

DRAFT OF PROPOSED DEVELOPMENT REGULATIONS FOR
LEXINGTON ESTATES

The Property shall be developed and used in accordance with the applicable provisions of the Allen Land Development Code, as amended, (“ALDC”) except to the extent modified by the Development Regulations set forth below:

- A. BASE ZONING DISTRICTS:** The Property shall be developed and used only in accordance with use and development regulations of the Single Family Residential District “R-6” and Townhome Residential “TH” except as otherwise provided in this Ordinance.
- B. CONCEPT PLAN:** The Property shall be developed in general conformance with the Concept Plan attached hereto as Exhibit “A” 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 the time of plat approval.
- C. BUILDING ELEVATIONS:** Buildings to be constructed on the Property shall be developed in general conformance with the height, materials, and architectural style set forth in the Building Elevations attached hereto as Exhibit “B” and incorporated herein by reference (“the Elevations”) and shall be further subject to the following.
- (1) Building Materials: Except for window and door areas, exterior facades of all walls shall be 100% masonry.
- (2) Building Design for “TH” lots: Each of the three elevation types shown on the Elevations shall be used on no fewer than four (4) of the 19 buildings constructed on the “TH” lots.
- D. LOT DESIGN CRITERIA AND BUILDING SETBACKS:** The minimum lot dimensions and building setbacks for the lot types shown on the Concept Plan shall be modified as follows:

(1) **“TH” Townhome Lots:**

Minimum Lot Area	1,870 square feet
Minimum Lot Width	22 feet
Minimum Lot Depth	85 feet
Rear Yard Setback	20 feet
Minimum Dwelling Unit Size	1,300 square feet (excluding garage)

(2) **“R-6” Single Family Lots:**

Minimum Lot Area	5,750 square feet
Minimum Lot Width	50 feet
Minimum Lot Depth	110 feet
Rear Yard Setback	15 feet
Minimum Dwelling Unit Size	1,800 square feet (excluding garage)

- E. GARAGE SETBACK:** Not less than 20 feet between the property line and face of the structure.

- F. SCREENING:** Screening shall be constructed and/or installed along the boundaries of the Property in general conformance with the Screening Plan attached hereto as Exhibit “C” and incorporated herein by reference. The screening wall/fence shall be constructed prior to issuance of a building permit for any dwelling unit on any lot.
- G. VISITOR PARKING:** Visitor parking for Lot 44, Block A, may exceed the 100-foot requirement to a dwelling unit provided it is located as shown on the Concept Plan.
- H. SIGNAGE:** Signs shall comply with the general location, number, and dimensions shown on the Screening Plan.
- I. SIDEWALK EXTENSION:** The off-site sidewalk connection on the southern side of Ridgeview Drive shall be constructed by the Developer prior to issuance of a building permit for any dwelling unit on any lot.
- J. TRAFFIC IMPROVEMENTS:** A median opening between Street A and Street D on Ridgeview Drive and the associated east bound left turn lane and west bound left turn lane must be constructed prior to issuance of a building permit for any dwelling unit on any lot.