <p>Salvage or reclamation of products (in building)</p> <p>Salvage or reclamation of products (in open)</p> <p>Sand, gravel, stone, or petroleum extraction or storage</p> <p>Smelter, refinery or chemical plant</p>
	<p>The density, coverage, height, parking and off-street loading standards for all uses shall comply with the minimum standards specified for the "C", Commercial District for all development.</p> <p>(Ordinance No. 2151, 8-19-02)</p>
<p>PD-69-SF-1, SF-2 & SF-3</p>	<p><u>Planned Development-69-Single-family-1, 2 & 3</u></p>
	<p>21.08 acre tract is rezoned SF-2, 110.68 acre tract is rezoned to PD-SF-3, 11.58 acres will remain as SF-1. The 110.68 acre tract in PD-SF-3 is subject to the provisions in Exhibit "B".</p>
	<p><u>Planned Development District-Single-family 3</u></p>

	<p>The property shown in Exhibit "A" is rezoned to be Planned Development Single-family-3, permitting Single-Family detached dwellings, all streets, utilities, drainage facilities, access drives, and open space area shall be provided in accordance with the approved site plan, and all dedications and improvements shall meet the development requirements of the City of Waxahachie, in accordance with Single-Family-3 zoning district.</p>
	<p>Any homes constructed in the districts are required to comply with the following conditions and restrictions:</p>
	<p>1. Minimum of 2 full baths with full bath being defined as one lavatory, one commode, one bathtub and/or shower;</p>
	<p>2. Minimum of 3 bedrooms;</p>
	<p>3. Minimum of 2-car garage;</p>
	<p>4. Garages to be completely finished which includes sheetrock;</p>
	<p>5. No carports;</p>
	<p>6. 75% masonry. Masonry area includes all exterior vertical walls from foundation to soffit, excluding window & door areas;</p>
	<p>7. All foundations shall be of engineered design;</p>
	<p>8. All mailboxes will be U.S. Postal Service Cluster Boxes;</p>
	<p>9. Minimum front yard will be 25 feet;</p>
	<p>10. Minimum side yard will be 6 feet;</p>
	<p>11. Minimum rear yard will be 10 feet;</p>
	<p>12. Minimum lot width will be 52 feet (at building line);</p>
	<p>13. Minimum lot area will be 5,600 SQ. FT;</p>
	<p>14. All front yards will be sodded;</p>
	<p>15. Each front yard will be sodded upon completion</p>

	16. Each front yard will be landscaped with shrubbery; and
	17. Two trees will be planted in every front yard.
	All lots shall have a minimum living area of 1,350 square feet (Ord. No. 2153, 12/16/02)
PD-70-SF-2	<u>Planned Development District-70-Single-Family-2</u>
	The property shown in Exhibit "A" attached hereto is rezoned Amending the stated restrictions, permitting single-family detached dwellings in accordance with site plan approval. All streets, utilities, drainage facilities, access drive, and open space area shall be provided in accordance with the approved site plan, and all dedications and improvements shall meet the development requirements of the City of Waxahachie, in accordance with Single-Family-2 zoning district and with the following restrictions:
	1. All homes shall have a minimum of two bedrooms.
	2. Minimum of 1 ½ car garage and it shall not be converted into living space.
	3. Garages to be completely finished; sheetrock, tape, bed, texture and paint.
	4. No carports or "lean to" storage buildings attached to home allowed.
	5. No storage buildings allowed except storage cabinets under 6' in height and out of public view.
	6. All construction shall be a minimum of 85% brick veneer.
	7. All foundations shall meet CABO specifications.
	8. Mailboxes shall be cluster style provided and in accordance with U.S. Postal Service
	9. Gutters shall be seamless, colorfast aluminum.
	10. Roof pitch to be 6/12 with a weathered gray color laminated shingle.
	11. Each home shall be fenced back, side and front except on rear entry garage plans.

	<p>12. All fences shall be constructed with a minimum height of 6' for side and back yard area. Fences shall be constructed of spruce or cedar pickets, sealed, stained and nailed to treated 2 × 4's attached to galvanized steel posts. Front fence can be ornamental iron 4' and above in height with walk gate. Fences will not extend beyond front building set back line. Fences will be maintained by owner.</p>
	<p>13. Landscaping shall be provided including one 3" diameter tree or large crepe myrtle with flower beds including shrubs, edgework and mulch or ground cover with balance of front yard in sod.</p>
	<p>14. Automatic sprinkler system shall be provided in full yard area.</p>
	<p>15. All front entry garages shall have driveways with widths not less than 18'0".</p>
	<p>16. Maximum height shall be two (2) stories.</p>
	<p>17. All homes shall have a minimum living area of 1400 square feet.</p>
	<p>18. Front yard building lines shall be a minimum of 15'0".</p>
	<p>19. Side yard set backs to be "Zero" on the zero side with a 5'0" easement to the adjoining property owner.</p>
	<p>20. Side yard set backs on the "Garden" side to be a minimum of 7'0".</p>
	<p>21. Back yard building lines shall be a minimum of 10'0".</p>
	<p>22. Lot area to be a minimum of 4800 square feet.</p>
	<p>23. Lot width to be a minimum of 38.35" at street entrance, 50'0" width at building line.</p>
	<p>24. All dwellings shall be used for single-family residence only and shall not be subdivided for rental.</p>
	<p>25. No boat, recreational vehicle or trailers shall be parked or stored on front of side lot area.</p>
	<p>26. No project or under construction vehicles including trailers shall be parked anywhere on lot.</p>
	<p>27. No commercial business activity to which the general public is invited shall be conducted on any lot.</p>

	28. No commercial business activity to which the general public is invited shall be conducted on any lot.
	29. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot except not more than two dogs, cats or household pets may be kept. (Ord. No. 2154, 12-16-02)
PD-71-SF-2	<u>Planned Development District-71-Single-family-2</u>
	Being 28.326 acres out of the B.B Davis and W.C. Calder Survey, located Southwest of the intersection of Broadhead Road and U.S. Highway 287, and being further described on Exhibit "A."
	The SF-2, Single-family Residential District -2 is hereby modified as follows:
	Height regulations:
	A. Maximum Height - Two (2) stories for the main building. One story for accessory buildings without garages.
	Area regulation:
	A. Size of Minimum Lot Width - Sixty two (62) feet
	B. Size of Yards - Minimum Side Yard - Six (6) feet; fifteen (15) feet on corner lots.
	Special requirements:
	A. A screening fence is to be provided for Lots 1-5, Block A, and Lot 33, Block C.
	B. Zoning is approved for a 126 lot subdivision, with 33% of the homes having 1250 square feet or more living area, 33% having 1450 square feet or more living area, and 33% of homes 1650 square foot of living area. The Lots to be less than 1450 square feet in living area are to be identified on the sit plan (plat) of the subdivision and the total number of Lots for less than 1450 square feet may not exceed 33% of homes. Ord. No. 2186, 7-7-03)
PD-72-C	<u>Planned Development District-72-Commercial</u>

