

**Exhibit “A”**

**DEVELOPMENT REGULATIONS FOR**  
**Gateway Allen at Twin Creeks**  
**PLANNED DEVELOPMENT**  
**PD\_\_\_\_\_**

**Gateway Allen at Twin Creeks PD \_\_\_\_\_**  
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## SECTION 1: PLANNED DEVELOPMENT STRUCTURE

- A. DEVELOPMENT REGULATIONS; RELATIONSHIP TO ALDC.** The property described in Appendix 1, attached to this Exhibit “A” and incorporated herein by reference (“the Property”) shall be developed and used in accordance with the regulations, set forth in this Exhibit “A” to Ordinance No. \_\_\_\_\_, attached thereto and incorporated therein by reference (“the Development Regulations”) and applicable provisions of the Allen Land Development Code (“ALDC”) identified herein and as amended from time to time. When there is an irreconcilable conflict between the Development Regulations and the ALDC, the provisions of the Development Regulations shall control. When the Development Regulations are silent on a development standard, the provisions of the ALDC shall control. The District is a mixed-use district and shall not be considered a residential district.
- B. REGULATING PLAN ESTABLISHED.** The Property shall be developed and used in general conformance with the Regulating Plan attached hereto as Appendix 4 and incorporated herein by reference (the “Regulating Plan”). The Regulating Plan is comprised of:
1. **Character Areas.** Character Areas established and defined in Section 2.C. below, provide the neighborhood development patterns, the general development character, and the use of property within such areas.
  2. **Private Streets.** Private streets are classified as various types in Section 4.A, are designated on the Regulating Plan as “Primary Street” and “Secondary Street,” and, subject to modification as set forth herein, shall be placed in the general location shown on the Regulating Plan. Additional developer-driven private streets may be needed to ensure connectivity and comply with block size requirements.
  3. **Parks and Open Space.** Parks and open space are defined in Section 5. The general location of the parks, open space, and trails are depicted on the Parks and Open Space Plan set forth in Appendix 5 and incorporated herein by reference (the “Parks and Open Space Plan”).
  4. **Building Frontage Requirement.** Building frontages are defined in Section 3.F. The required percentage of a building façade that fronts along a block face on a particular street is depicted on the Regulating Plan as either “Primary Building Frontage” or “Secondary Building Frontage”.
- C. CHARACTER AREAS DEFINED.** The following Character Areas, as identified on the Regulating Plan, are established and shall have the following respective base zoning districts. Amendments to the ALDC that modify the use and/or development regulations of the base zoning district applicable to a Character Area shall not make the existing uses or existing structures within said Character Area non-conforming as defined in the ALDC.
1. **Tollway West Character Area.** Except as provided in the Development Regulations, the Tollway West Character Area shall be developed and used in accordance with the regulations applicable to a Corridor Commercial (CC) zoning district as set forth in the ALDC. The Tollway West Character Area consists of larger-scale office and commercial uses with regional highway access and a walkable urban “Main Street” environment with active first floor spaces able to accommodate office, restaurant, retail, and commercial uses is central to the interior of the District. The Central Square open space will serve as

the central core of the District. The Tollway West Character Area is designed in a dense and walkable urban context.

2. **Ridgeview-Exchange Character Area.** Except as provided in the Development Regulations, the Ridgeview-Exchange Character Area shall be developed and used in accordance with regulations applicable to a Multi-Family 18 (MF-18) Zoning District as set forth in the ALDC. The Ridgeview Exchange Character Area is primarily intended to be a dense urban residential walkable neighborhood with allowance for supporting retail uses, and direct connection to the Central Square and Gateway Forest open space, and within walking distance of the core retail, restaurant, commercial, and office areas.
3. **Exchange Pkwy. Character Area.** Except as provided in the Development Regulations, the Exchange Pkwy. Character Area shall be developed and used in accordance with the regulations applicable to a Corridor Commercial (CC) Zoning District as set forth in the ALDC. The Exchange Pkwy. Character Area may consist of larger-scale hospitality, residential, office, and/or commercial uses with regional highway access and a hybrid walkable connection between separate uses for the length of the tract. Uses in the Exchange Pkwy. Character Area have prime frontage to the City Forest Greenbelt open space and shall engage the City Forest Greenbelt area by orienting buildings to take advantage of open space views as well as the opportunity to connect to the regional hike and bike trail system.
4. **Tollway East Character Area.** Except as provided in the Development Regulations, the Tollway East Character Area shall be developed and used in accordance with the regulations applicable to a Corridor Commercial (CC) Zoning District as set forth in the ALDC. Due to the close proximity of the Tollway East Character Area to the Collin College Technical Campus (“CCTC”) and the Allen ISD STEAM Center, the Tollway East Character Area is intended to be the most flexible Character Area of the District in terms of land use, height, and density. This flexibility will allow the Tollway East Character Area to be developed with uses that are complementary to CCTC and the Allen ISD STEAM Center. The uses within the Tollway East Character Area may include conventional or regionally-scaled commercial, hospitality, Urban Residential, and/or office, while still maintaining a hybrid walkable context between separate uses. Uses in the Tollway East Character Area shall take advantage of the views towards the City Forest Greenbelt, while still providing public accessibility to the open space.

## **SECTION 2: DEVELOPMENT STANDARDS.**

- A. **PERMITTED USES.** The Property, as divided into the Character Areas, may be developed and used for the purpose either by right or following approval of a Specific Use Permit in accordance with the Schedule of Uses attached hereto as Appendix 3 and incorporated herein by reference (“Schedule of Uses”).
- B. **TEMPORARY USES AND SPECIAL EVENTS USES**
  1. Temporary uses conducted within the Property shall be conducted in accordance with ALDC Section 6.04 “Temporary Use Permits” except that Temporary Uses shall not be limited by number or duration in a calendar year.

2. Special events conducted within the Property shall be conducted in accordance with Chapter 8, Article VII of the Allen Code of Ordinances. In no instance shall Special Events be limited by number or duration in a calendar year.

**C. BUILD-TO, SETBACK AND YARD STANDARDS.**

1. Buildings constructed on the Property shall comply with the setback and yard standards set forth in Table 1, below.

**TABLE 1: BUILD-TO, SETBACK AND YARD STANDARDS**

Character Area	Tollway West	Ridgeview-Exchange	Exchange Pkwy.	Tollway East
<b>Primary/Secondary Building Frontage (Build-to-Zone)</b> <sup>(1) (2) (3)</sup>	18' min. – 26' max.	18' min. – 26' max.	Not applicable	Not applicable
<b>Front / Side Yard Setback (Facing a Private Street)</b>	12' min. – No max.	12' min. – No max.	Not applicable.	12' min. – No max
<b>Front / Side Yard Setback (Exchange Pkwy.)</b>	25' min. – No max.	25' min. – No max.	20' min. – No max.	Not applicable
<b>Front / Side Yard Setback (Ridgeview Pkwy.)</b> <sup>(4)</sup>	Not applicable	30' min. – No max.	30' min. – No max.	Not applicable
<b>Front / Side Yard Setback (State Hwy. 121)</b>	30' min. – No max.	Not applicable	30' min. – No max.	30' min. – No max.
<b>Side Yard or Rear Yard Setback (Facing interior lot line or alley)</b>	0' min. – No max.	0' min. – No max.	0' min. – No max.	0' min. – No max.
<b>Side Yard or Rear Yard Setback (Facing exterior lot line adjacent to City Forest Greenbelt)</b> <sup>(5)</sup>	Not applicable	Not applicable	5' min. – No max.	5' min. – No max.

Notes:

- 1) Garage facades are included in this frontage calculation.
- 2) The build-to-zone is measured from the back-of-curb to the face-of-building.
- 3) Buildings may be set back farther than the required Build-To-Zone but only to the extent required to bring the building in compliance with site visibility triangles regulations.
- 4) All setbacks adjacent to Ridgeview Drive will be not less than 30 feet.
- 5) A 15-foot maintenance easement will be established and maintained parallel and adjacent to the 100-year floodplain in which no structure may impede.

2. Except as otherwise permitted in these Development Regulations, at-grade structural encroachments other than structural columns are not permitted within the setback. Structural foundation locations shall not impede pedestrian traffic within the designated pedestrian zone below. Support columns may be located anywhere within the setback provided they are located in a manner that does not violate sight distance requirements.

**D. UNITS, DENSITY AND LOT COVERAGE.**

1. **Maximum Number of Residential Units:** No more than 1,700 Urban Residential units may be constructed on the Property. The number of Urban Residential units preconstructed in each Character Area shall not exceed the number of units set forth in Table 2, below. Urban Residential Units constructed on the Property shall be sequentially phased according to the following:
  - a. The first 400 Urban Residential units may be constructed on the Property without regard to the commencement of construction on the Property of buildings to be developed for uses other than Urban Residential use;

- b. No building permit(s) authorizing the construction of more than the 400 Urban Residential units authorized to be constructed pursuant to paragraph 1.a., above, shall be granted until one or more building permits for not less than 50,000 square feet of office uses to be constructed on the Property have been issued;
- c. Approval of a final inspection for more than the initial 400 Urban Residential units authorized in paragraph 1.a., above, shall not be granted until construction of the Gateway Forest improvements is complete in accordance with Appendix 10;
- d. No building permit(s) authorizing the construction of more than the 800 Urban Residential units authorized pursuant to paragraphs 1.a. and 1.b., above, shall be granted until final building inspections have been approved and one or more certificates of occupancy granted for the building shell (but not the finish out) of a cumulative area of 50,000 square feet of office space;
- e. No building permit(s) authorizing construction of more than the 1300 Urban Residential units authorized pursuant to paragraphs 1.a., 1.b., and 1.d., above shall be granted until one or more building permits for not less than 50,000 square feet of office uses to be constructed on the Property, of which may be additional square footage to the building permit achieved in paragraph 1.b. above, have been issued in addition to the building(s) to be constructed for office uses described in paragraphs 1.b. and 1.d., above. For instance, if one or more building permits for not less than 100,000 square feet of office use to be constructed on the Property have been authorized pursuant to paragraph 1.b., above, and final building inspections have been approved with one or more certificates of occupancy granted for the building shell (but not the finish out) of a cumulative area of not less than 100,000 square feet of office use, pursuant to paragraph 1.d., above, this paragraph 1.e. shall be considered satisfied.

