

DRAFT OF PROPOSED DEVELOPMENT REGULATIONS FOR
HOME ZONE

The Property shall be developed and used in accordance with the applicable provisions of the Allen Land Development Code, as amended, (“ALDC”) and the development and use regulations of Planned Development “PD” No. 54 as set forth in Ordinance No. 1172-5-93, as such regulations have been amended, except to the extent modified by the Development Regulations set forth below:

- A. **BASE ZONING DISTRICT:** The Property shall be developed and used in accordance with the Corridor Commercial “CC-P” development regulations of Planned Development No. 54, as amended except as modified by this Section 2.

- B. **CONCEPT PLAN:** The portion of the Property identified as Lot 5A 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/driveways that do not alter the general alignment shown on the Concept Plan may be made at the time of Site Plan approval.

- C. **BUILDING ELEVATIONS:** The building constructed on Lot 5A shall be designed and constructed in generally conformance with the Building Elevations attached hereto as Exhibit “C” and incorporated herein by reference (“Building Elevations”).

- D. **TRAFFIC IMPROVEMENTS:** The deceleration lane on U.S. Highway 75 as shown on the Concept Plan shall be constructed and completed prior to issuance of a Certificate of Occupancy for any building constructed on the Property.

- E. **SCREENING:** The screening of the loading dock on Lot 5A shall be screened by a 10-foot-tall masonry screen wall as shown on the Concept Plan.