	<p>Planned Development-Commercial - (7.4639 ac. Tract One); Single-family-1 (SF-1) to Planned Development-Commercial (3.1310 ac. Tract Two); Single-family-1 (SF-1) to Planned Development-Commercial (7.9227 ac. Tract Three); Planned Development-50-General Retail-Single-family-1 to Planned Development-Commercial (9.6693 ac. Tract Four), said properties are more fully described on Exhibit "A."</p>
	<p>The PD-C uses are to be governed by the following provisions:</p>
	<p>Planned Development District permitting uses as prescribed in the Use Schedule of the Zoning Ordinance of Waxahachie, Texas, for the "C" Commercial District, subject to the approval of a site plan by the Planning and Zoning Commission and the City Council prior to the issuance any Building Permit or Certificate of Occupancy. Such site plan shall set forth the building areas, off-street parking, points of access, any screening walls, open areas, building setbacks, curbs, sidewalks, drainage facilities indicated as necessary by the location, and provide for the dedication and improvement of any street deemed essential by the Planning and Zoning Commission and City Council for access to the property, to adjacent property or for circulation around the site.</p>
	<p>The density, coverage, height, parking, and off-street loading standards shall be set forth on the site plan or as specified for the "C", Commercial District.</p>
	<p>The requisite site plan may be approved in whole or in part for one or several ownerships provided the overall arrangement of streets, land uses, utilities and parking applying to the entire tract is coordinated and understood by the various owners. (Ord. No. 2215, 12-15-03)</p>
<p>PD-73-SF-1 & 2</p>	<p><u>Planned Development-73-Single-family- 1 & 2</u></p>
	<p>The PD-SF-1 and PD-SF-2 uses are to be governed by the following provisions:</p>
	<p>SF-1 district in accordance with City of Waxahachie Zoning Ordinance for SF-1, as presently enacted, with the following exceptions.</p>
	<p>1. Masonry requirements are 75% up to roof eaves; not more than 25% of the 75% masonry may be hardy board and similar materials.</p>
	<p>SF-2 district in accordance with City of Waxahachie Zoning Ordinance for SF-2 as presently enacted, with the following exceptions:</p>

	1. Minimum dwelling area, the minimum dwelling area of each residence shall be 1250 square feet for up to 25% of homes, and 1450 square feet for 75% or more of the homes.
	2. Masonry requirements are 75% up to roof eaves; not more than 25% of the 75% masonry may be hardy board and similar materials.
	This is all under one Planned Development District. See the definition of Planned Development District in Waxahachie City Code in appendix A-zoning on pages 2882.33 and 2882.34 number 191, residential development of multiple or mixed housing. (Ord. No. 2218, 1-20-04)
PD-74-SF-2	<u>Planned Development-74-Single-family-2</u>
	79.664 acres located in the E. Horton Survey, South of Highway 287 Bypass and West of Ovilla Road (F.M. 664) as shown on Exhibit "A."
	The SF-2, Single-family Residential District -2 is hereby modified as follows:
	Height regulations:
	A. Maximum Height - Two (2) stories for the main building. One story for accessory buildings without garages.
	Area regulations:
	A. Size of <ul style="list-style-type: none"> 1. Minimum Lot Area - Seven thousand two hundred (7,200) sq. ft. 2. Minimum Lot Width - Sixty (60) feet 3. Minimum Lot Depth - One hundred twenty (120) feet
	B. Size of Yards: <ul style="list-style-type: none"> 1. Minimum Front Yard - twenty-five (25) feet 2. Minimum Side Yard - Seven (7) feet; fifteen (15) feet on corner lots adjacent to a street 3. Minimum Rear Yard - Twenty (20) feet from a garage to an alley; fifteen (15) feet to a main building
	C. Maximum Lot Coverage: Thirty-five percent (35%) by main buildings and accessory buildings
	D. Parking: <ul style="list-style-type: none"> 1. Single-Family Dwelling Unit - A Minimum of two (2) enclosed parking spaces behind the front

	building line on the same lot as the main structure (see Section 35, Off-street and Loading Requirement).
	E. Minimum Dwelling Unit Area - No Home shall be less than one thousand two hundred and fifty (1,250) square feet. A maximum of fifteen percent (15%) of the homes may be one thousand two hundred and fifty (1,250) square feet; at least fifty percent (50%) of the homes must be one thousand four hundred and fifty (1,450) square feet; a minimum of twenty-five percent (25%) of the homes must be one thousand eight hundred and fifty (1,850) square feet or larger and a minimum of ten percent (10%) of the homes must be two thousand (2,000) square feet or larger
	Special requirements:
	A. No permanent use of temporary dwellings, such as travel trailers or mobile homes, may be used for on-site dwelling purposes.
	B. Electrical fencing and barbed wire is prohibited as perimeter fencing except for containment of farm animals on three acres or larger.
	C. Open storage is prohibited (except for materials for the residents personal use or consumption, e.g., firewood, gardening materials, etc.)
	D. Single-family homes with side entry garages where lots frontage is only to one street (not a corner shall have a minimum of twenty-five (25) feet from the door face of the garage to the side property line for maneuvering
	E. Other regulations, same as SF-2
	Other items:
	A. A green belt area will be provided on the western edge of the property for a future city park
	B. A masonry screening fence will be built along F.M. 664 (Ovilla Road), which will be maintained by the Homeowner's Association
	C. The exterior of all homes shall be a minimum of seventy-five percent (75%) masonry. Masonry shall include brick, stucco, stone and cast stone (Ord. No. 2219, 1-20-04)
PD-75-GR	<u>Planned Development-75-General Retail</u>

	<p>8.29 acres in the W.C. Calder Survey, located on Hwy. 287 Frontage Road, 1,100 ft. Southeast of Broadhead and Hwy. 287, and having 973 ft. frontage along Hwy. 287 North of intersection at Hwy. 287 and Megan Street, in the City of Waxahachie, Ellis County, Texas, and being more particularly shown on Exhibit "A" attached hereto. Property is subject to the following provisions:</p>
	<p>Planned Development-General Retail (PD-GR).</p>
	<p>Planned Development District permitting uses as prescribed in the Use Schedule of the Zoning Ordinance of Waxahachie, Texas, for the GR, General Retail District, subject to the approval of a site plan by the Planning and Zoning Commission and City Council prior to the issuance of any Building Permit or Certificate of Occupancy. It is specifically provided a go-kart track is permitted for electric karts only, not for gasoline karts, if placed in accordance with any restrictions required at time of platting, and an amusement arcade, if and when specific use permits are granted by the City for amusement arcade and/or a go-kart track. Such site plan shall set forth the building areas, off-street parking, points of access, screening walls as required by the City, open areas, building setbacks, curbs, sidewalks, drainage facilities indicated as necessary by the location, suitable water and sewer facilities, and provide for the dedication and improvement of any street deemed essential by the Planning and Zoning Commission for access to the property, to adjacent property or for circulation around the site and for safe access thereto.</p>
	<p>The density, coverage, height, parking and off-street loading standards shall be set forth on the site plan or as specified for the GR, General Retail District.</p>
	<p>The requisite site plan may be approved in whole or in part for one or several ownerships provided the overall arrangements of streets, land uses, utilities and parking applying to the entire tract is coordinated and understood by the various owners.</p>
	<p>The zoning map of the City of Waxahachie is hereby authorized and directed to be demarked in accordance therewith. (Ordinance No. 2242, 6-7-04)</p>
PD-76-O	<p><u>Planned Development-76-Office</u></p>
	<p>Lot 1, Block 1, Littleton Estates, an addition to the City of Waxahachie, and being located at 1110 Brown Street (FM 813), and being more specifically described on Exhibit "A" attached hereto.</p>
	<p>Planned Development District permitting office uses as prescribed in the Use Schedule of the Zoning Ordinance of Waxahachie, Texas, for the Office (O) district, except that the following uses are specifically prohibited:</p>