**TABLE 2: URBAN RESIDENTIAL UNIT ALLOCATION**

Character Area (C.A.)	Maximum Allowed Urban Residential Units per C.A. <sup>(1)</sup>	Maximum Density	Maximum FAR	Maximum Lot Coverage
Tollway West	100	None	None	None
Ridgeview-Exchange	1,600	None	None	None
Exchange Pkwy.	400 <sup>(2)</sup>	None	None	None
Tollway East	400	None	None	None

Notes

- 1) The maximum number of Urban Residential units for the District shall not exceed 1,700 units as described in Section 3.D.1 above.
- 2) Shall not be less than six (6) stories, including podium parking garage.

- 2. **No Maximum Density.** There shall be no maximum density for any Urban Residential use in any Character Area.
- 3. **Maximum FAR.** There shall be no maximum FAR for any use in any Character Area.

4. **Minimum FAR.** The minimum cumulative FAR for properties with Primary Building Frontage in the Tollway West Character Area and Ridgeview-Exchange Character Area shall be 0.5. Each successive phase shall maintain the minimum FAR requirement, calculated in a cumulative manner.
  5. **Maximum Lot Coverage.** There shall be no maximum lot coverage in any Character Area.
- E. **BLOCK LENGTH.** A maximum vehicular block length, measured curb edge to curb edge, for the Development Tracts defined in Appendix 9, shall not exceed the following:
1. **Tracts 1 and 2:** 700 feet maximum block length
  2. **Tracts 3 and 8:** 800 feet maximum block length
  3. **Tracts 5, 6A, and 6B:** 600 feet maximum block length.
  4. **Tracts 7A, 7B, and 7C:** no maximum block length
- F. **BUILDING FRONTAGE REQUIREMENTS.**
1. **Minimum Building Frontage.**
    - a. Building facades for buildings constructed in the “Primary Building Frontage” or “Secondary Building Frontage” areas shall comply with the minimum building frontage set forth on the Regulating Plan.
    - b. Character Areas with no minimum building frontage indicated on the Regulating Plan shall be considered “General Frontage”.
    - c. The minimum required percentage of building façade frontage, not including site visibility triangles, shall be as follows:
      - i. **Primary Building Frontage:** 75%
      - ii. **Secondary Building Frontage:** 60%
      - iii. **General Frontage:** 30%.
    - d. Minimum building frontage percentages for each block face shall be calculated by adding the lengths of building frontages for all buildings adjacent to the block face and dividing said sum by the length of the block face. Each street must comply with the minimum building frontage for the street type/zone in which the street is located.
    - e. Parking garage facades shall be included in the calculation of total building façade frontage along a block face.
    - f. Stormwater detention and retention areas and parks and open spaces shall not be included in determining the length of the block frontage for purposes of calculating the minimum building façade frontage.



- g. Except as otherwise set forth in this ordinance, minimum building façade frontage shall only apply to frontages along streets in (i) the Tollway West Character Area and (ii) the Ridgeview-Exchange Character Area as shown on the Regulating Plan.
  - h. Site Plans shall show where future phases of development along a street will be, when constructed, to result in compliance with the minimum building frontage requirements for said street.
2. **Additional Building Features.** For purposes of calculating the minimum building frontage requirement, patios, forecourts, and other similar people-spaces integrated into a building as well as mid-block paseos providing public access through the block shall be included.

## **G. BUILDING HEIGHT**

### **1. Minimum Number of Stories:**

- a. A maximum of 25% of the gross floor area of principal buildings located in the Tollway West Character Area and the Ridgeview-Exchange Character Area shall be permitted to be less than three stories. The gross floor area of retail and restaurant uses permitted in the Central Square shall not be included in determining compliance with the maximum percentage stated in the prior sentence.
- b. All principal building in the Exchange Pkwy. and Tollway East Character Areas may be one story in height, except as limited by Section 2.G.1.c. below.
- c. Buildings within the Exchange Pkwy. Character Area developed with Urban Residential units shall not be less than six stories in height inclusive of the above-grade portion of a podium parking garage constructed below the floors of Urban Residential units. When a parking garage is vertically integrated into the overall structure, not less than five stories of Urban Residential units shall be incorporated into the overall structure.

2. **Maximum Height:** Except as provided in Section 2.G.3, below, buildings constructed on the Property shall have no maximum height restriction.

3. **Maximum Number of Stories in Ridgeview-Exchange Character Area:** The maximum height of buildings within the Ridgeview Exchange Character is as follows:

- a. Six (6) stories, if constructed ninety (90) feet or more from the closest edge of the right of way of Ridgeview Drive; and
- b. Three (3) stories if constructed less than ninety (90) feet from the closest edge of the right of way of Ridgeview Drive.

## **H. PARKING STANDARDS**

1. **Parking Minimums.** Uses within the Property shall be developed with the following minimum number of off-street parking spaces calculated as follows:
  - a. Urban Residential use: 1.2 spaces per dwelling unit
  - b. Dwelling, Condominium: 1.4 spaces per dwelling unit
  - c. Retail use: 3 spaces per 1,000 square feet of gross floor area
  - d. Restaurant use (stand-alone): 10 spaces per 1,000 square feet of gross floor area
  - e. Restaurant use (when in-line with other retail or part of a multiple use building): 3 spaces per 1,000 square feet of gross floor area
  - f. Office: 2.5 spaces per 1,000 square feet of gross floor area
  - g. Hotel: 1.0 space per room/suite for the first 150 rooms/suites and 0.75 spaces per room/suite thereafter. For any non-hospitality use within a Hotel a 50% reduction in parking requirement shall apply to the specific use.
  - h. Other uses: per ALDC
2. **Parking Reduction.** The Director of Community Development and Director of Engineering may jointly reduce the number of off-street parking spaces if such reduction is supported by the findings of a parking study prepared by a professional engineer or transportation planner which demonstrates need, reviews industry standards, and proposes a modification that will not result in a parking deficiency for the proposed uses for the portion of the Property to be served by the related parking areas.
3. **Cross Access.** A perpetual cross-access easement for vehicle and pedestrian travel as well as cross-easements for parking, both at-grade and below-grade, shall be granted between and among all contiguous lots within the Property. The cross-access easement may be provided by plat or separate instrument.
4. **On-Street Parking.** On-street parking spaces located within 200 feet of a building/use may be counted towards the number of off-street parking spaces required for such building or use; provided, however, such spaces may only be counted once and not counted for purposes of determining the number of required off-street parking spaces for other uses or buildings. Nothing in this Section 2.H.4 shall be construed as prohibiting a shared parking agreement (defined in Section 2.H.5 below) from allowing off-street parking spaces to be counted toward satisfying the minimum number of off-street parking requirements for multiple uses or buildings.
5. **Shared Parking.**
  - a. Off-street parking for non-shared uses shall be provided in compliance with ALDC standards.

- b. Subject to the approval of the Director of Community Development and the Director of Engineering, a Shared Parking Study may be used to reduce the minimum required off-street parking spaces set forth in the ALDC. A parking study shall use independently collected empirical data or use data by an acceptable industry-standard resource.
- c. Off-street parking requirements may be satisfied through the use of shared parking agreements, provided that:
  - i. The parking lot or garage containing the shared spaces is located no greater than 800 feet from the building/use for which the off-street spaces are being counted;
  - ii. The shared parking agreement provides for an easement establishing a perpetual use of the off-site parking spaces by the building/use for which the off-street spaces are being counted;
  - iii. The shared parking area(s) identified in a shared parking agreement shall generally be limited to areas where the users (e.g., owners, tenants, employees, customers, and/or clients) sharing the parking are open to the public during different times of the day with minimal overlap in business hours;
  - iv. The shared parking agreement must be recorded in the Official Public Records of Collin County, Texas, after execution; and
  - v. Prior to execution and recording, the form of the shared parking agreement will be reviewed and approved by the City Attorney to determine if it conforms to the requirements set forth above and in the ALDC as modified herein.

- 6. **Surface Parking Lots.** Surface Parking shall comply with the parking lot screening and landscape requirements set forth in the ALDC.

## **I. SCREENING WALLS**

- 1. The use of wrought iron, ornamental metal or masonry screening walls to separate land uses within the District is prohibited.
- 2. The use of wrought iron, ornamental metal or masonry screening walls is prohibited when adjacent to:
  - a. SH 121, except for Urban Residential uses located in the Tollway East Character Area adjacent to SH 121;
  - b. Exchange Parkway; or.
  - c. Gateway Forest.

3. Notwithstanding paragraph 2, above, the use of a wrought iron or ornamental fence with pedestrian gate(s) is allowed when adjacent to:
  - a. City Forest Greenbelt; or
  - b. Allen ISD STEAM Center

### **SECTION 3: STREET TYPES AND TRANSPORTATION NETWORK**

**A. STREET TYPES.** Street Types, as identified in the Regulating Plan, are as follows:

1. **Primary Street.** Primary Streets are streets with a public access easement not less than 77 feet wide that serve vehicular and pedestrian users with no fewer than two lanes, parkways (amenity zone and sidewalk zone), parallel on-street parking or optional angled parking, optional drop-offs and optional median for Streets B, D, and/or H at the discretion of the Developer. Any street section in Appendix 6 (the “Street Cross Sections”) with a Primary Street designation may be applied to Primary Streets.
2. **Secondary Street.** Secondary Streets are streets with a public access easement not less than 77 feet wide that serves vehicular and pedestrian users with no fewer than two lanes, parkways (amenity zone and sidewalk zone), parallel on-street parking and optional drop-off/loading zones.
3. **Additional Streets.** Additional Streets are streets with a public access easement not less than 51 feet wide that serve vehicular and pedestrian users with no fewer than two lanes and parkways (amenity zone and sidewalk zone). The location of Additional Streets shall be determined at the time of site plan approval. Additional developer-driven private streets may be approved by the Director of Engineering to ensure connectivity, comply with block size requirements and provide adequate emergency coverage and access. On-street parking and drop-off / loading zones are not required.

**B. STREET CROSS SECTIONS.** Primary and Secondary Streets shall conform to the street cross section details in the Street Cross Sections. Minor modifications to the Street Cross Sections may be approved by the Director of Community Development and the Director of Engineering.

