

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 Planned Development “PD” No. 92 as set forth in Ordinance No. 3634-12-18, and amended by Ordinance No. 2352-12-04, 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. **CONCEPT PLAN:** The Property shall be developed in general conformance with the Concept Plan attached hereto as Exhibit “A” 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.

- B. **ADDITIONAL PERMITTED USES:** In addition to the uses permitted by the PD 92 Ordinance, the Property may be developed and used for a “Smoking Establishment” use after approval of a Specific Use Permit.