	All residential uses or living facilities.
	The use is subject to the following provision:
	Limit height of screening wall to 6 feet.
	Limit structure to 1 story
	Limit Brown Street access to no closer than 200 ft. from southern most corner of said tract or approximately 400 feet from corner of Brown Street & Audra Avenue.
	Dumpster garages must be constructed at area closest to Brown Street so buildings will act as noise buffer during collection.
	The property is subject to the approval of a site plan by the Planning and Zoning Commission and the City Council prior to the issuance of any Building Permit or Certificate of Occupancy for any structure or use on the premises. Such site plan shall set forth the building areas, off-street parking, points of access, any screening walls, open areas, building setbacks, utility easements, curbs, sidewalks, drives and drainage facilities indicated as necessary to accommodate the use and function of the premises.
	The density, coverage, height, parking and off-street loading standards shall comply with the minimum standards specified for the O, Office District for all development.
	The requisite site plan may be approved in whole or in part provided the elements influencing the development of the entire tract, such as access, parking and circulation are considered by the partial site plan.
	The zoning map of the City of Waxahachie is hereby authorized and directed to the demarked in accordance therewith. (Ordinance No. 2249, 7-9-04)
PD-77-SF-2	<u>Planned Development-77-Single-family-2</u>
	Being 54.799 acres in the Albert S. Pruett Survey, located on the East side of Highway 77 North, West of Royal Lane and North of Grove Creek Road, City of Waxahachie, Ellis County, Texas, as more specifically identified on Exhibit "A".
	The property shown in Exhibit "A" is rezoned to be Planned Development Single-family-2, permitting single-family detached dwellings. All streets, utilities, drainage facilities, access drives,

	and open space area shall be provided in accordance with the approved site plan, and all dedications and improvements shall meet the development requirements of the City of Waxahachie, in accordance with Single-family-2 zoning districts, as amended herein, and accordance with Exhibit "B" of 3 pages, entitled "Grove Creek Planned Development - Development Regulations".
	<u>Grove Creek Planned Development - Development Regulations</u>

I.	<p>Purpose: The purpose of this Planned Development Zoning District is to allow flexibility to the establishment of minimum requirements of the zoning districts established herein. The intent is to provide a quality residential subdivision development. This community will have a mandatory Home Owners' Association (HOA) that will be responsible for all maintenance and upkeep of the common areas and amenities contained with this development. Following approval of this Ordinance, the developer shall prepare preliminary plat, construction plans and a final plat for the area to be developed and conforming to the criteria established herein.</p>
II.	<p>Base Zoning Districts; Maximum Units and Acreage: A Unit shall be defined as a separately inhabitable space intended to be occupied by a single individual or family. The following zoning district is hereby created to apply to the property within the Planned Development District. The property within the Planned Development District may be developed only in accordance with the maximum unit and acreage limits set forth as follows:</p>

Zoning District	Description	Max # of Units
PD	SF Residential	154

III.	Zoning Regulations
A.	<p><u>Lot Measurement:</u> Lot width shall be measured at the front building line. Measurement of dwelling lot coverage or building lot coverage shall include only the footprint(s) of the primary structure and garage.</p>

B.	<p><u>Open Space Calculations:</u> For the purpose of this Planned Development, Common Open Space Calculations shall include all privately owned common areas, Recreation Areas and areas dedicated to the City, including floodplain and parkland. This Planned Development has approximately five percent (5%) Recreation areas and Common Open Space. The open space requirements will contemplate the Planned Development in its entirety.</p>
IV.	Zoning Category PD

<p><u>Permitted Uses:</u> Single-family detached dwellings in accordance with the following limits:</p>	
<p style="text-align: center;"><u>Development Minimums:</u></p>	
Lot Area:	8,500 square feet with minimum exception
Lot Width:	70 feet at the building line
Lot Depth:	115 feet with minor exceptions
Front Yard:	25 feet
Side Yard:	8 feet; 15 feet on corner lot adjacent to street
Rear Yard:	15 feet with minor exceptions
Dwellings Unit Size:	2,250 square feet
<p style="text-align: center;"><u>Development Maximums:</u></p>	
Height:	Two-story

V.	Masonry Requirements:
	<p>All homes will be all brick or natural stone. A maximum of 20% natural stone is permissible. All inset areas where brick ledges are not possible, (i.e. inset entryways, gables, interior chimneys,</p>

	etc.) shall have a masonry material finish in lieu of brick.
VI.	Parking Requirements:
	Off-street parking space shall be provided on the lot to accommodate two (2) motor cars for each dwelling unit; however no supporting member of any garage shall be located within the required front yard.
VII.	Screening: The following screening walls will apply to this development.
	1. Purpose: This community will be completely separated from the adjacent subdivision. The final plat must include a site plan with detailed drawings to be used for all perimeter screening.
	2. Location: Screening walls will be constructed along Grove Creek Rd as follows:
	A. A six-foot brick (Single-course, 3" thick) or concrete (or approved material) screening wall with concrete foundation will be installed along Grove Creek Rd. and along the line that borders the gas substation.
	B. A six-foot wrought iron fence will be installed along the rear of lots adjacent to the common areas (lot 19 block C and lot 52 block A).
	C. A six-foot cedar board fence will be constructed by the home building along the west line adjacent to the commercial tract.
	3. Specifications: Engineered drawings that detail the structural specifications of the masonry wall will be submitted prior to obtaining a permit to construct.
VIII.	Common Area Maintenance: The following shall be maintained by a mandatory homeowners' association. (1) All common areas owned by the homeowners association; (2) all landscape, buffer, trail system, drainage easements, entry features and screening walls located within the subdivision; and (3) all other areas designated on the final plat as areas to be maintained by the homeowners association. Except as provided herein, parkland or other areas that are dedicated tot the City shall be maintained by the City.
IX.	Landscape Regulation:
	A. <u>Lot Landscaping:</u> All residential lots shall be landscaped within sixty (60) days following completion of construction of a home thereon. Landscaping shall include placement of sod in the front yard and planting of shrubs along the front of the home's foundation.

	<p>1. In the front yard of each home, at least one (1) tree shall be retained or planted; and if home is on a corner Lot, one (1) tree shall be planted or retained adjacent to each street. The required trees shall have a minimum size of (3") caliper inches measured twenty-four (24") inches above the ground, (alternatively, two trees with a minimum size of two (2.0") caliper inches may be substituted for one three inch caliper tree).</p>
	<p>2. Credit for existing trees. Any trees persevered on site meeting the herein specifications shall be credited toward meeting the tree requirements.</p>
B.	<p><u>Common Ground Landscaping</u> - All common areas shall be landscaped within sixty (60) days of substantial completion of this project providing that seasonal conditions allow. Landscaping shall include placement and planting of shrubs and trees as follows:</p>
	<p>1. At least one (1) tree shall be retained or planted in each common area and one (1) tree shall be planted or retained adjacent to each street. The required trees shall have a minimum size of three (3") caliper inches measured twenty-four (24") inches above the ground, (alternatively, tow trees with a minimum size of two (2") caliper inches maybe substituted for one three inch caliper tree).</p>
	<p>2. Credit for existing trees. Any trees preserved on site meeting the herein specifications shall be credited toward meeting the tree requirements.</p>
C.	<p><u>The Home Owners Association</u> or its designee shall have the ability to grant an extension of the time frame for completion of landscaping for seasonal conditions. (Ord. No. 2276, 12-20-04)</p>