**C. STREET AND CHARACTER AREA MODIFICATIONS.** Streets may be modified as follows:

1. **Street Modification.** Street alignments as depicted on the Regulating Plan may shift in location up to 100 feet as long as spacing requirements are satisfied for streets connecting with State Highway 121, the required block lengths are maintained, and street intersections with Exchange Pkwy. and Ridgeview Dr. satisfy ALDC spacing standards or as identified on Appendix 7: Street Diagram.
2. **Character Area Modification.** If the location of a street that is the boundary of a Character Area shifts, the Character Area may shift in size and location consistent with the shift of the street location; provided, however, in no case shall park and open space requirements for such Character area be reduced when shifting a boundary street location.

3. **Street Continuity Flexibility.** Streets not affected by the relocation of other streets shall not be modified unless environmental or other constraints require alternative connectivity.
- D. **PRIVATE STREETS.** All streets within the Property, as generally illustrated in the Streets Diagram, will be private streets and shall be maintained by a property owners association.
- E. **ACCESS.** Vehicular access points and improvements to the adjoining City arterial right-of-way and/or Texas Department of Transportation (“TxDOT”) right-of-way shall be generally consistent with the Conceptual Driveway Layout (Appendix 8). Adjustments or modifications to alignment and/or location of connections to adjacent rights-of-way shall be approved by the Director of Engineering. No additional connections or removal of any connections shall be approved without approval of a revised Traffic Impact Analysis.

#### **SECTION 4: PARK LAND, OPEN SPACE, TRAILS, AND TREE MITIGATION**

##### **A. GENERAL.**

1. **Conformance with Parks and Open Space Plan.** Parks, Open Space, and Trails shall be generally provided as set forth in the Parks and Open Space Plan and in accordance with the other requirements set forth in these Development Regulations. Nothing in these Development Regulations shall be construed as prohibiting the development of Character Area Parks in addition to those required by these Development Regulations.
  - a. **Mandatory Parks, Open Space and Trails.** The following parks and open space shall be constructed within the Property:
    - i. **Central Square.** A centrally located, privately managed park of no less than 1.5 acres shall be provided in the general location set forth on the Parks and Open Space Plan and identified as “Central Square”. The Central Square may include internal trails or event access drives (non-streets) that do not traverse the park, easements, plaza improvements, other similar hardscape improvements, and stand-alone restaurant or retail kiosk areas. Such stand-alone restaurant shall not exceed 2,000 square feet of air-conditioned space. The area of event access drives and easements, shall not be included when determining compliance with required minimum park and open space area.
    - ii. **Gateway Forest.** The Gateway Forest area improvements will include clearing and grubbing of underbrush, understory trimming, and a minimum eight foot (8’) wide concrete trail as generally shown on the Regulating Plan in the Ridgeview-Exchange Character Area. The trail shall provide connection from the Central Square, through Gateway Forest to the planned trail along Exchange Pkwy., which will then provide connection down to the northwest corner of Exchange Pkwy. and Ridgeview Dr., providing connection to the existing 12-foot hike and bike trail along Ridgeview Dr. The boundary for the Gateway Forest area is flexible but shall not be less than 6.6 acres in size as shown on the Parks and Open Space Plan.

- iii. **Hike & Bike Trails.** A 12-foot concrete meandering trail along Ridgeview Dr. has been completed prior to the commencement of this Gateway Allen PD. Said trail will be within a minimum 30-foot wide landscape buffer/trail access and maintenance easement outside and adjacent to the right-of-way of Ridgeview Drive as set forth in the *City of Allen: Parks, Recreation & Open Space Master Plan Update 2015* identified as the “Ridgeview Trail”. In addition, a 10-foot concrete trail will be constructed along the full frontage of the west side of Exchange Pkwy. and along the full frontage of the south right of way boundary of the northbound SH 121 service road.
- iv. **Character Area Parks.** A “Character Area Park” shall be any of the following: Plaza, Paseo, or Special Use Park (with an area of not less than 21,780 square feet and no boundary dimension of less than thirty feet (30.0’). The Tollway West Character Area shall be developed with no fewer than two (2) Character Area Parks. The Ridgeview-Exchange and Tollway East Character Areas shall each be developed with at least one (1) Character Area Park.
- v. **Landscape Buffer Open Space.** Landscape buffer open space shall be developed along the perimeter of the Property adjacent to a major thoroughfare, as shown on the Parks and Open Space Plan (the “Landscape Buffer”). Not less than fifteen feet of the width of the specified landscape buffer shall be unencumbered by any easement.
- vi. **General Open Space.** Open space predominantly used for passive recreational use shall be a minimum of one-half acre in area and shall not contain a dimension of less than thirty feet in width.
- b. **Deferral of Planting.** Provided such action does not otherwise conflict with the City’s stormwater pollution management plan and regulations, the Director of Community Development may authorize a delay in the planting of required landscape materials to a specific date after issuance of a certificate of occupancy if the Director of Community Development determines that then current weather conditions and/or the imposition of the City’s drought contingency plan make it impractical to plant trees or shrubs, or turf. In such cases, a temporary certificate of occupancy shall be granted for a maximum period of 180 days. Final turf planting in all areas shall be a full stand of permanent warm-season turfgrass.
- c. **Park Space Adjustment.** The boundaries of the Central Square may shift up to 100 feet while still maintaining the minimum size of such park. The boundaries of the Gateway Forest, as indicated on Development Tracts plan and the Parks and Open Space Plan, may shift and change shape in general, but shall extend from Street H to Exchange Pkwy. and be no less than 6.6 acres in area.
- d. **Park Land and Open Space Dedication.** Parkland and Open Space shall conform to these Development Regulations. Parks, open space, and improvements provided in accordance with these Development Regulations shall comply with all parkland and open space improvement requirements set forth in the ALDC and the Code of Ordinances. Not less than a combined 22 acres of

parks/open space, of which not less than 11 acres shall be dedicated and developed as park land shall be dedicated and developed through any combination of the open space types identified and defined on the Parks and Open Space Plan, except for the City Forest Greenbelt on the east side of Exchange Parkway, which was previously dedicated.

- e. **Calculation of Required Area of Parks and Open Space.** When a minimum area of park land and/or open space to be dedicated is required by these Development Regulations, determination of compliance with such minimum area shall be subject to the following:
  - i. An area located within floodplain shall not be counted toward the minimum area required unless it is left in its natural state and used as an amenity;
  - ii. Parking areas located in or adjacent to a park area that is subject to use for non-park uses, service drives and cross-access easements shall not be included; and
  - iii. Landscape Buffer Open Space may be counted toward the required park and open space areas if developed with a continuous hike and bike trail not less than ten feet (10.0') wide.
- f. **Required Trails.** The locations of required trails shall be as generally shown on the Parks and Open Space Plan. The final location of each trail to be constructed on the Property shall be approved by the Director of Parks and Recreation or designee prior to commencement of construction of said trail.
- g. **Trail Construction.** Trails shown on the Parks and Open Space Plan shall be constructed in accordance with Appendix I of the ALDC as amended from time to time.

- 2. **Ownership, Maintenance and Management.** The owner of the Property, or the owners of the various portions thereof, shall maintain or cause to be maintained all common areas within the Property, including, but not limited to, all parks, open spaces, street medians, entry features, floodplain areas, streetscapes and landscape areas within street right-of-way, detention pond, retention ponds, wall maintenance easements, landscape maintenance easements, and similar areas shown on a final plat, site plan, or the Regulating Plan (collectively the "Common Areas"), until such time that a Property Owners' Association is established for the purpose of ownership, maintenance and management of the Common Areas as required by Section 8.20 of the ALDC. Maintenance of Common Areas shall include, but not be limited to the various in-ground and above ground plantings/planting beds, irrigation (when required herein), lighting and drainage systems located within the Common Areas.

## **B. PARK LAND, OPEN SPACE AND TRAIL STANDARDS**

- 1. **Central Square Requirements.** The Central Square is a publicly accessible open space that will be used for passive and/or active recreational use.

a. The Central Square shall:

- i. have street frontage on at least three sides; and
- ii. have an area of not less than 1.5 acres, which may include a single restaurant, coffee shop, or other similar food service use that will not exceed 2,000 square feet of gross floor area of which no more than 1,000 square feet may consist of a private outdoor patio but which shall not count toward the required park land dedication any area consisting of associated parking areas or driveways.

In the final design of the Central Square and the adjacent streets, only Street E or Street F (but not both) may be eliminated, with the area of the Property of the eliminated street being added to and included in the Central Square open space.

b. The Central Square shall be constructed to include the following amenities:

- i. benches, various types of outdoor seating;
- ii. trash receptacles;
- iii. irrigated turf grass (not all turf areas within a park or open space are required to be irrigated);
- iv. pedestrian paving;
- v. at least one shade tree with a minimum of four caliper inches in diameter per 4,000 square feet of park area, planted not less than 30 feet apart;
- vi. a maximum of 25% of the shade trees required by paragraph b.v., above, may be substituted with ornamental trees at a ratio of two ornamental trees for each shade tree, which ornamental trees may be planted in groups or separately with no minimum spacing requirement;
- vii. ornamental trees planted as part of paragraph b.vi., above, with a size of four caliper inches (single trunk) or five caliper inches (multi-trunk) may be used as a substitute for canopy trees at a ratio of one ornamental tree for each shade tree; and
- viii. bicycle racks.

c. The Central Square shall be constructed to include at least five of the following amenities:

- i. dog waste receptacles;
- ii. drinking fountains;
- iii. bottle fillers;



- iv. chilled bottle fillers;
  - v. electrical receptacles at tables;
  - vi. grill;
  - vii. interpretive signage or markers;
  - viii. pedestrian lighting;
  - ix. wayfinding signage;
  - x. one additional shade tree (minimum of four caliper inches) or ornamental tree (minimum of four caliper inches (single trunk) or five caliper inches (multi-trunk), or combination thereof, per 4,000 square feet of neighborhood park area in conjunction with the neighborhood park amenity trees (if more than four trees, 75% of the shade or ornamental trees shall be native trees);
  - xi. native drought tolerant ornamental plantings;
  - xii. native turf/lawn or artificial grass;
  - xiii. certified pollinator habitat;
  - xiv. rainwater cisterns;
  - xv. “smart” irrigation controllers; or
  - xvi. One (1) green stormwater infrastructure improvement such as bioswales, bioretention, permeable pavements, and stormwater curb extensions.
- d. In addition to the amenities required by paragraphs b. and c., above, the Central Square shall be constructed to include at least five of the following recreational amenities:
- i. shade pavilion;
  - ii. picnic tables in open areas;
  - iii. outdoor movable tables and chairs;
  - iv. stage for outdoor movies or small performances;
  - v. privately operated restaurants or cafes;
  - vi. splash pad;

- vii. active playground;
- viii. musical play trail;
- ix. nature play area;
- x. demonstration gardens;
- xi. hardscape gathering space;
- xii. lawn gathering space;
- xiii. bocce ball;
- xiv. yard games;
- xv. interactive public art;
- xvi. public art;
- xvii. boardwalk; or
- xviii. water feature.

