

**DRAFT OF PROPOSED DEVELOPMENT REGULATIONS FOR**  
**STARCREEK VILLAGE**

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 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. DESIGNATION OF TRACT A-2:** The portion of Tract A and Tract A-1 (which Tract A and Tract A-1 are last depicted in Exhibit “B” “Zoning Concept Plan” made a part of the PD 92 Ordinance pursuant to Ordinance No. 3398-7-16) which are outlined and depicted on the Zoning Exhibit attached here to as Exhibit “B”, and incorporated herein by reference, are hereby collectively re-designated as “Tract A-2”.
- B. PERMITTED USES:**
- (1) In addition to the uses permitted in Tract A of the PD 92 Ordinance, the portions of Tract A-2 (as shown in green and identified in the legend) of Exhibit “B” may be used and developed for the following purposes:
    - (a) Office
    - (b) Medical or Dental Office
    - (c) Medical Clinic
    - (d) Dance/Martial Arts Studio
    - (e) Building Material Sales (Indoor)
    - (f) Hardware Store
    - (g) Bicycle Shop/Repair Service
  - (2) In addition to the uses permitted in Tract A of the PD 92 Ordinance, a maximum of 50% of the floor area of the portions of Tract A-2 (as shown in yellow and identified in the legend) of Exhibit “B” here to may be used and developed as Office, Medical or Dental Office, and/or Medical Clinic. The remaining floor space of this portion may be used and developed as permitted uses referenced in Paragraph (1).
- C. CONCEPT PLAN:** The Property shall be developed in general conformance with the Concept Plan attached hereto as Exhibit “C” 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.
- D. 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 “D” and incorporated herein by reference (“the Elevations”) and shall be further subject to the following.

- E. BUILDING HEIGHT:** The maximum height for buildings constructed on Tract A-2 shall be three (3) stories.