PD-78-GR-MF-1 for Town Houses	<p><u>Planned Development-78-General Retail-Multi Family 1 for Town Houses</u></p>
	<p>69.1035 acres as more fully described in the property description of separate tracts attached hereto.</p>
	<p>The property shown in Exhibit "A" and more fully described therein, attached hereto and made a part hereof, is rezoned to be Planned Development District in the use classification specified on each set of field notes, being the 5.5 acres tract as PD-GR-1, the 36.97 acre tract as PD-MF-1, the 26.63 acre tract as PD-MF-1, for Town Houses, and subject to the</p>

	following conditions and restrictions:
	<p>Planned Development District permitting uses as prescribed in the Use Schedule of the Zoning Ordinance of Waxahachie, Texas, for the district specified, subject to the approval of a site plan by the Planning Zoning Commission and City Council prior to the issuance of any Building Permit or Certificate of Occupancy for any structure or use on the premises. Such site plan shall set forth the building areas, off-street parking, points of access, any screening walls, open areas, building setbacks, utility easements, curbs, sidewalks, drives and drainage facilities indicated as necessary to accommodate the use and function of the premises. The plat and development shall comply with all City requirements, and shall include street dedications as required along FM 878 or other roads. The PD-MD-1 for Town Houses shall have at least 2.0 acres of park space.</p>
	The density, coverage, height, parking and off-street loading standards shall comply with the minimum standards specified for the district specified for all development.
	The requisite site plan may be approved in whole or in part provided the elements influencing the development of the entire tract, such as access, parking and circulation are satisfactorily considered by the partial site plan.
	The zoning map of the City of Waxahachie is hereby authorized and directed to be demarked in accordance therewith. (Ord. No. 2281, 01-03-05)
PD-79-GR-O	<u>Planned Development-79-General Retail-Office</u>
	42.506 acres in the J.B. and Ann Adams Survey, located at the South end of Chieftain and Santa Fe Trail in Indian Hills Subdivision between Sports Complex and Indian Hills Subdivision, City of Waxahachie, Ellis County, Texas, as shown on Exhibit "A" attached hereto, and as more fully described in the property described of separate tracts attached, Tract 1 of 8.199 acres being Planned-Development-General Retail; Tract 2 of 10.566 acres being Single-family-2; Tract 3 of 5.376 acres being Single-family-2; Tract 4 of 5.479 acres being Single-family-3; Tract 5 of 8.841 acres being Single-family-3, and Tract 6 of 4.045 acres being Planned Development-Office.
	The property zoned Planned Development-General Retail is subject to the following provisions:
	Planned Development Districts permitting uses as prescribed in the Use Schedule of the Zoning Ordinance of Waxahachie, Texas for General Retail, as amended by the provisions of this Ordinance, subject to the approval of a site plan by the Planning and Zoning

	<p>Commission and City Council prior to the issuance of any Building Permit or Certificate of Occupancy for any structure or use on the premises. Such site plan shall set forth the building areas, off-street parking, points of access, any screening walls, open areas, building setbacks, utility easements, curbs, sidewalks, drives and drainage facilities and other matters indicated as necessary to accommodate the use and function of the premises. The requisite site plan may be approved in whole or in part provided the elements influencing the development of the entire tract, such as access, parking and circulation are considered by the partial site plan.</p>
	<p>The property zoned Planned Development-Office is subject to the following restrictions:</p>
	<p>Planned Development Districts permitting uses for Office use, not including any residential uses or other uses other than offices, as amended by the provisions of this Ordinance, subject to the approval of a site plan by the Planning and Zoning Commission and City Council prior to the issuance of any Building Permit or Certificate of Occupancy for any structure or use on the premises. Such site plan shall set forth the building areas, off-street parking, points of access, any screening walls, open areas, building setbacks, utility easements, curbs, sidewalks, drives and drainage facilities and other matters indicated as necessary to accommodate the use and function of the premises.</p>
	<p>The provisions of the attached "Memorandum of Agreement" and "Declaration of Deed Restrictions" are to be followed by the property owners, their successors and assigns. (Ord. No. 2285, 02-07-05)</p>
PD-80-MF-2	<p style="text-align: center;"><u>Planned Development-80-Multifamily-2</u></p>
	<p>This property rezoned from Planned Development-48-Light Industrial (PD-48-LI) to Planned Development-Multi-Family-2 (PD-MF-2) on the 10.402 acres, Exhibit "A" and Planned Development-47-Multi-Family-2 (PD-47-MF-2), this part to become part of PD-47-MF-2; on the 6.542 acre tract, Exhibit "B". The 10.402 acres is subject to the following:</p>
	<p>Planned Development District permitting uses as prescribed in the Use Schedule of the Zoning Ordinance of Waxahachie, Texas for the "MF-2", Multi-Family-2 Residence District, subject to the approval of a site plan by the Planning and Zoning Commission and City Council prior to the issuance of any Building Permit or Certificate of Occupancy for any structure or use on the premises. Such site plan shall set forth the areas designated for building use and those designated for off-street parking, recreation, yards, open space and related uses. The site plan shall also indicate all curbs, sidewalks, drainage facilities, drives, utility easements and service areas indicated as necessary for the proper use and function</p>

	of the development.
	The density, coverage, height, parking and area standards shall comply with the minimum standards specified for the MF-2, Multiple-Family-2 Residence District.
	The Requisite site plan may be approved in whole or in part provided the elements influencing the development of the entire tract, such as access, parking and circulation are considered by the partial site plan.
	The MF-2 requirements on the 10.402 acres are amended as follows:
	For retirement home use, one parking space is required for each dwelling unit, plus parking for employees as required by the City.
	The front door of each apartment unit shall be no more that 300 feet from a fire line, if the project is fully sprinklered throughout the living space and attics
	The buildings shall not exceed 350 feet in length.
	The total square feet for Usable Open Space shall be 1.5 acres, if activities and common areas totaling 50,250 square feet are provided inside.
	16.95 acres located South of South Hwy. 287 Bypass, ¾ of a mile West of FM 664, in the W.C. Tunnell Survey, City of Waxahachie, Ellis County, Texas, and being further described on Exhibit "A" attached hereto, in 2 parts (Senior Apartment Complex). (Ord. No. 2296, 3-21-05)
PD-C	<u>Planned Development-Commercial</u>
	Property situated on the Northeast corner of IH-35E and FM 387, containing 9.910 acres of the Peter B. Stout Survey, Abstract No. 1003, Waxahachie, Ellis County, Texas, and more particularly described in Exhibit "A".
	The property is subject to the following Planned Development provisions:
	Planned Development District permitting retail uses as prescribed in the Use Schedule of the Zoning Ordinance of Waxahachie, Texas, for the "C" Commercial, subject to the approval of a site plan by the Planning and Zoning Commission and City Council prior to the issuance of any Building Permit or Certificate of Occupancy for any structure or use on the premises. Such site plan shall set for the building areas, off-street parking, points of access, any screening walls, open areas, drives and drainage facilities indicated as necessary to

	accommodate the use and function of the premises.
	The site shall allow a truck stop/travel stop for fueling automobiles and large trucks. The use shall be subject to the requirements set out in this ordinance, and to all City ordinances except as specifically allowed in this ordinance. (Ord. No. 2647, 04-02-12)
PD-C	<u>Planned Development-Commercial</u>
	50.23 acres located at the intersection of I-35E and Hwy 287 Bypass, in the William Paine Survey, Abstract No. 835, Jonathan E. Prince Survey, Abstract No. 844, John B. Bounds Survey, Abstract No. 99, James E. Haddon Survey, Abstract No. 495, and N. P. Neal Survey, Abstract No. 1320, City of Waxahachie, Ellis County, Texas, as shown on Exhibit "A".
	Planned Development District permitting uses as prescribed in the Use Schedule of the Zoning Ordinance of Waxahachie, Texas, for the Commercial (C) District, subject to the approval of a Site Plan by the Planning and Zoning Commission and City Council prior to the issuance of any Building Permit or Certificate of Occupancy. Such site plans shall set forth the building areas off-street parking, points of access, screening walls as required by the City, open areas, building setbacks, curbs, sidewalks, drainage facilities indicated as necessary by the location, suitable water and sewer facilities, and provide for the dedication and improvement of any street deemed essential by the Planning and Zoning Commission for access to the property, to adjacent property or for circulation around the site and for safe access thereto.
	The density, coverage, height, parking and off-street loading standards shall be set forth on the Site Plan or as specified for the Planned Development-Commercial (PD-C) District. A detailed site plan must be submitted and approved within four (4) years from the date of this ordinance. (Ord. No. 2649, 05-07-12)
PD-GR	<u>Planned Development-General Retail</u>
	LOT 1R BLOCK 1, LOT 1R Block 5, Lot 32R Block 6, Lot 2R Block 7, University Addition and Lot 2R Block 29, Lot 3R Block 29, West End Addition, City of Waxahachie, Ellis County, Texas, as shown on Exhibit "A".
	The property is subject to the following Planned Development provisions:
	Planned Development District permitting uses as prescribed in the Use Schedule of the Zoning Ordinance of Waxahachie, Texas, for the "GR" General Retail, subject to the approval of a site plan by the Planning and Zoning Commission and City Council prior to the issuance of any Building Permit or Certificate of Occupancy for any structure or use on the