2. **Plaza Requirements.** Plazas are small, publicly accessible urban open spaces that are used for passive or active recreation, or a combination of the two.

- a. Plazas are typically connected to a building and can be located between buildings, next to a building and a street, or on a corner.
- b. Softscape may include raised planters, at-grade plantings in the hardscape, or potted plant material.
- c. Plazas shall be constructed to include at least five of the following amenities:
  - i. fabric shade structures;
  - ii. stage for small performances;
  - iii. splash pad;
  - iv. water feature;
  - v. hardscape gathering space;
  - vi. interactive public art;

- vii. public art;
- viii. benches;
- ix. outdoor seating;
- x. movable tables and chairs;
- xi. trash receptacles;
- xii. bike racks;
- xiii. electrical receptacles;
- xiv. pedestrian lighting;
- xv. wayfinding signage;
- xvi. native shade trees;
- xvii. native ornamental trees;
- xviii. native drought tolerant ornamental plantings;
- xix. certified pollinator habitat with a minimum area of 100 square feet;
- xx. “smart” irrigation controllers; and
- xxi. One (1) green stormwater infrastructure improvement such as rainwater cisterns, permeable pavements and stormwater curb extensions.

d. Plazas shall have an area of not less than 400 square feet.

3. **Paseos Requirements.** “Paseos” are publicly accessible urban linear open spaces used for pedestrian connectivity, and, when provided, shall be designed and constructed in accordance with the following:

- a. To the extent possible, paseos shall be straight with the opening at the opposite end readily visible from the other end;
- b. A minimum of two public access points is required;
- c. Buildings with a minimum of 50% façade transparency or restaurants with outdoor dining shall line the paseo;
- d. Blank walls in adjacent buildings shall be interrupted with planting, vines, murals, or other types of art;

- e. Service vehicles shall be restricted from the paseo, and any back of house services shall be contained to designated areas and screened;
  - f. Focal points shall anchor each end of the paseo;
  - g. Where a paseo pivots, a focal point or slightly expanded open area shall be provided at the pivot;
  - h. Planting shall be provided with raised planters or at-grade plantings in the hardscape;
  - i. Hardscape of pedestrian scaled detail, texture, and color shall be provided to enhance the pedestrian experience;
  - j. Focal points include, but are not limited to, water features, public art, or distinctive planters;
  - k. Fabric shade structures, independent or connected to the building, are permitted in paseos;
  - l. Supportive standard amenities including, but not limited to, benches, trash receptacles, pedestrian lighting, wayfinding, native drought tolerant ornamental plantings, wayfinding and signage, are permitted;
  - m. Additional amenities including, but not limited to, certified pollinator habitat, irrigation controllers, and stormwater infrastructure (such as permeable pavements) are permitted; and
  - n. A paseo shall be a minimum of 18 feet in width and, in cases where a paseo passes through a building. Must have a minimum height clearance of 10 feet.
4. **Special Use Park Requirements.** “Special use parks” are private or publicly accessible open spaces that are predominantly designed for at least one specific use and user group.
- a. Types of special use parks may include, but are not limited to, a dog park, dog park with restaurant (provided, however, the area occupied restaurants shall not be included in determining the minimum area of required park land/open space dedication except where otherwise stated herein), sculpture park, community garden, trail stretch station, courtyard, passive non-programmed open space, or other special use park as approved by the Director of Parks and Recreation or designee.
  - b. Supportive standard amenities of a special use park shall include, but are not limited to, shade pavilions, outdoor restrooms, benches, various types of outdoor seating, trash receptacles, dog waste receptacles, bike racks, drinking fountains, bottle fillers, chilled bottle fillers, picnic tables, electrical receptacles at tables, grill, interpretive signage or markers, pedestrian lighting, wayfinding, native shade trees, native ornamental trees, native drought tolerant ornamental plantings, and lawn.

- c. Sustainable supportive amenities such as certified butterfly habitat, native or artificial turf, smart irrigation controllers, green stormwater infrastructure such as bioswales, bioretention, rainwater cisterns, permeable pavements, and stormwater curb extensions are permitted.
  - d. Special use parks shall have an area of not less than 5,000 square feet.
5. **Trail Requirements.** Trails are publicly accessible linear open spaces that are used for pedestrian connectivity and active recreational use.
- a. A concrete trail not less than eight feet (8.0') in width shall be constructed connecting the Central Square, through the Gateway Forest, to the west side of Exchange Blvd.
  - b. A concrete trail not less than ten feet (10.0') in width shall be constructed along the full length of the west side of Exchange Pkwy.
  - c. A concrete trail not less than ten feet (10.0') in width shall be constructed along the full length of the south side of SH 121.
  - d. Required sidewalks are not deemed to be part of the trail system, provided, however, sidewalk connectivity to the trail system is required.
  - e. Permitted trail amenities include, but are not limited to:
    - i. Trailheads;
    - ii. neighborhood connections;
    - iii. seating nodes;
    - iv. wayfinding;
    - v. benches;
    - vi. trash receptacles;
    - vii. dog waste receptacles;
    - viii. bike racks;
    - ix. drinking fountains;
    - x. native drought tolerant ornamental plantings;
    - xi. certified pollinator habitat; and
    - xii. public art.

- f. Material for the trail connector shall be concrete in accordance with Appendix I of the ALDC or other material approved by the Director of Parks and Recreation or designee.
- g. Supplementary trails may be improved with gravel or unimproved.
- h. Sustainable supportive amenities such as certified pollinator habitat, native turf, smart irrigation controllers, green stormwater infrastructure such as bioswales, bioretention, permeable pavements, and stormwater curb extensions are permitted.

**C. PARK AND OPEN SPACE DEDICATION FEES**

- 1. Park and Open Space Dedication/Fees/Park Investment Value in Lieu. Parks and Open Space shall be provided in accordance with one of the following:
  - a. Dedication of land for combined parks/open space purposes with an area of not less than 22 acres, of which not less than 11 acres shall be dedicated and developed as park land; or
  - b. Payment to the City of a fee in lieu of park land dedication equal to the current rate required by the ALDC; or
  - c. Dedication Alternative (for park dedication only): For every acre or partial acre of park land required but not dedicated, compliance with park land dedication requirements may be satisfied by receiving a credit on a dollar for dollar basis against the amount of park land fee that would otherwise be due in the amount of the cost of installing and/or constructing recreational enhancements or amenities on existing or newly dedicated park sites in addition to the amenities otherwise required to be installed or constructed in the park areas as set forth in Subsections B.1 through B.4 of this Section 4 (“Park Investment Value” or “PIV”), which additional enhancements or amenities shall be limited to the following, or as approved by the Director of Parks and Recreation:
    - i. shade pavilion;
    - ii. picnic tables in open areas;
    - iii. outdoor movable tables and chairs;
    - iv. stage for outdoor movies or small performances;
    - v. splash pad;
    - vi. active playground;
    - vii. musical play trail;
    - viii. nature play area;
    - ix. hardscape gathering space;
    - x. bocce ball;
    - xi. interactive public art;

- xii. public art;
- xiii. water feature;
- xiv. fabric shade structures;
- xv. benches;
- xvi. Outdoor trail fitness/stretch equipment.

City shall not be liable for payment to the owner or developer of the Property for any amounts of PIV exceeding the amount of park land dedication fees due to the City, nor shall PIV generated from the installation and/or construction of the additional amenities and enhancements on parks developed within one phase of the Property be credited to park land dedication fees due for other phases developed within the Property.

For purposes of illustration only, on how PIV would be calculated, assume 400 dwelling units are to be constructed in the Phase 1 Residential Unit, and that one acre of park land is required to be dedicated for each 75 dwelling units, resulting in a requirement to dedicate 5.33 acres of park land or pay the City the amount of \$258,000 in park land dedication fees based on the rate of \$50,000 per acre. Assume further that only 2.0 acres park land dedicated is to be dedicated within the Phase 1 Residential Unit (e.g. 1.5 acre Central Square and one one-half acre Character Area Park) resulting in a remaining requirement to dedicate either 3.33 acres of park land ( $5.33\text{ac} - 1.5\text{ ac} - 0.5\text{ ac} = 3.33\text{ acre park dedication deficit}$ ), pay \$166,500 in park land dedication fees ( $3.33\text{ ac not dedicated} \times \$50,000/\text{ac} = \$166,500$ ), or a combination of dedicating additional land and paying park land dedication fees. The amount of possible PIV would be \$166,500. If amenities from the approved list in this paragraph c, are installed on the 2.0 acres of dedicated park land at a cost of \$150,000, the amount of park land fee due and payable to the City will be reduced to \$16,500. If the amount of PIV exceeds \$166,500, the amount of park land dedication fee due to the City for said phase would be reduced to \$0.00.

d. A combination of the three methods above.

- 2. Landscape Buffers at the perimeter of the development shall be counted as open space (i.e., not “park”) for the purposes of dedication calculations if developed with a continuous 10-foot wide concrete recreational trail.

**D. TREE MITIGATION.** Development of the Property shall comply with ALDC Section 7.06 except as follows:

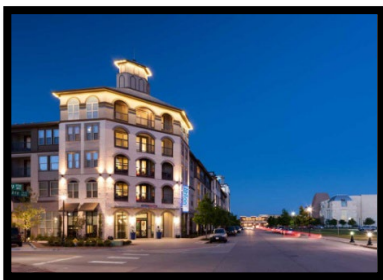
- 1. Fence row trees, defined as a row of trees located within ten feet (10.0’) on either side of a fence line, shall not be considered protected trees. .
- 2. Tree Fund payments required due to the removal of Hackberries or Sugarberries will be reduced by 25% of the amount otherwise due.

