

**DRAFT OF PROPOSED DEVELOPMENT REGULATIONS FOR**  
**ALLY OUTFITTERS**

The Property shall be developed and used in accordance with the applicable provisions of the Allen Land Development Code, as amended, (“ALDC”) and Tract 3 of Planned Development “PD” No. 40 as set forth in Ordinance No. 751-10-86, (“the PD 40 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 “B” 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.
- B. **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 “C” and incorporated herein by reference (“the Elevations”).
- C. **ADDITIONAL PERMITTED USES:** In addition to the uses permitted by the PD 40 Ordinance for property located within Tract 3, the Property may be developed and used for the following purposes:
  - (1) Target Range
  - (2) Firearms Sales & Service
- D. **BUILDING MATERIALS:** In addition to the building materials permitted by the PD 40 Ordinance for property located within Tract 3, architectural prefinished metal wall panel, ship-lap ipe wood siding, and metal standing seam roof panel are permitted; provided, however, the design and construction of such façade shall at all times comply with the Elevations.