	premises. Such site plan shall set for the building areas, off-street parking, points of access, any screening walls, open areas, drives and drainage facilities indicated as necessary to accommodate the use and function of the premises. (Ord. No. 2660, 06-18-12)
PD-HI	<u>Planned Development-Heavy Industrial</u>
	Lot 2, Block B, Waxahachie Business and Industrial Park, containing approximately 2.010 acres, situated in Waxahachie Business and Industrial Park, City of Waxahachie, Ellis County, Texas.
	Planned Development District permitting uses as prescribed in the Use Schedule of the Zoning Ordinance of Waxahachie, Texas, for the "HI" Heavy Industrial District, subject to the approval of a site plan by the Planning and Zoning Commission and City Council prior to the issuance of any Building Permit or Certificate of Occupancy for any structure or use on the premises. Such site plan shall set forth the areas designated for buildings, streets, rail easements, off-street parking, off-street loading, open storage, drainage ways, utility easements and open space. The site plan shall also indicate all curbs, drainage facilities, drives and other general site improvement features indicated as necessary for the proper use and function of the land as a Planned Industrial Development.
	The density, coverage, height and parking standards shall comply with the minimum standards specified for the "HI" Heavy Industrial District.
	The requisite site plan may be approved in whole or in part provided the elements influencing the development of the entire tract, such as access, parking and circulation are considered and provided for by the partial site plan. (Ord. No. 2670, 07-16-12)
PD-GR	<u>Planned Development-General Retail</u>
	3.511 acres in the John Bounds Survey, Abstract No. 99, located at the intersection of John Arden Drive and Solon Road, Waxahachie, Ellis County, Texas.
	Planned Development District permitting retail uses as prescribed in the Use Schedule of the Zoning Ordinance of Waxahachie, Texas, for the "GR" General Retail District, subject to the approval of a site plan by the Planning and Zoning Commission and City Council prior to the issuance of any Building Permit or Certificate of Occupancy for any structure or use on the premises. Such site plan shall set forth the areas designated for the basic building areas, yards, setbacks, off-street parking, points of access, sidewalks, drives, drainage facilities, utility easements, recreational areas and service areas appropriate to the location and function of the development and shall provide for the dedication and improvement of any street deemed necessary by the Planning and Zoning Commission and City Council for

	access to the property to adjacent property or for circulation around the site. No residential uses are permitted. (Ord. No. 2695, 4-1-13)
PD-SF-3	<u>Planned Development-Single-Family</u>
	48.57 acres in the Silas M. Durrett Survey, Abstract No. 272, located at the northeast corner of Parks School House Road and Peters Street, Waxahachie, Ellis County, Texas.
	<p>Planned Development District permitting uses as prescribed in the Use Schedule of the Zoning Ordinance of Waxahachie, Texas, for Single-Family-3 (SF-3), subject to the approval of a site plan by the Planning and Zoning Commission and City Council prior to the issuance of any Building Permit or Certificate of Occupancy for any structure or use on the premises.</p> <p>Such site plan shall set forth the building areas, off-street parking, points of access, any screening walls, open areas, building setbacks, utility easements, curbs, sidewalks, drives and drainage facilities, and other city requirements. The following provisions shall be complied with where they differ from SF-3 requirements: (to be determined). (Ord. No. 2710, 7-15-13)</p>
Free- Standing" PD	<u>Planned Development-Mixed Use Community</u>
	749 acres of land in the City of Waxahachie, Ellis County, Texas, described in Exhibit "B"
	The property is described in Exhibit "B" in a tract totaling approximately 749 acres, and is rezoned to Planned Development-Mixed Use Community, including Single Family 1, 2, and 3, Multiple Family-1, and General Retail uses, as described in the attached Exhibit "A" titled "North Grove Planned Development District Standards", attached hereto and made a part hereof, all under the "Free-Standing" PD District provisions of Section 31 of the zoning ordinances.
	The City of Waxahachie zoning ordinance will apply and control in any situation where the Planned Development provisions of this ordinance do not cover the subject matter clearly and fully.
	The uses allowed and all other provisions are as set out in Exhibit "A", and the PD-SF1, PD-SF2, PD-SF-3, Multiple Family-1, and PD-GR uses allowed are controlled by the "Free Standing" North Grove Planned Development District standards which are attached hereto and made a part hereof.

	This planned development district is passed under the "Free-Standing" PD provisions of Section 31 of the zoning ordinance. (Ord. No. 2733, 3-3-14)
PD-SF-3	<u>Planned Development-Single Family-3 (PD-SF-3) District</u>
	48.57 acres in the Silas M. Durrett Survey, Abstract No. 272, located at the northeast corner of Parks School House Road and Peters Street, Waxahachie, Ellis County, Texas.
	<p>Planned Development District permitting uses as prescribed in the Use Schedule of the Zoning Ordinance of Waxahachie, Texas, for Single Family-3 (SF-3), subject to the approval of a site plan by the Planning and Zoning Commission and City Council prior to the issuance of any Building Permit or Certificate of Occupancy for any structure or use on the premises.</p> <p>Such site plan shall set forth the building areas, off-street parking, points of access, any screening walls, open areas, building setbacks, utility easements, curbs, sidewalks, drives and drainage facilities, and shall meet all other city requirements. The following provisions shall be complied with where they differ from SF-3 requirements:</p>
	<p>1. Required lot breakdown for this 195 residential lot development is as follows:</p> <p>A. 32 lots of a minimum size of 6,387 square feet (alley served)</p> <ul style="list-style-type: none"> •Min. lot width - 60' •Min. lot depth -100' •Front setback - 20' •Rear setback - 20' •Side yard setback - 5' •Side yard (corner) - 10' <p>B. 70 lots of a minimum size of 7,000 square feet</p> <ul style="list-style-type: none"> •Min. lot width - 60' •Min. lot depth -100' •Front setback - 20' •Rear setback - 20' •Side yard setback - 5' •Side yard (corner) - 10' <p>C. 52 lots of a minimum size of 8,000 square feet</p> <ul style="list-style-type: none"> •Min. lot width - 64' •Min. lot depth -100' •Front setback - 20' •Rear setback - 20' •Side yard setback - 7' •Side yard (corner) - 15'