3. Negative tree credits will not be assessed for a tree that is removed following determination by the City's arborist that the tree is diseased, dead or dying per a tree condition survey.
4. Negative tree credits will not be assessed for removal of Siberian Elm (*Ulmus pumila*), hybridized elms of Siberian Elm or Chinaberry (*Melia azedarach*).
5. Tree credits will be provided for street trees.
6. Removal of protected trees and historic trees not mitigated through replacement shall be offset by payment to the City Forestry Fund at the rate of \$200 per caliper inch of tree removed.
7. Written reports shall be provided to the City Forester showing a calculation of total credits and debits on tree mitigation fees as follows:
  - i. Upon application for the development of the 25<sup>th</sup> acre of the Property; provided, no Tree Fund payment will be required with or in relation to the submission of the initial report;
  - ii. Upon application for development of the 50<sup>th</sup> acre of the Property; provided if there is an outstanding negative tree credit shown on this report, a Tree Mitigation Liability Account will be established by the City to receive a deposit of funds equal to the outstanding negative tree credit; such funds shall be dedicated to and restricted to be used towards tree mitigation through on-site tree replacement under these Tree Mitigation guidelines; and
  - iii. Upon application for the development of the remaining acres of the Property; provided if there is an outstanding negative tree credit at the time of this report, a plan shall be identified to use the remaining Tree Funds for on-site tree replacement in accordance with these Tree Mitigation guidelines. Such plan will require the approval of the City Manager who may alternatively require the payment of funds into the Tree Fund or delivery of trees to the City tree farm.

## SECTION 5. BUILDING DESIGN STANDARDS.

### A. BUILDING ORIENTATION

1. At intersections, corner buildings may have their primary entrances oriented at an angle to the intersection.





2. All primary entrances shall be oriented to the sidewalk zone of the Primary Street for ease of pedestrian access; provided, however, if a cluster of buildings surrounds a parking lot or open space, the primary entrance may be oriented towards the parking lot or open space.
3. A porte-cochere is permitted as a primary entrance as long as a pedestrian connection from the sidewalk to the primary entrance is constructed and maintained.
4. Secondary and service entrances may be located adjacent to and accessed from Secondary Streets, internal parking areas, or alleys.
5. Buildings in the Exchange Pkwy. Character Area and Tollway East Character Area shall have secondary access points and window views addressing the City Forest Greenbelt area as identified on the Regulating Plan. In addition:
  - a. Restaurants shall provide outdoor patio seating oriented toward the City Forest Greenbelt.
  - b. Office, hospitality, and residential uses shall provide outdoor gathering spaces/plazas, patios, courtyards, and/or outdoor dining along the City Forest Greenbelt edge.

**B. DESIGN OF PARKING STRUCTURES**

1. Upper floor structured parking facades shall be designed so that vehicles on all parking levels are substantially screened from view from adjacent public street rights-of-ways.
2. Facades of above-ground parking structures that face internal Secondary Streets must have an enhanced architectural treatment.
3. Except for ramps at the entrances of parking garages, parking garages shall not face any Primary Street; provided, however, entrances to parking structures and ramps may be located on Primary Streets if designed to comply with Section 5.B.4.
4. When parking structures are located at corners of Primary and Secondary Streets, corner architectural elements such as corner entrance, signage and glazing shall be incorporated at the Primary Street corner.
5. Parking structures and adjacent sidewalks shall be designed so pedestrians are clearly visible to entering and exiting automobiles.
6. The following images are intended to convey a general range of architectural features that would be approved as described in the regulatory text. Approval of final elevations by the Director of Community Development or designee shall be based on application of the text.



#### **C. DESIGN OF AUTOMOBILE RELATED BUILDING SITE ELEMENTS**

1. Drive-through lanes for commercial uses shall not be located along a Primary Street.
2. Drive-through lanes for commercial uses may be located along a Secondary Street if incorporated into the building frontage.
3. All off-street loading, unloading, and trash pick-up areas shall be located along alleys or internal drives. If an alley or internal drive is not available, a Secondary Street may be used. Any off-street loading, unloading, or trash pick-up areas shall be screened using a Street Screen that is at least as tall as the trash containers and/or service equipment it is screening. The Street Screen shall be a continuous masonry wall consisting of the same or complementary materials as the principal building or per alternative design defined in the current ALDC Section 7.07.4.e.ix. if approved by the Planning and Zoning Commission.

#### **D. MECHANICAL AND SERVICE SCREENING**

1. All buildings shall be designed such that no mechanical equipment (HVAC, etc.) except vents or stacks, is visible from the public right-of-way or open space, whether the equipment is located on the ground, exterior wall or roof.
2. The screening material required by Paragraph 1, above, shall be raised at least one (1) foot above the top of the mechanical equipment. Metal or a complementary material may be used as a screen and is permitted above the roof level but does not count towards elevation maximums.

#### **E. FAÇADE COMPOSITION**

1. All Building Facades should be designed with an architectural rhythm, which may be expressed by changing materials or color, by using design elements such as fenestration, columns and pilasters, or by varying the setback of portions of the façade.

2. Except for the Exchange Pkwy. Character Area, facades will generally be built parallel to the street frontage, except at street intersections, where a façade containing a primary building entrance may be curved or angled toward an intersection.
3. Buildings shall be designed such that the underside of the second floor structure be built to a height to allow a minimum first floor ceiling height of not less than 14-feet and provide a discernible architectural design that provides pedestrian interest and encourages walkability.
4. A transom, display window area, bulkhead at the base, or similar feature shall be used in the design of retail storefronts unless an alternative design provides similar visual permeability into the storefront.
5. The following images are intended to convey a general range of architectural features that would be approved as described in the regulatory text. Approval of final elevations by the Director of Community Development or designee shall be based on application of the text.







## F. WINDOWS AND DOORS

1. The required first floor windows along a primary storefront façade of a building on any street or along any façade facing a Primary or Secondary Street shall not be opaque, heavily tinted or mirrored glass other than glass/glazing features not intended as window areas identified in Section 6.F.2.
2. All ground floor primary facades of nonresidential buildings and residential buildings in which the ground floor is a nonresidential use shall have windows (not opaque, heavily tinted or mirrored) covering no less than 60% of the façade area. Each upper floor of the same primary building facades shall contain windows covering at least 30% of the façade area. All other street facing facades (not including façades facing alleys) shall have windows covering at least 15% of the façade area for all floors.



## G. BUILDING MATERIALS

1. **Accessory Buildings.** Accessory buildings shall be constructed of materials that complement the main structure.
2. **Rear Facades.** Rear facades visible from adjoining properties and/or a public right-of-way shall be of a finished quality and consist of colors and materials that blend with the remainder of the building's primary facade(s).

## H. URBAN RESIDENTIAL BUILDING STANDARDS. Urban Residential dwelling uses shall be subject to the following development and use regulations:

1. **Mixed-use integration.** Urban Residential projects shall be planned and designed to be integrated as part of horizontal or vertical mixed-use development on the Property. Residential units may be located in separate freestanding buildings or may be combined in multi-use buildings of multi-story design.
2. **One-bedroom minimums.**
  - a. No less than 65 percent of the Urban Residential dwelling units in the aggregate within the overall development of the Property shall be one-bedroom and studio units as set forth below.
  - b. A final building inspection to permit the occupancy of the initial 400 Urban Residential units shall not be issued until a report is filed with the Director of Community Development or designee demonstrating that no less than 65 percent of the dwelling units in the first 400 units are one-bedroom and studio units.
  - c. A final building inspection to permit the occupancy of a total of 800 Urban Residential units shall not be issued until a report is filed with the Director of Community Development or designee demonstrating that no less than 65 percent of the dwelling units in the first 800 units are one-bedroom and studio units.
  - d. A final building inspection to permit the occupancy of a total of 1300 Urban Residential units shall not be issued until a report is filed with the Director of Community Development or designee demonstrating that no less than 65 percent of the dwelling units in the first 1,300 units are one-bedroom and studio units.
  - e. A final building inspection to permit the occupancy of the 1301<sup>st</sup> through the 1,700<sup>th</sup> Urban Residential unit shall not be issued until a report is filed with the Director of Community Development or designee demonstrating that no less than 65 percent of the dwelling units in the remaining 400 units will be constructed as one-bedroom and studio units.
3. **Internal Access.** All dwelling units shall be accessed through an interior climate-controlled corridor except for individual units designed along a street with access to a sidewalk such as a “stoop” design.
4. **Parking.** Surface parking is allowed to satisfy up to 30 percent of the parking requirement, per ALDC for the Urban Residential dwelling units per Character District, subject to the following:
  - a. Surface parking shall be primarily contained in the interior of the block. On-street parking shall count toward parking requirements, as defined in Section 2.H.4.
  - b. The block face along Primary or Secondary Streets shall meet a 75% building frontage requirement.
  - c. Urban Residential with surface parking shall be a minimum of three-story buildings with upper floors accessed from climate-controlled corridors.

5. **Connectivity.** Except for private amenities, pedestrian walkways shall connect all on-site common areas, parking areas, open space, recreational facilities and to the adjacent public sidewalks within the Property.
6. **Retail Component.** The first floor of buildings located on a Primary Building Frontage as depicted on the Regulating Plan shall be retail-ready and constructed so that the underside of the second floor structure is built to a height to allow a minimum 14-foot-high first floor ceiling height and mechanical chases necessary for conversion to commercial uses.
7. **Architecture.** All buildings containing dwelling units shall be a minimum of three stories. Street-facing facades shall incorporate articulation and materials consistent with the architectural style of the building to create diversity in the streetscape. All buildings are required to have consistent "four-sided" architectural treatments except for facades that are not visible from a street or other public space. Sloped roofs shall provide articulation, variations, parapets, gables, dormers or similar architectural elements to screen the roof and to break up the massiveness of the roof.





