

DRAFT OF PROPOSED DEVELOPMENT REGULATIONS FOR
HWY 121 AT WATTERS

The Property shall be developed and used in accordance with the applicable provisions of the Allen Land Development Code, as amended, (“ALDC”) and Tract A-1 of Planned Development “PD” No. 92 as set forth in Ordinance No. 2352-12-04, as amended by Ordinance No. 3353-2-16 and Ordinance No. 3398-7-16 (collectively “the PD 92 Ordinance”), except to the extent modified by the Development Regulations set forth below:

- A. **PERMITTED USE:** In addition to the permitted uses allowed within Tract A-1 as set forth in the PD-92 Ordinance, the Property may be used and developed for “Dwelling, Urban Residential” purposes.
- B. **CONCEPT PLAN:** The Property shall be developed in general conformance with the Concept Plan attached hereto as Exhibit “B” and incorporated herein by reference (the “Concept Plan”). Minor modifications to streets that do not alter the general alignment shown on the Concept Plan may be made at time of plat approval.
- B. **BUILDING ELEVATIONS:** The structures constructed on the Property shall be developed in general conformance with the Building Elevations attached hereto as Exhibit “C” and incorporated herein by reference.
- C. **OPEN SPACE:** The Property shall be developed with the amount of open space as required by the PD-92 Ordinance; provided, however, the amount and location of open space to be developed on the Property may be reduced and located in general conformance with the Open Space Exhibit attached hereto as Exhibit “D” and incorporated herein by reference if the owner of the Property enters into an agreement with the City to develop the property described as Lot 1X, Block B, Starcreek Commercial, an addition to the City of Allen, Collin County, Texas, as generally consistent with the Open Space Concept Plan attached hereto as Exhibit “E” and incorporated herein by reference, and completes development of said property in accordance with said agreement prior to issuance of any certificates of occupancy for buildings to be constructed on the Property.
- D. **SCREENING:** Screening shall not be required along any property line between any Multifamily or Urban Residential Dwelling Use and any nonresidential use.
- E. **PARKING:** Off-street parking requirements for the “Dwelling, Urban Residential” use shall be constructed on the Property at a ratio of not less than one (1) space per bedroom developed on the Property plus one (1) space per each five (5) Urban Residential Dwelling units developed on the Property. Additional off-street parking spaces shall be located in the Property for other uses developed on the Property in numbers that comply with ALDC Section 7.04.1, as amended.
- F. **RETAIL COMPONENT:** Retail-ready space constructed as two-story units and in compliance with ALDC Section 6.06.13.g. shall be constructed in the locations identified on the Concept Plan.
- G. **SIGNS:** Signs installed, located, or constructed on the Property shall comply with applicable provisions of the ALDC except to the extent modified as follows:
 - (1) *Blade sign:* One (1) blade sign shall be permitted on the Property in general conformance with the blade sign illustrated in the Building Elevations.

- (2) *Awning sign:* One (1) awning sign shall be permitted on the Property in general conformance with the awning sign illustrated in the Building Elevations.
- (3) *Monument sign:* One (1) monument sign shall be permitted on the Property in the general location shown on the Concept Plan.
- (4) *General Area Regulations:*

Sign Type	Copy Area (each side)	Structure Area
Blade Sign	50 square feet	100 square feet
Awning Sign	50 square feet	100 square feet
Monument Sign	50 square feet	100 square feet

H. TRAFFIC IMPROVEMENTS: Construction of an extension of the existing left-hand turn lane on east-bound Ridgeview Drive as shown on the Concept Plan must be completed and accepted on behalf of the City by the Director of Engineering or designee prior to issuance of a certificate of occupancy for any building constructed on the Property.