

6. Provide for common area breaks in architecture and pedestrian connectivity to adjacent neighborhoods where geographically possible. Segregate service drives and dock areas from pedestrian access zones.

7. Within PD-GR-3, no retail development is allowed adjacent to existing residential development (Northeast corner of future intersection). (Ord. No. 2330, 9-06-2005)

PD-85-GR

Planned Development-85-General Retail

The following properties are rezoned on 36.905 acres in the Albert S. Pruitt, Elbert C. Newton and John Shaver Surveys, and being further known as 2851 N. Highway 77, from Light Industrial-1 (LI-1) to Planned Development-General Retail (PD-GR) and being further described on Exhibit "A".

Planned Development Districts permitting uses as prescribed in the Use Schedule of the Zoning Ordinance of Waxahachie, Texas for the designated District, 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 and 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 standards as stated above shall apply, except as modified by Exhibit "B".

The requisite site plan may be approved in whole or 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. 2346, 11-21-2005)

PD-86-SF-2

Planned Development-86-Single Family-2

The following properties are rezoned on 73.78 acres located Southeast of Karsen Heights Subdivision, in the W.C. Calder Survey from Future Development (FD) to Planned Development Single Family-2 (PD-SF-2) and being further described on Exhibit "A".

Planned Development District permitting uses as prescribed in the use Schedule of the Zoning Ordinance of Waxahachie, Texas, for the Single 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 as 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 on the premises.

The property shall be developed with the following minimum standards, which shall control over the usual SF-2 provisions:

- The minimum lot area shall be 8400 square feet
- The minimum front yard shall be 20 feet

- The minimum side yard shall be 5 feet
- The minimum rear yard shall be 15 feet
- The minimum home size shall be 2000 square feet
- Open space and hiking trails shall be shown on the attached exhibit

PD Zoning Stipulations:

1. 2,000 square feet minimum dwelling size
2. 80% Masonry exterior
3. Solid sod front and sideyards
4. Each lot shall include 2--8' to 10' tall trees
5. Building elevations cannot repeat more than every 3rd house
6. All garages shall be offset no less than 5' from face of house or be "J" drives.

Minimum 50% will be "J" drives
7. Monument sign will be provided at front entry of subdivision
8. Amenity Center to be complete (with certificate of occupancy) at 100 lot completion point
9. 6' wide concrete trail pathway as depicted on site plan

Additional Deed Restrictions (to be filed at County Clerk):

1. No home-based businesses of any kind are permitted
2. Each residence shall have a masonry mailbox
3. No business trucks over 1 ton allowed to be parked overnight
4. No noxious activities
5. No signage other than for sale signs
6. No above ground swimming pools
7. No animal breeding
8. No chain link fences
9. Vegetable gardens inside rear fence

The district shall in all other specification meet the regular SF-2 standards.

All parking, landscape and screening will meet City requirements. (Ord. No. 2369, 5-15-2006)

PD-87-MF-1

Planned Development-87- Multiple Family-1

The following properties are rezoned on 7.1476 acres located East of U.S. Highway 77 South, across from Dunaway Elementary School, in the John Harris Survey from Future Development (FD) and Single Family-1 (SF-1) to Planned Development-Multiple Family-1 (PD-MF-1), and being further described on Exhibit "A".

The property shall be developed with the following minimum standards, which shall control over the usual MF-1 provisions where there is conflict:

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 ONLY for use as a senior living facility, and not otherwise, subject to the approval of a site plan by the Planning and Zoning Commission and City Council prior to the issuance of an 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 and services areas indicated as necessary for the proper use and function of the development.

Characteristics of Development

The proposed senior citizens' multi-family housing shall have the following conditions:

1. Front yard shall be a minimum of 25 feet setback.
2. Side yard shall be a minimum of 10 feet.
3. Rear yard shall be a minimum of 10 feet.
4. Maximum height of building shall be 3 stories and shall not exceed 50 feet.
5. Off-street parking shall be required at the rate of 1.2 parking spaces per residential unit.
6. Maximum number of dwelling units shall not exceed 20 units per acre.
7. Barber or beauty shop as an accessory use within senior residential facilities.
8. Restaurant, cafeteria, or vending machine sales of food items as an accessory use within senior residential facilities.

3

**F.F. JONN SURVEY
ABSTRACT NO. 305**

CALLED 78.52 AC.
SELMA W. WILLIAMS
TRUSTEE
VOL. 1880, PG. 200
O.P.F.E.C.T.

CALLED 221.023 AC.
FRANK AND BROCKE A. TAYLOR
BUYER'S RECORD
VOL. 300, PG. 104
O.P.F.E.C.T.



R = 55
TAN 20°
D = 2'-2"

CALLED 150.00'00" - 218.61'
N30° 57'00" W - 2428.00'

S87°04'37"E - 2383.00'
CALLED S47°23'E - 2353'

VIVIAN DRIVE
(60' R.O.W.)

MEAGAN STREET
(60' R.O.W.)

CALLED 10.003 AC.
CITY OF WAXAHACHE
VOL. 2015, PG. 266
O.P.F.E.C.T.

RIGHT-OF-WAY
STATE OF TEXAS
VOL. 408 PG. 272 &
VOL. 408 PG. 273 &
D.R.E.C.T.