8. **Gifts to the Street.** Gifts to the street may encroach into the build-to-zone but not beyond. Awnings and balconies are considered as gifts to the street and may encroach over the sidewalk in the public access easement. The design of awnings and balconies encroaching above sidewalks will comply with the City's building code.



## **SECTION 6. STREETScape STANDARDS.**

### **A. GENERAL**

1. The streetscape standards set forth in these Development Regulations shall apply to all streets within the Property except service drives, alleys, and fire lanes not identified on Appendix 7: Streets Diagram.
2. All private streets and landscaping within them shall be maintained by a property owners association.

### **B. PLANTING STANDARDS**

1. Minimum caliper for required trees at time of planting, measured twelve (12) inches above the root ball, shall be no less than three (3.0) inches with the exception of Primary Streets, as identified on the Regulating Plan, which shall be a minimum of four (4) inches, measured at six (6) above the rootball.
2. Trees in the landscape along streets shall be from the list of recommended trees in the ALDC unless other species are approved by the City's Urban Forester.
3. Trees planted along streets in the pedestrian amenity zone and/or median shall include a root barrier between the tree and back-of-curb.

### **C. STREET TREES**

1. Pedestrian Amenity Zones will extend at least 75% of the block face, excluding site visibility triangles. Pedestrian Amenity Zones will be clearly depicted on development plans.
2. In the Pedestrian Amenity Zone, streets trees will be planted as follows:
  - a. In the Tollway West Character Area and Ridgeview-Exchange Character Area, no fewer than one shade tree for every 40 feet of street frontage, or portion

thereof, shall be planted within the Pedestrian Amenity Zone, exclusive of street trees planted within curb extensions.

- b. In the Exchange Pkwy. and Tollway East Character Areas, no fewer than one shade tree for every 40 feet of street frontage, or portion thereof, and one ornamental tree for every two shade trees shall be planted.
3. Street trees shall be planted approximately four feet behind the curb line and also placed in curb extensions (bump-outs into the parking lane) as long as the spacing meets the standard defined in paragraphs 2.a. and 2.b., above.
4. Each tree shall be planted in a planting area not less than 36 square feet; provided, however, the tree well area may be no smaller than five feet by five feet or 25 square feet. Trees in urban settings will include structural soil or other approved system to remediate reduced planting areas.
5. Tree wells shall be irrigated in accordance with the City of Allen Water Conservation Code and include a connecting subsurface drainage system.
6. Trees planted along public streets must include a root barrier along the public street. The length and depth of the barrier will be subject to the approval of the City Urban Forester at the time of civil site plan review.
7. All street trees shall be maintained by the required property owner's association.
8. Street trees which are removed for any reason of failure of that tree shall be replaced within sixty days of such removal.

#### **D. STREETSCAPE FURNISHINGS**

1. All street furniture shall be located in a manner allowing a clear sidewalk passageway of not less than eight feet for Primary Streets and not less than six feet for Secondary Streets.
2. Furnishings may include one or more of the following:
  - a. Benches
  - b. Wayfinding signage or kiosks
  - c. Bollards
  - d. Planters
  - e. Bicycle racks
  - f. Trash/recycling receptacles
  - g. Water feature
  - h. Public art



Light poles, signs, and other street improvements can be located in the Pedestrian Amenity Zone, but outside of the path of pedestrian travel.

- E. SIDEWALKS.** Unless otherwise identified on the Regulating Plan, sidewalks throughout the Property shall be not less than six feet wide; provided, however, the sidewalk on Street B, Street C, Street D, Street E, Street F and the north side of Street G shall be not less than eight feet wide.

**F. LIGHTING**

1. Lighting shall be installed along all streets and be no taller than 20 feet.
2. Street lights shall be placed at uniform locations based on the placement of street trees and other street furniture to provide safety for both pedestrians and automobiles while limiting spill-over and light pollution effects.
3. Light poles on public streets shall comply with ALDC base standards.

- G. PEDESTRIAN AMENITY ZONE MATERIALS.** Materials used in the Pedestrian Amenity Zone may be hardscape or softscape and shall be compatible with the character of the neighborhood.

**SECTION 7: SIGN STANDARDS.**

- A. GENERAL.** Signs in the District shall conform to applicable ALDC provisions except as provided in this Section 7.

- B. ALLOWED SIGNS.** The following signs shall be allowed subject to the size restrictions set forth in the ALDC unless otherwise indicated below:

1. **Sandwich/A-Frame Sign.** Sandwich/A-frame sidewalk signs may be located in the Tollway West and Ridgeview-Exchange Character Areas subject to the following:
  - a. The sign height shall not exceed four (4) feet;
  - b. Each sign face shall not exceed an area of eight (8) square feet;
  - c. The sign may be placed in the pedestrian amenity zone created by street trees and pedestrian lighting, provided that:
    - i. The sign is located no closer than one foot (1.0') to the face of the curb; and
    - ii. A minimum unobstructed sidewalk width of six (6) feet is maintained;
  - d. A sign permit must be obtained from the City prior to placement of the sign on the Property;
  - e. Only one (1) A-frame signs is permitted per occupancy;



- f. A-frame signs may be placed on the sidewalk adjacent to a restaurant associated with the sign only during the restaurant's business hours; and
- g. A maximum of one of each type of the following signs are allowed per retail, restaurant or service business: A-frame (sandwich board) signs and menu signs.

2. **Off-premise multi-tenant signs.**

- a. Maximum effective area: 180 square feet per side.
- b. Maximum number: three (3) on SH 121 (one for each Character Area bordering SH 121), two (2) on Exchange Pkwy. (one for Tollway West Character Area and one for Exchange Pkwy. Character Area), one (1) on Ridgeview Drive (in Exchange Pkwy. Character Area).

3. **Off-premise district signs.**

- a. Maximum effective area: 180 square feet per side.
- b. Maximum number: three (3) on SH 121 (one (1) for each Character Area bordering SH 121), two (2) on Exchange Pkwy. (one (1) for Tollway West Character Area and one (1) for Exchange Pkwy. Character Area), two (2) on Ridgeview Drive (in Exchange Pkwy. Character Area and Ridgeview-Exchange Character Area).



4. **Outdoor patio umbrellas** may contain advertising and be allowed for special events, retail, service or restaurant uses.
5. **Vehicular Signs** on food trucks and trailers.
6. **Wall signs.**
7. **Blade Signs.**
  - a. No more than one blade sign will be allowed for each building face. No monument sign shall be permitted on the same street frontage adjacent to the building face when a blade sign is installed on the same building face. Wall signs on the same building face may be approved by the Sign Control Board pursuant to the criteria set forth in Section 2.03 of the ALDC.
  - b. Each sign face of a Blade sign shall not exceed an area of fifty square feet per building face and shall not exceed five feet in width.
  - c. The lowest edge of the Blade sign shall be not less than twelve feet above the ground beneath the sign.
  - d. The top edge of the Blade sign shall not exceed a height that is two-thirds (in linear feet) of the height of the building face at the location of the building face where the sign is attached.





8. **Hanging/Projecting Signs.**

- a. No more than one (1) hanging sign will be allowed for each first-floor occupancy; provided, however, a first floor building occupant with public entrances on more than one street frontage may have one (1) hanging sign on each street frontage;
- b. Each sign face shall not exceed an area of twelve(12) square feet;
- c. Each sign face shall not exceed a width of five feet (5.0');
- d. The lowest edge of the sign shall not be less than eight feet (8.0') above the ground below the sign; and
- e. No hanging sign shall be closer than fifteen feet (15.0') from another hanging sign.



9. **Window signs.**

10. **Illuminated signs.** Illuminate signs are allowed within 150 feet of a residential property internal to the District, but only if illumination does not exceed 2.0 foot-candles measured at a level five feet above the shared property line.

11. **Painted Signs.** Signs painted directly on the surface of a building or structure if approved in advance by the Sign Control Board.



12. **Utility Poles.** Signs may be attached to public utility poles or light poles if approved in advance by the Sign Control Board, the owner of the pole, and any other party that has prior rights to use of the pole. This paragraph 12 does not constitute approval to place signs on public utility poles or light poles owned by the City, which approval must be obtained from the City department with jurisdiction over the pole and the Director of Community Development prior to placement of the sign on the City pole.

13. **Banners.** Banners for special events shall not be restricted by number of permits per year or restrictions on running consecutively; provided, however, banner signs may be installed no earlier than three weeks prior to the special event to which the sign relates and must be removed no later than one week after the conclusion of the special event.

14. **Digital Signs**

- a. Digital signs must be façade-integrated signs.

- b. Façade-integrated signs may be digital signs or static signs with a light source that is not directly visible.
- c. The total copy area for all signs is 6,500 square feet.
- d. Digital signs may not display light of such intensity or brilliance to cause glare, impair the vision of an ordinary driver, or constitute a nuisance.
- e. No flashing, dimming, or brightening of message is permitted except to accommodate changes of message.
- f. Nothing in this paragraph 14 shall be construed as authorizing installation of a digital sign at a location that requires approval by TxDOT prior to installation.

**15. Multistory Office Wall Signs**

- a. Multistory office wall signs shall not be required to be placed above a tenant's lease space.
- b. Signs may be located on the face of a building in either a horizontal or vertical direction or near the top of the building facade.
- c. Multistory office wall signs may be illuminated.
- d. A multistory office wall sign may project no more than four feet (4.0') from the building surface at the location to which it is attached.
- e. Ground floor tenants in a multistory office shall be treated separately and may have signs regulated in accordance with the standards in these Development Regulations and the ALDC.
- f. The allowable number and size of cumulative signs for multistory office wall signs, per façade, is as follows:
  - i. Multistory office buildings may have three (3) signs per elevation not including ground floor signage.
  - ii. Single-story building signs shall conform to the standards in these Development Regulations and the ALDC for attached (wall) signs.
  - iii. Buildings between 20 feet and 60 feet in height shall have signs no larger than 25 square feet plus an additional three square feet for every one foot in building height over 20 feet.
  - iv. Buildings greater than 60 feet in height shall have signs no larger than 25 square feet plus an additional five (5) square feet for every one foot (1.0') in building height over 60 feet. This signage shall be restricted to placement anywhere in the top 20% of the building façade.

- C. **UNDEFINED SIGNS.** Sign types not clearly defined in the ALDC may be allowed if approved by the Sign Control Board after a recommendation by the Director of Community Development.

