

**DRAFT OF PROPOSED DEVELOPMENT REGULATIONS FOR**  
**ONE BETHANY WEST**

The Property shall be developed and used in accordance with the applicable provisions of the Allen Land Development Code, as amended, (“ALDC”) and Tract 10B of Planned Development “PD” No. 55 as set forth in Ordinance No. 1646-10-98, (“the PD 55 Ordinance”), 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 provisions of the Office “O” zoning district except as provided in this Ordinance.
- B. HEIGHT AND FLOOR AREA RATIO:**
- (1) There is no maximum height requirement.
  - (2) There is no maximum floor area ratio.
- C. ADDITIONAL PERMITTED USES:** In addition to the uses permitted by the PD 55 Regulations with respect to the use and development of Tract 10B, no more than 7,500 square feet of the floor area of a building constructed on Tract 10B-2 may be used and developed as a Private Club.
- D. CONCEPT PLAN:** Tract 10B-2 shall be developed in general conformance with the Concept Plan attached hereto as Exhibit “B” and incorporated herein by reference. Minor modifications to streets that do not alter the general alignment shown on the Concept Plan may be made at the time of Site Plan approval.
- E. BUILDING ELEVATIONS:** The design and construction of the buildings constructed on Tract 10B-2 shall generally conform with the Building Elevations attached hereto as Exhibit “C” and incorporated herein by reference.
- F. BUILDING SETBACKS:**
- (1) Buildings constructed on Tract 10B-2 shall comply with the minimum property line setbacks shown on the Concept Plan.
  - (2) Notwithstanding Paragraph (1), above, wall projections and overhangs located at the southwest corner of the proposed building and as depicted on the Building Elevations may encroach into the required setback by no more than (i) four feet (4.0’), if projecting from the top of the first building plate between the first and second stories, and (ii) ten feet (10.0’), if projecting from the uppermost level.
- G. LANDSCAPE REQUIREMENTS:**
- (1) The landscape buffer at the intersection of Watters Road and Bethany Drive shall be fifteen feet (15.0’) wide and located as shown on the Concept Plan.
  - (2) The planting area at the northeast corner of the intersection of Watters Road and Bethany Drive, the landscape buffer along Bethany Drive, and the landscape buffer along Watters Road to the first access point shall generally conform with the Landscape Plan attached hereto as Exhibit “D”.

**H. TRAFFIC IMPROVEMENTS:** No certificate of occupancy for any structure constructed on Tract 10B-2 shall be granted until completion of the following street and traffic control improvements shown on the Concept Plan:

- (1) ***Common Access:*** The replat of the Property shall include a common access/fire lane easement for future access as shown on “Lot 2R-9, Block A” on the attached Concept Plan.
- (2) ***Northbound Right Turn Lane:*** The existing eastern-most travel lane on northbound Watters Road shall be converted into a right turn lane as indicated on the Concept Plan.
- (3) ***Northbound Left Turn Lane:*** The existing left-hand turn lane on northbound Watters Road shall be restriped as indicated on the Concept Plan. A new Northbound Left Turn Lane shall be constructed to replace the converted lane as shown on the Concept Plan.
- (4) ***Southbound Left Turn Lane:*** The proposed left turn lane on southbound Watters Road shall be constructed as indicated on the Concept Plan.
- (5) ***Removal of Existing Grasscrete:*** The existing grasscrete drive accessing Watters Road shall be removed and replaced with concrete.

**I. SIGN PLAN:** In addition to signs authorized under applicable provisions of the ALDC, an additional multi-tenant monument sign may be installed on Tract 10B-2 provided such generally conforms with the Sign Plan attached hereto as Exhibit “E” and is generally located as labeled on the Concept Plan.