	<p>D. 23 lots of a minimum size of 9,000 square feet</p> <ul style="list-style-type: none"> •Min. lot width - 64' •Min. lot depth -110' •Front setback - 25' •Rear setback - 20' •Side yard setback - 7' •Side yard (corner) - 15' <p>E. 18 lots of a minimum size of 10,000 square feet</p> <ul style="list-style-type: none"> •Min. lot width - 70' •Min. lot depth -110' •Front setback - 25' •Rear setback - 20' •Side yard setback - 7' •Side yard (corner) - 10' <p>2. Minimum size of dwelling area for all lots shall be 1,300 square feet for 33% of the houses, 1,501 square feet for 33% and 1,700 square feet for 33%.</p> <p>3. Maximum lot coverage of 35%</p> <p>4. Minimum dwelling masonry requirement 80%</p> <p>5. Screening along Parks School House Road and Peters Street is to be placed five (5') feet within properties rear yards along with a Wall Maintenance Easement for the Home Owners' Association, this screening should be detailed.</p> <p>6. Pedestrian access should be provided at culs-de-sac.</p> <p>7. All interior sidewalks should be a minimum of five (5') feet wide.</p> <p>8. Lots 8,000 square feet or greater shall have "J" swing, side entry garages, or rear entry garages.</p> <p>9. Any front entry garage shall be three (3') feet behind front building plane, these should be able to encroach into the back yard three (3') feet.</p> <p>10. Diversity of lot widths should be provided.</p> <p>11. Park amenities should be provided, play equipment, landscaping, sidewalks, etc.</p> <p>12. Pond is private property that is controlled by applicant.</p> <p>The zoning map of the City of Waxahachie is hereby authorized and directed to be demarked in accordance therewith. (Ord. No. 2752, 7-21-14)</p>
PD-GR	<u>Planned Development-General Retail</u>
	<p style="text-align: center;">8.930 acres in the Jonathan Prince Survey, Abstract No. 844, in the City of Waxahachie, Ellis County, Texas, located at 1901 John Arden Drive, Waxahachie, Ellis County, Texas. Subject to the following provisions: See: (Ord. No. 2771, 11-17-14)</p>

PD-SF-1 and PD-SF-2	<u>Planned Development-Single-Family</u>
	22.925 acres in the Silas M. Durrett Survey, Abstract No. 272, Waxahachie, Ellis County, Texas. Lots east of Memory Lane are zoned Planned Development-Single Family-1 (PD-SF-1) and lots west of Memory Lane are zoned Planned Development-Single Family-2 (PD-SF-2).
	Planned Development District permitting uses as prescribed in the Use Schedule of the Zoning Ordinance of Waxahachie, Texas, for Single Family-1 (SF-1) or Single Family-2 (SF-2) as above designated, subject to the approval of a site plan by the Planning and Zoning Commission and City Council prior to the issuance of any Building Permit or Certificate of Occupancy for any structure or use on the premises. Such site plan shall set forth the building areas, off-street parking, points of access, any screening walls, open areas, building setbacks, utility easements, curbs, sidewalks, drives and drainage facilities, and shall meet all other city requirements. All lots will meet the usual requirements for their district, except as follows: See: (Ord. No. 2773 , 12-15-14)
PD-SF-2	<u>Planned Development-Single-Family-2</u>
	The zoning on the 148.405 acre tract, and the 26.241 acre tract as described therein, which were zoned fifty percent (50%) PD-SF-2 and fifty percent (50%) PD-SF-3, are rezoned to be all Planned Development-SF-2. The PD-SF-3 zoning is entirely eliminated, and changed to PD-SF-2. The provisions in all zoning districts are amended by the following provisions: See: (Ord. No. 2777 , 1-20-15)
PD-2F	<u>Planned Development-Two-Family</u>
	Lot 65 and Lot 66, Block 181, Town Addition, containing 0.172 acre in the City of Waxahachie, Ellis County, Texas, located at 106 Jarrett Road, Waxahachie, Ellis County, Texas.
	Planned Development District permitting uses as prescribed in the Use Schedule of the Zoning Ordinance of Waxahachie, Texas, for Two-Family (2F) as above designated, subject to the approval of a site plan by the Planning and Zoning Commission and City Council prior to the issuance of any Building Permit or Certificate of Occupancy for any structure or use on the premises. Such site plan shall set forth the building areas, off-street parking, points of access, any screening walls, open areas, building setbacks, utility easements, curbs, sidewalks, drives and drainage facilities, and shall meet all

	other city requirements. (Ord. No. 2788 , 3-16-15)
PD-2F	<u>Planned Development-Two-Family</u>
	Lot 1R, Block 15, Southpark Addition, containing 0.3330 acre in the City of Waxahachie, Ellis County, Texas, located at 107 Opal Street, Waxahachie, Ellis County, Texas.
	Planned Development District permitting uses as prescribed in the Use Schedule of the Zoning Ordinance of Waxahachie, Texas, for Two-Family (2F) as above designated, subject to the approval of a site plan by the Planning and Zoning Commission and City Council prior to the issuance of any Building Permit or Certificate of Occupancy for any structure or use on the premises. Such site plan shall set forth the building areas, off-street parking, points of access, any screening walls, open areas, building setbacks, utility easements, curbs, sidewalks, drives and drainage facilities, and shall meet all other city requirements. (Ord. No. 2789 , 3-16-15)
PD-C	<u>Planned Development-Commercial</u>
	8.576 acres, being Lot 1, Block 283, Town Addition to the City of Waxahachie, Ellis County, Texas, situated at 512 East Marvin Avenue, Waxahachie, Ellis County, Texas.
	The change of zoning to Planned Development-Commercial (PD-C) is made primarily to allow a church building to be built to a greater height than could be allowed in Single-Family-1 (SF-1) district. Uses of the property are limited to a church building and church related buildings and uses. The property may also be used for uses permitted in Single-Family-1 (SF-1) district. All uses are subject to the approval of a site plan by the Planning and Zoning Commission and City Council prior to the issuance of any Building Permit or Certificate of Occupancy. Such site plan shall set forth the building areas, off-street parking, points of access, any screening walls, open areas, building setbacks, curbs, sidewalks, drainage facilities indicated as necessary by the location, and all other city requirements. (Ord. No. 2796 , 6-1-15)
PD-SF-3	<u>Planned Development-Single-Family-3</u>
	29.52 acres of the B. B. Davis Survey, Abstract No. 290, Farley Street at its intersection with River Oaks Boulevard, City of Waxahachie, Ellis County, Texas.
	Planned Development District permitting uses as prescribed in the Use Schedule of the Zoning Ordinance of Waxahachie, Texas, for the "SF-3", Single Family-3 Residence District, subject to the approval of a site plan by the Planning and Zoning Commission

	<p>and City Council prior to the issuance of any Building Permit or Certificate of Occupancy for any structure or use on the premises. Such site plan shall set forth the areas designated for building use and those designed for off-street parking, recreation, yards, open space and related uses, building elevations and landscaping and parks. The site plan shall also indicate all curbs, sidewalks, drainage facilities, drives, utility easements and service areas indicated as necessary for the proper use and function of the development. The dedication of the parks and road dedications shown on the plat are required.</p>
	<p>The area zoned shall comply with the minimum standards specified for the Single-Family-3 Residence District, except as follows:</p>
	<p>This residential development will be of forty-three (43) single-family lots. Lots which will consist of:</p>
	<p>6 lots at 5,000—5,999 sq. ft.</p>
	<p>6 lots at 6,000—6,000 sq. ft.</p>
	<p>12 lots at 7,000—8,999 sq. ft.</p>
	<p>13 lots at 9,000—9,999 sq. ft.</p>
	<p>6 lots at 10,000—12,300 sq. ft.</p>
	<p>The following will control over the usual SF-3 requirements:</p>
	<p>Min. Lot Area: 5,000 sq. ft.</p>
	<p>Min. Lot Width: 50'</p>
	<p>Min. Lot Depth: 110'</p>
	<p>Min. Front Yard Setback: 20'</p>
	<p>Min. Side Yard Setback: 5'</p>
	<p>Min. Rear Yard Setback: 20'</p>
	<p>Min. Dwelling Size: 1,700 sq. ft.</p>