## **SECTION 8: SUSTAINABILITY**

Incorporation of one or more of the following sustainable features may be used if privately owned and maintained:

1. Permeable pavement
2. Bioswale/bioretenement feature
3. Rainwater cistern
4. Drought tolerant plant material
5. Pollinator supportive habitat
6. Smart irrigation controllers

## **SECTION 9: DETENTION.**

Detention facilities for the Property are not required as presented in the preliminary flood study and preliminary downstream assessment. If, in the future, conditions change and it is determined that Detention facilities are needed, said facilities shall be designed regionally and may be developed as follows:

1. Regional detention facility construction may be phased so long as a supporting drainage study has been approved by the Director of Engineering.
2. Once a pond is identified to be constructed, the pond shall be excavated to its buildout condition, and not phase excavation of an individual pond.
3. Detention facilities may be constructed on a separate lot provided it is owned and maintained by a property owners association.

## **SECTION 10: DEFINITIONS**

Unless the context indicates otherwise, the following words and phrases shall have the following meanings as used in these Development Regulations:

- A. ***Build-to-Zone*** means the distance within which a building constructed along a Primary or Secondary Frontage must be constructed measured from the street back-of-curb or property line.
- B. ***Building Frontage*** means the percentage of a building's façade that is required to be located in the Build-to-Zone, except for any additional setback needed to account for site visibility triangles, as a proportion of that lot's frontage along the street. Publicly accessible and activated people spaces, such as outdoor cafes, forecourts, patios and plazas differentiated from the sidewalk shall be considered as buildings for the calculation of building frontage.

- C. ***Flex Space*** means floor area within a building (i) built to provide for flexibility of use over time; (ii) constructed in a manner that can accommodate residential, office or retail use; (iii) conforms to commercial Building Code standards and handicap accessibility requirements under applicable federal and state laws and regulations; and be constructed with clear ceiling height of not less than 14 feet from the finished floor.
- D. ***Gifts to the Street*** means building enhancements that improve the feel and experience of the street, including porches, stoops, bay windows, balconies, masonry-clad footed chimneys, sun rooms, attached pergolas and colonnades.
- E. ***Open Space*** means, for purposes of this these Development Regulations, and in addition to the provisions of the ALDC, open space shall also include:
1. Land area accessible to and permanently reserved for the common use and enjoyment of the residents, tenants and visitors within the District for leisure, and active and passive recreational purposes;
  2. Floodplain, natural drainage areas or creeks, as long as maintained as an amenity
  3. Ponds and bodies of water, so long as these are developed with pedestrian amenities not limited to walking trails, decorative lighting, seating or enhanced landscape treatment; and
  4. Right-of-way setbacks developed with a planting mix supportive of native wildlife.
- but shall not include:
1. Areas reserved for the exclusive use and benefit of an individual tenant or owner;
  2. Streets, parking for non-park uses, alleys and public rights-of-way; and
  3. The City Forest Greenbelt.
- F. ***Park*** means, for purposes of these Development Regulations, and in addition to the provisions of the ALDC, parks may include:
1. Floodplain, natural drainage areas or creeks, as long as developed or preserved and maintained as an amenity;
  2. Ponds and bodies of water as maintained as an amenity so long as these are developed with pedestrian amenities not limited to walking trails, decorative lighting, seating or enhanced landscape treatment; and
  3. Permitted amenities;
- but shall not include:
1. Areas reserved for the exclusive use and benefit of an individual tenant or owner;

2. Dedicated streets, parking, cross-access easements, alleys and public rights-of-way; and.
  3. The City Forest Greenbelt.
- G. *Pedestrian Amenity Zone*** means the band between the back of curb and the sidewalk which contains such things as street trees, pedestrian scale lighting, street furnishings and bicycle parking.
- H. *Signs:*** The various types of signs referenced in these Development Regulations are defined as follows:
1. *A-Frame/Sandwich Board Sign* means a self-supporting A-shaped sign with two (2) visible sides that is situated on or adjacent to a sidewalk.
  2. *Menu sign* means a window or freestanding sign containing menu items for the on-site retail or restaurant business.
  3. *Patio Umbrella with advertising* means a patio umbrella containing incidental advertising directly or indirectly associated with the on-site retail or restaurant business.
  4. *Vehicular Signage on food trucks and trailers* means vehicular signage attached to the food truck or trailer that is serving as the place of business.
  5. *Blade Sign* means a projecting sign mounted on a building facade perpendicular to the street or sidewalk, typically spanning multiple stories along a facade.
  6. *Hanging/Projecting Sign* means a single tenant sign mounted on a building façade and projecting perpendicular to a street or sidewalk, with the location/mounting of the sign at or below the indicated architectural break between the ceiling of the first story use and the floor of the second story use.
- I. *Street Screen*** means a low screening wall built at the edge of a parking area or utility/ service area consisting of:
1. the same material as the principal building the parking is serving or;
  2. a living screen or;
  3. a combination of the 1 and 2, above.

## **SECTION 11: SITE PLAN ADMINISTRATION**

This Section 11 sets forth the exclusive procedures for reviewing and approving Site Plan applications for the Property. The intent is to ensure that all development is consistent with the provisions of these Development Regulations and the Regulating Plan. All sections of these Development Regulations shall be applied during the review process.

### **A. Site Plan Review Process**



1. **Site Plan Details.** Site plan details to be provided on a site plan shall comply with Section 6.05.3 of the ALDC.
2. **Site Plan Review Standards.** The Director of Community Development shall be authorized to approve a Site Plan if such Site Plan complies with the Regulating Plan and conforms to the standards set forth in these Development Regulations and the ALDC.
3. **Amendments to Approved Site Plans.** The Director of Community Development shall be authorized to approve changes to approved Site Plans that comply with the Regulating Plan and the provisions in these Development Regulations.

**B. Amendments to the Regulating Plan, Development Tracts, Parks & Open Space Plan and Streets Diagram.**

1. **Minor Changes.** Except as otherwise provided in these Development Regulations, the Director of Community Development shall have the authority to administratively approve minor changes to the Regulating Plan, Development Tracts, Parks & Open Space Plan and Streets Diagram. “Minor changes” include changes that:
  - a. Do not materially change the circulation on the Property;
  - b. Do not change the relationship between buildings and streets;
  - c. Do not amend the overall area allocation between different Character Areas by more than 15%;
  - d. Relocate mandatory parks provided the amount of park area satisfies the amount of park area required as shown on the Parks & Open Space Plan or as required by these Development Regulations;
  - e. Add amenities to the parks and open space requirements which may be used in addition to or in lieu of the amenities identified, as approved by the Director of Parks and Recreation or designee; or
  - f. Relocate trails required by these Development Regulations provided that pedestrian and bike connectivity is maintained as intended by the Parks and Open Space Plan, as approved by the Director of Parks and Recreation or designee.
2. **Other Site Plan Changes.** A change to the Regulating Plan, Development Tracts, Parks & Open Space Plan and Streets Diagram that does not qualify as a minor change shall be processed in the same manner as an amendment to a zoning ordinance pursuant to the ALDC.
3. **Changes Mandated by Law.** Any modification to a street location shown on the Regulating Plan that is necessitated by a Federal, State, or Local action may be administratively approved by the Director of Engineering.

## **Appendix 1: BOUNDARY DESCRIPTIONS OF THE PROPERTY**

### **Tollway West & Exchange Pkwy. Character Areas**

#### **Metes and Bounds Description:**

BEING a tract of land situated in the S. Jackson Survey, Abstract No. 489, City of Allen, Collin County, Texas, the subject tract being a portion of a tract conveyed to Gateway to Twin Creeks, Ltd., according to the deed recorded in Document No. 20190405000360520 of the Deed Records, Collin County, Texas (DRCCT), with the subject tract being more particularly described as follows:

BEGINNING at a point being the intersection of the south line of State Highway 121, a variable width public right-of-way (also known as the Sam Rayburn Tollway), with the west line of Exchange Parkway, a variable width right-of-way, and from which a 1/2" iron rod found for the north corner of said Gateway to Twin Creeks tract, and being the west corner of a tract conveyed to the City of Allen, recorded in Document No. 20110714000729490 DRCCT, bears N 66°19'58" E, 372.85 feet;

THENCE along the west line of Exchange Parkway, the following:

A non-tangent curve to the right having a central angle of 39°06'33", a radius of 75.50 feet, a chord of S 43°38'42" E - 50.54 feet, an arc length of 51.54 feet;

S 24°05'26" E, 184.03 feet;

A tangent curve to the right having a central angle of 10°36'01", a radius of 1400.00 feet, a chord of S 18°47'26" E - 258.64 feet, an arc length of 259.01 feet;

A reverse curve having a central angle of 22°23'31", a radius of 537.00 feet, a chord of S 24°41'11" E - 208.53 feet, an arc length of 209.87 feet;

A compound curve to the left having a central angle of 04°36'50", a radius of 837.00 feet, a chord of S 38°11'20" E - 67.38 feet, an arc length of 67.40 feet;

A reverse curve having a central angle of 22°14'50", a radius of 378.00 feet, a chord of S 29°22'20" E - 145.85 feet, an arc length of 146.77 feet;

A compound curve to the right having a central angle of 01°25'45", a radius of 1463.00 feet, a chord of S 17°32'03" E - 36.49 feet, an arc length of 36.49 feet;

A reverse curve having a central angle of 16°29'03", a radius of 1037.00 feet, a chord of S 25°03'42" E - 297.32 feet, an arc length of 298.35 feet;

A reverse curve having a central angle of 04°31'55", a radius of 1963.00 feet, a chord of S 31°02'16" E - 155.22 feet, an arc length of 155.26 feet;

A reverse curve having a central angle of 10°54'12", a radius of 937.00 feet, a chord of S 34°13'25" E - 178.04 feet, an arc length of 178.31 feet;

A reverse curve having a central angle of  $13^{\circ}58'39''$ , a radius of 313.00 feet, a chord of S  $32^{\circ}41'11''$  E - 76.17 feet, an arc length of 76.36 feet;

A reverse curve having a central angle of  $08^{\circ}41'03''$ , a radius of 262.00 feet, a chord of S  $30^{\circ}02'23''$  E - 39.67 feet, an arc length of 39.71 feet;