A = 044.087
L = 223.357
D = 121-10.00'

ACT. LINE 027°45'W - 2322.84'
CALLED S87°57'30"E - 2302.25'

THIS SURVEY IS BEING MADE FOR THE PURPOSE OF SPLITTING THE TRACTS SHOWN ON THE ORIGINAL SURVEY INTO SMALLER TRACTS. THE BOUNDARIES AND CORNERS OF THE TRACTS SHOWN ON THIS SURVEY SHALL BE GOVERNED BY THE ORIGINAL SURVEY AND NOT BY THIS SURVEY.

CALL BEG. N30°00'W - 216.6'
ACT. I S25°37'09"E - 2420.0'



VICINITY MAP
(NOT TO SCALE)

GRAPHIC SCALE



(IN FEET)
1 inch = 150 ft.

LEGEND

- C.M. CONTROLLING MONUMENT
- D.P.U.R.C.T. DEED RECORD, ROCKWALL CO., TEXAS
- P.P.L.C.T. PLAT RECORD, ROCKWALL CO., TEXAS
- P.O.B. POINT OF BEGINNING
- P.L.S. PLAT BOUNDARY
- ADJACENT INTERIOR LOT LINES

PD CRITERIA

MINIMUM LOT SIZE	5,400 SF
MINIMUM LOT WIDTH	70 FEET
MINIMUM LOT DEPTH	100 FEET
FRONT SETBACK	20 FEET
SIDE SETBACK	5 FEET
REAR SETBACK	15 FEET
MINIMUM DWELLING SIZE	2,000 SF

NOTES:

1. ALL STREETS ARE 50' R.O.W. WITH 31' B-B CONCRETE PAVEMENT EXCEPT AS SHOWN.
2. HDA SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL COMMON, GREEN BELT, LANDSCAPE AREAS AND ACTIVITY CENTER.

219 RESIDENTIAL LOTS: 73.78 ACRES

ZONING EXHIBIT FOR
"WINDMILL CROSSING"

BEING
73.78 AC.
OF LAND
OUT OF THE
W.C. CALDER SURVEY, ABSTRACT NO. 235
CITY OF WAXAHACHIE
ELLIS COUNTY, TEXAS
MARCH 27, 2008



ING WITH THE SOUTH LINE OF
17-OF-WAY LINE, A DISTANCE
PLASTIC CAP MARKED
BEGINNING OF A CURVE TO THE LEFT;

F SAID 77-1/2 ACRE TRACT AND
ID CURVE TO THE LEFT HAVING
4 46'07", AND WHOSE CHORD
T FOR AN ARC LENGTH OF 222.55
CAP MARKED J. COLE-5411

ING WITH THE SOUTH LINE OF
17-OF-WAY LINE, A DISTANCE
PLASTIC CAP MARKED
STAIN CALLED 3.853 ACRE
ITY OF WAXAHACHIE AND
PUBLIC RECORDS;

THENCE NORTH 28 33'54 07"24" WEST WITH THE EAST LINE OF SAID 3.853 ACRE
TRACT OF LAND, A DISTANCE OF 2,202.64 FEET TO A 1/2 INCH IRON ROD WITH
PLASTIC CAP MARKED J. COLE-5411 FOUND FOR CORNER AT AN ANGLE
CORNER IN SAID EAST LINE;

THENCE NORTH 15 33'54 23"24" EAST, A DISTANCE OF 21.39 FEET TO A 1/2 INCH
IRON ROD WITH PLASTIC CAP MARKED J. COLE-5411 FOUND FOR CORNER AT
AN ANGLE CORNER IN THE EAST LINE OF SAID 3.853 ACRE TRACT;

THENCE NORTH 59 33'54 54"12" EAST, A DISTANCE OF 1,035.89 FEET TO A 1/2 INCH
IRON ROD WITH PLASTIC CAP MARKED J. COLE-5411 FOUND FOR CORNER AT
AN ELL CORNER IN SAID EAST LINE;

THENCE NORTH 30 33'54 07"00" WEST, A DISTANCE OF 50.00 FEET TO A 1/2 INCH
IRON ROD WITH PLASTIC CAP MARKED J. COLE-5411 FOUND FOR CORNER IN
THE NORTH LINE OF SAID 77-1/2 ACRE TRACT AT THE SOUTHEAST CORNER OF
THAT CERTAIN CALLED 76.891 ACRE TRACT OF LAND DESCRIBED IN DEED FROM
18TH LINKMARK TO KARSHEN HEIGHT, LLC AND RECORDED IN VOLUME 1511,
PAGE 2208 OF SAID PUBLIC RECORDS AND ALSO BEING AT AN ELL CORNER IN
THE WEST LINE OF THE ABOVE REFERENCED 221.05 ACRE TRACT OF LAND;

THENCE NORTH 59 33'54 54"12" EAST, A DISTANCE OF 355.94 FEET BACK TO THE
POINT OF BEGINNING AND CONTAINING 73.78 ACRES OF LAND, MORE OR LESS.

OWNERS DEVELOPERS

AMERICAN EQUITIES DEVELOPMENT
AND CONSTRUCTION, L.L.C.
305 E. JUPITER BLVD., SUITE 110
ALLEN, TX 75012
214-844-0715



800 Alford Corridor Suite 200
Dallas, Texas 75248
(972) 355-1000 Fax (972) 355-1001