	An 8' trail is to be constructed within the floodplain
	16.91 acres of floodplain will be dedicated to the city as a park
	All park improvements will need to be installed in Phase I
	All lots will be rear entry alley-served
	Sidewalk must be installed along Farley Street.
	The requisite site plan may be approved in whole or in part provided the elements influencing the development of the entire tract, such as access, parking and circulation are considered by the partial site plan. (Ord. No. 2809 , 9-8-15)
PD-MF-1	<u>Planned Development-Multifamily-1</u>
	41.247 acres in the E. W. Rogers Survey, Abstract No. 896, City of Waxahachie, Ellis County, Texas, located at 820 Cantrell Street, Waxahachie, Ellis County, Texas.
	Planned Development District permitting uses only as set out hereinbelow, subject to the approval of a site plan by the Planning and Zoning Commission and City Council prior to the issuance of any Building Permit or Certificate of Occupancy for any structure or use on the premises. Such site plan shall set forth the building areas, off-street parking, points of access, any screening walls, open areas, building setbacks, utility easements, curbs, sidewalks, drives, and drainage facilities, and all other city requirements.
	Provided, however, that this Specific Use Permit is specifically for "Resident Home for Adults with Intellectual and Developmental Disabilities"; and that the entire layout of the development, and the type of housing needed, such as, but not limited to, parking arrangements, are very different from other Multifamily development and building standards, and that this Specific Use Permit will ONLY allow "Resident Home for Adults with Intellectual and Developmental Disabilities", and will not permit any other multiple family housing use. A new and different rezoning to a Multifamily zoning will be required before any other Multiple-Family use will be permitted. Permitted uses in the event this Specific Use is not used with approved plat by September 1, 2016, shall revert to the previous PD-91-R. This is a new type of use, and the Planning and Zoning Commission and the City Council may make any requirements they find are needed, before final approval of the plat. (Ord. No. 2820 , 10-5-15)

PD-76-O	<u>Planned Development-76-O</u>
	Block 1A, Littleton Estates, containing 0.62 acre, City of Waxahachie, Ellis County, Texas, located at 101 Executive Court, Suite 400B, Waxahachie, Ellis County, Texas. (Ord. No. 2846 , 2-15-16)
PD-C	<u>Planned Development-Commercial</u>
	Lot 1, Block A, New Waxahachie High School Addition, containing approximately 94.184 acres, Waxahachie, Ellis County, Texas, locally known as 3001 US Highway 287 Bypass, Waxahachie, Ellis County, Texas. (Ord. No. 2853 , 4-4-16)
PD-117	<u>North Grove Planned Development District</u>
	Approximately 749 acres of land, more or less, known as "North Grove Planned Development District".(Ord. No. 2870 , 6-20-16)
PD-GR	<u>Planned Development-General Retail</u>
	Lot 2, Block D, North Grove Business Park, Phase 3, containing 10.723 acres, in the City of Waxahachie, Ellis County, Texas, located on North Highway 77, Waxahachie, Ellis County, Texas.(Ord. No. 2876 , 7-18-16)
PD-C	<u>Planned Development-Commercial</u>
	Lot 1, Block D and Block E, North Grove Business Park, Phase 3, containing 14.950 acres, in the City of Waxahachie, Ellis County, Texas, located on North Highway 77, Waxahachie, Ellis County, Texas. (Ord.No. 2877 , 7-18-16)
PD-C	<u>Planned Development-Commercial</u>
	Lot 2, Block C and Block E, Lot 3, Block C, Lot 5, Block C and Lot 4, Block C, North Grove Business Park, Phase 4, containing 33.802 acres, in the City of Waxahachie, Ellis County, Texas, located on North Highway 77, Waxahachie, Ellis County, Texas. (Ord. No. 2878 , 7-18-16)
PD-C	<u>Planned Development-Commercial</u>
	Lot 1 and Lot 2, Block A, Cardinal Plaza, containing 3.086 acres, in the City of Waxahachie, Ellis County, Texas, located at the North intersection of Cardinal Road

	and North Highway 77, Waxahachie, Ellis County, Texas. (Ord. No. 2881 , 8-15-16)
PD-MF-1	<u>Planned Development-Multi-Family-1</u>
	Lot 22, Block 14, South Park-Revised Addition, containing 0.172 acre, City of Waxahachie, Ellis County, Texas, located at 200 Opal Street, Waxahachie, Ellis County, Texas.(Ord.No. 2882 , 8-15-16)
PD-MF-1	<u>Planned Development-Multi-Family-1</u>
	800 Block of Cantrell Street in the E. W. Rogers Survey, Abstract No. 896 in the City of Waxahachie, Ellis County, Texas. (Ord.No. 2885 , 9-6-16)
PD-GR	<u>Planned Development-General Retail</u>
	The intersection of Butcher Road and North U.S. Highway 77, In the City of Waxahachie, Ellis County, Texas. (Ord. No. 2886 , 9-6-16)
PD-SF2	<u>Planned Development-Two Family</u>
	113 McKenzie Street in the City of Waxahachie, Ellis County, Texas, being 0.45 acres known as Lot 5-6B, Block 4, of the College Addition Subdivision. (Ord. No. 2888 , 9-19-16)
PD-GR	<u>Planned Development-General Retail</u>
	Located at the Southeast Corner of Plark Place Boulevard and U.S. Highway 287 Northbound Frontage Road, in the city of Waxahachie, Ellis County, Texas. (Ord. No. 2899, 10-3-16)
PD-SF2	Located at the Southeast Corner of Hedgewood Drive and U.S. Highway 77 in the City of Waxahachie, Ellis County, Texas, being a 41.715 acre addition in the H. Sange Survey, Abstract 1009 and in the J. Starrett Survey, Abstract 1024. (Ord. No. 2906 , 11-7-16)
PD-SF1	Located at 626 Kaufman Street in the City of Waxahachie, Ellis County, Texas, being 0.888 acres known as all of Blocks 190 and 191 of the Town Addition Subdivision. (Ord. No. 2907 , 11-21-16)
PD-C	Property identified with Parcel ID Number 198727 and located at the Northwest Corner of U.S. Highway 287 Bypass Service Road and Patrick Road in the City of

	Waxahachie, Ellis County, Texas, being 5.309 acres of Unplatted Property in the J B Bounds Survey. (Ord. No. 2908 , 11-21-16)
PD-GR	Located between 2167 N Highway 77 and 1795 N Town Boulevard, in the City of Waxahachie, Ellis County, Texas, being Lots 1 and 2, Block A; Lots 1-3, Block B; and Lots 1 and 2, Block C of the Victory Park Subdivision. (Ord. No. 2910 , 12-19-16)
PD-MF1	Located at 1312 West Jefferson Street in the City of Waxahachie, Ellis County, Texas, being 0.382 acres known as Parts of Lots 6D and 7A of the West End Addition Subdivision. (Ord. No. 2911 , 12-19-16)
PD-MF1	Located at the Southwest Corner of Dunn Street and Second Street in the City of Waxahachie, Ellis County, Texas, being 0.414 acres known as a portion of Property ID 176907 of the Williams Subdivision. (Ord. No. 2926 , 3-20-17)
PD-SF3	Located at 111 North Getzendaner Avenue in the City of Waxahachie, Ellis County, Texas, being 2.48 acres known as Lot 2 Block 171 of the Town Subdivision. (Ord. No. 2927 , 3-20-17)
PD-GR	Located at 1324 Brown Street in the City of Waxahachie, Ellis County, Texas, being 6.000 acres known as Lot 1 of the Roye Addition Subdivision. (Ord. No. 2929 , 3-20-17)
PD	Located East of the existing North Grove Planned Development, at Property ID 179059 in the City of Waxahachie, Ellis County, Texas, being 38.358 acres within the 5 J B & A. ADAMS, 83 J Billingsly, 1182 JW Wright Abstracts. (Ord. No. 2914, 1-17-17)
PD-SF3	Located at the intersection of Garden Valley Parkway and Sagebrush Lane on Property ID 263936, being 11.1 acres within the 5 J B & A Adams Abstract, and Property ID 261716, being 11.86 acres within the 5 J B & A Adams Abstract, in the City of Waxahachie, Ellis County, Texas. (Ord. No. 2917, 1-17-17)
PD-CA	Located at 401 West Franklin Street in the City of Waxahachie, Ellis County, Texas, being 0.23 acres known as Lot 3, Block 18 of the original town subdivision. (Ord. No. 2936, 4-17-17)
Freestanding PD	Located in the City of Waxahachie, Ellis County, Texas, being 142.417 acres known as Property ID 264869 in the W.T. Dunn and W.C. Calder Surveys. (Ord. No. 2937, 5-1-17)
PD-MF2	Located in the City of Waxahachie, Ellis County, Texas, being 5.102 acres known as Block 5 of the Solon Place Phase Two Addition (Property ID 175693). (Ord. No. 2943,

	6-5-17)
PD-O	Located at 423 North College Street in the City of Waxahachie, Ellis County, Texas, being 3.123 acres known as Lot 1, Block 1 of the College Street Church of Christ Addition. (Ord. No. 2945, 6-19-17)
PD-SF2	Located at 500 Royal Street in the City of Waxahachie, Ellis County, Texas, being 2.008 acres known as Lots 24A; 25; 26; 32 and 33 of the Ferris Revised Subdivision. (Ord. No. 2950, 7-24-17)
PD-SF2	Located at 203 Lynn Street in the City of Waxahachie, Ellis County, Texas, being 0.1204 acres known as Lot 85A, (Property ID 268632) of the Ferris Second Revision Subdivision. (Ord. No. 2962, 9-5-17)
PD-C	Located at 3467 N Highway 77 in the City of Waxahachie, Ellis County, Texas, being 7.304 acres known as the T Selby Survey, Abstract No. 1002. (Ord. No. 2964, 9-18-17)
PD-NS	Located in the City of Waxahachie, Ellis County, Texas, being 1.482 acres known as lot 6-7 & 8A & 8B & 9-10 of the Getzendaner Revision (Property ID 193436). (Ord. No. 2973, 10-2-17)
PD-LI-1	Located at 120 Lucas Street in the City of Waxahachie, Ellis County, Texas, being 7.226 acres known as Property ID 189014 of A. Polk Survey, Abstract No. 827. (Ord. No. 2974, 10-2-17)
PD-GR	Located at 800 North Highway 77 in the City of Waxahachie, Ellis County, Texas, being 12.112 acres known as Lot 1 Block A of the H.E. Butt addition of Property ID 205522. (Ord. No. 2978, 10-2-17)
PD	Located East of the existing Buffalo Ridge addition in the City of Waxahachie, Ellis County, Texas, being 142.417 acres known as property ID 264869 in the W.T. Dunn, Abstract No. 303, and W.C. Calder, Abstract No. 235. (Ord. No. 2979, 10-2-17)
PD-LI-2	Located at the Southeast corner of East Jefferson Street and Clift Street in the City of Waxahachie, Ellis County, Texas, being 0.758 acres known as Lot 1, Block 38 (Property ID 193896) of the Original Town Waxahachie Subdivision. (Ord. No. 2982, 10-16-17)
PD-GR	Located at 301 Stadium Drive in the City of Waxahachie, Ellis County, Texas, being 1.106 acres known as Property ID 239253 of Lot 4 of the Village at Waxahachie Phase 1 Subdivision. (Ord. No. 2984, 10-16-17)

PD-C	Located at 2374 W Highway 287 Bypass and 2300 Highway 287 in the City of Waxahachie, Ellis County, Texas, being 50.012 acres known as Lot W PT 2R Ellis County Youth Expo, LOT E PT 2R Ellis County Youth Expo, Lot PT 1R Ellis County Youth Expo, and PT 1R WM.M Irwin Rev, Abstract No. 545, being Property IDS 219310, 138216, 234240, and 234243. (Ord. No. 2985, 11-6-17)
PD-GR	Located at 2181 N US Highway 77 in the City of Waxahachie, Ellis County, Texas, being 1.146 acres known as Property ID 235440, lot 1-B Block B of the, Revco Subdivision-Revised. (Ord. No. 2987, 11-6-17)
PD-SF-2	Located at 606 Sycamore Street in the City OF Waxahachie, Ellis County, Texas, being 0.459 acres known as Property ID 176397 of the University Annex Subdivision. (Ord. No. 2988, 11-20-17)
PD-C	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. (Ord. No. 2989, 11-20-17)
PD-GR with SUP	Located at 325 Broadhead Road in the City of Waxahachie, Ellis County, Texas, being 5 acres known as Property ID 209231 of the J.B. and A. Adams Survey, Abstract No. 5. (Ord. No. 2990, 11-20-17)
PD-C and PD-GR	Located at 2325 Highway 77 in the City of Waxahachie, Ellis County, Texas, being 17.126 acres known as Phase 3 of the North Grove Business Park, a portion of Property ID 189301 of the A.S. Pruett Survey, Abstract No. 848, and J. Shaver Survey, Abstract No. 1000. (Ord. No. 2991, 12-4-17)
PD-SF-2	Located at 631 Solon Road in the City of Waxahachie, Ellis County, Texas, being 23.948 acres known as Property ID 220963 of the Solon Road Elementary Subdivision. (Ord. No. 2992, 12-18-17)
PD	Located east of the existing Camden Park Subdivision in the City of Waxahachie, Ellis County, Texas, being 166.78 acres known as Property ID 182052 of the S.M. Durrett Survey, Abstract No. 272 (Ord. No. 3000, 2-19-18)
PD-SF-3	Located in the Settler's Glen Subdivision in the City of Waxahachie, Ellis County, Texas, being 156.24 acres known as the Settler's Glen Subdivision. (Ord. No. 3001, 2-19-18)
PD-SF-1,2, and 3, MF-1, and GR	Located in the North Grove Subdivision in the City of Waxahachie, Ellis County, Texas, being 733.23 acres known as the Settler's Glen Subdivision. (Ord. No. 3002, 2-19-18)

PD-SF-2	Located in the Sheppard's Place Subdivision in the City of Waxahachie, Ellis County, Texas, being 79.664 acres known as the Sheppard's Place Subdivision. (Ord. No. 3003, 2-19-18)
PD-SF-3	Located in the Camden Park Phases 1 and 2 Subdivision in the City of Waxahachie, Ellis County, Texas, being 69.283 acres known as the Camden Park Phases 1 and 2 Subdivision. (Ord. No. 3006, 3-5-18)
PD-SF-3	Located at 415 W. Light Street in the City of Waxahachie, Ellis County, Texas, being 0.323 acres known as Property ID 172392 of the Bullard-Rev Subdivision. (Ord. No. 3007, 3-5-18)
PD-SF-3	Located at the Northeast Corner of Wyatt Street and East Ross Street in the City of Waxahachie, Ellis County, Texas, being 0.572 acres known as Property ID 171515 of the Town Subdivision. (Ord. No. 3008, 3-5-18)