A reverse curve having a central angle of  $05^{\circ}36'49''$ , a radius of 1052.00 feet, a chord of S  $31^{\circ}34'30''$  E - 103.03 feet, an arc length of 103.07 feet;

And S  $28^{\circ}46'06''$  E, 86.62 feet to the north end of a corner clip being the intersection of the west line of Exchange Parkway with the north line of Ridgeview Parkway, a variable width right-of-way;

THENCE along said corner clip, around a non-tangent curve to the right having a central angle of  $89^{\circ}59'44''$ , a radius of 65.00 feet, a chord of S  $16^{\circ}14'03''$  W - 91.92 feet, an arc length of 102.10 feet;

THENCE along the north line of Ridgeview Parkway, the following:

S  $61^{\circ}13'57''$  W, 23.99 feet;

A tangent curve to the right having a central angle of  $08^{\circ}07'15''$ , a radius of 1010.00 feet, a chord of S  $65^{\circ}17'34''$  W - 143.03 feet, an arc length of 143.15 feet;

S  $67^{\circ}18'27''$  W, 110.91 feet;

A non-tangent curve to the right having a central angle of  $10^{\circ}27'15''$ , a radius of 1020.00 feet, a chord of S  $80^{\circ}49'09''$  W - 185.85 feet, an arc length of 186.11 feet;

S  $86^{\circ}02'46''$  W, 407.23 feet;

A tangent curve to the left having a central angle of  $23^{\circ}22'36''$ , a radius of 1245.00 feet, a chord of S  $74^{\circ}21'28''$  W - 504.44 feet, an arc length of 507.96 feet;

S  $62^{\circ}40'11''$  W, 49.34 feet;

And a tangent curve to the left having a central angle of  $18^{\circ}48'47''$ , a radius of 1120.00 feet, a chord of S  $53^{\circ}15'47''$  W - 366.10 feet, an arc length of 367.75 feet to the east line of a tract Catholic Diocese of Dallas (Our Lady of Angels), recorded in Document No. 20021106001631770 DRCCT;

THENCE N  $00^{\circ}15'11''$  W, 298.66 feet along the east line of said Catholic Diocese of Dallas tract to a 1/2" iron rod with plastic cap found for the northeast corner thereof, and being the southeast corner of a tract conveyed to Mixon Investments Co., Inc., recorded in Volume 803, Page 446 DRCCT;

THENCE N  $00^{\circ}33'21''$  W, 18.98 feet along the east line thereof;

THENCE N  $01^{\circ}36'22''$  W, 1331.40 feet continuing along the east line thereof;

THENCE N  $00^{\circ}37'22''$  W, 275.08 feet to the south line of State Highway 121;

THENCE N  $66^{\circ}19'58''$  E, 945.73 feet along the south line thereof to the POINT OF BEGINNING with the subject tract containing 2,437,466 square feet or 55.957 acres of land.

## **Exchange Pkwy. Character Area**

### **Metes and Bounds Description:**

BEING a tract of land situated in the S. Jackson Survey, Abstract No. 489, City of Allen, Collin County, Texas, the subject tract being a portion of a tract conveyed to Gateway to Twin Creeks, Ltd., according to the deed recorded in Document No. 20190405000360520 of the Deed Records, Collin County, Texas (DRCCT), with the subject tract being more particularly described as follows:

BEGINNING at a point being the intersection of the south line of State Highway 121, a variable width public right-of-way (also known as the Sam Rayburn Tollway), with the east line of Exchange Parkway, a variable width right-of-way;

THENCE N 66°19'58" E, 106.93 feet along the south line of State Highway 121 to a 1/2" iron rod found for the north corner of said Gateway to Twin Creeks tract, and being the west corner of a tract conveyed to the City of Allen, recorded in Document No. 20110714000729490 DRCCT;

THENCE along the west line of said City of Allen tract, the following:

S 28°09'49" E, 414.45 feet;

S 52°21'04" E, 77.56 feet;

S 26°38'52" E, 358.54 feet;

S 42°14'19" E, 110.72 feet;

S 22°43'21" E, 476.41 feet;

A non-tangent curve to the right having a central angle of 113°52'16", a radius of 110.19 feet, a chord of S 03°22'52" W - 184.70 feet, an arc length of 219.00 feet;

S 06°05'33" E, 107.48 feet;

S 46°43'44" W, 62.10 feet;

S 28°20'00" E, 40.81 feet;

N 82°45'38" E, 202.81 feet;

And S 29°12'55" E, 86.51 feet to the north line of Ridgeview Parkway, a variable width right-of-way;

THENCE along the north line of Ridgeview Parkway, the following:

A non-tangent curve to the right having a central angle of 08°35'26", a radius of 990.00 feet, a chord of S 56°56'14" W - 148.29 feet, an arc length of 148.43 feet;

S 61°14'29" W, 22.94 feet;

And S 61°13'54" W, 2.00 feet to the south end of a corner clip being the intersection of Ridgeview Parkway with the east line of Exchange Parkway;

THENCE along said corner clip, around a tangent curve to the right having a central angle of  $89^{\circ}58'19''$ , a radius of 65.00 feet, a chord of  $N\ 73^{\circ}46'57''\ W$  - 91.90 feet, an arc length of 102.07 feet;

THENCE along the east line of Exchange Parkway, the following:

A compound curve to the right having a central angle of  $10^{\circ}30'06''$ , a radius of 968.50 feet, a chord of  $N\ 23^{\circ}32'44''\ W$  - 177.27 feet, an arc length of 177.52 feet;

$N\ 21^{\circ}59'57''\ W$ , 100.70 feet;

A non-tangent curve to the left having a central angle of  $21^{\circ}36'45''$ , a radius of 1337.00 feet, a chord of  $N\ 30^{\circ}34'53''\ W$  - 501.35 feet, an arc length of 504.33 feet;

A non-tangent curve to the right having a central angle of  $07^{\circ}01'34''$ , a radius of 1163.00 feet, a chord of  $N\ 37^{\circ}52'30''\ W$  - 142.53 feet, an arc length of 142.62 feet;

A compound curve to the right having a central angle of  $23^{\circ}12'51''$ , a radius of 378.00 feet, a chord of  $N\ 22^{\circ}45'17''\ W$  - 152.11 feet, an arc length of 153.15 feet;

A reverse curve having a central angle of  $11^{\circ}16'45''$ , a radius of 452.00 feet, a chord of  $N\ 16^{\circ}47'14''\ W$  - 88.84 feet, an arc length of 88.98 feet;

A reverse curve having a central angle of  $08^{\circ}58'36''$ , a radius of 1130.00 feet, a chord of  $N\ 17^{\circ}56'19''\ W$  - 176.86 feet, an arc length of 177.04 feet;

A reverse curve having a central angle of  $08^{\circ}58'27''$ , a radius of 1624.00 feet, a chord of  $N\ 17^{\circ}56'14''\ W$  - 254.10 feet, an arc length of 254.36 feet;

A reverse curve having a central angle of  $13^{\circ}56'14''$ , a radius of 263.00 feet, a chord of  $N\ 15^{\circ}27'20''\ W$  - 63.82 feet, an arc length of 63.98 feet;

A reverse curve having a central angle of  $15^{\circ}36'13''$ , a radius of 437.00 feet, a chord of  $N\ 16^{\circ}17'19''\ W$  - 118.64 feet, an arc length of 119.01 feet;

And  $N\ 24^{\circ}05'26''\ W$ , 96.28 feet to the POINT OF BEGINNING with the subject tract containing 388,798 square feet or 8.926 acres of land.

## **Tollway East Character Area**

### **Metes and Bounds Description:**

BEING a tract of land situated in the S. Jackson Survey, Abstract No. 489, City of Allen, Collin County, Texas, the subject tract being a portion of a tract of land conveyed to Gateway to Twin Creeks, Ltd., according to the deed recorded in Document No. 20190405000360520 of the Deed Records, Collin County, Texas (DRCCT), with the subject tract being more particularly described as follows:

BEGINNING at a 1" iron rod with plastic cap found on the south line of State Highway 121, a variable width public right-of-way, for the northwest corner of Lot 1, Block A, Collin College Technical Campus, an addition recorded in Cabinet 2018, Page 853, Plat Records, Collin County, Texas (PRCCT);

THENCE S 00°31'26" W, 111.91 feet along the west line thereof;

THENCE S 01°34'17" E, 372.73 feet continuing along the west line thereof to the north line of Lot 1R, Block A, Allen ISD STEAM Center, an addition recorded in Cabinet 2018, Page 407 PRCCT;

THENCE S 66°23'18" W, 868.16 feet along the north line thereof to the east line of a tract conveyed to the City of Allen, recorded in Document No. 20110714000729490 DRCCT;

THENCE N 27°30'50" W, 447.04 feet along the east line thereof to a 1/2" iron rod found on the south line of said highway;

THENCE N 66°18'10" E, 1084.21 feet along the south line thereof to the POINT OF BEGINNING with the subject tract containing 435,345 square feet or 9.994 acres of land.

## **Appendix 2: PD ZONING EXHIBIT**

### Appendix 3: SCHEDULE OF USES

The use of land and buildings listed shall be in accordance with those listed in the following schedule of permitted principal uses and schedule of permitted accessory uses by Character Area. Specific Use Permits shall not be required for any use unless established herein.

Legend for interpreting schedules of permitted uses:

X — Use permitted in district indicated.

— Use prohibited in district indicated.

S — Use may be permitted upon approval of specific use permit.

T — Use may be permitted as temporary use.

#### Schedule of Principal Uses

Use	Character Areas			
	Tollway West	Ridgeview-Exchange	Exchange Pkwy.	Tollway East
ADULT DAY CARE				
AGRICULTURAL USE				
AMPHITHEATER	X	X	X	X
AMUSEMENT, COMMERCIAL (INDOOR)	X	X	X	X
AMUSEMENT, COMMERCIAL (OUTDOOR)	X	X		X
ANTIQUE SHOP (INCLUDING ANTIQUE FAIRS)	X	X	X	X
ARTISANS AND ARTIST STUDIO (INCLUDING ART FAIRS)	X	X	X	X
ASSISTED LIVING	X	X	X	X
AUTO PAINTING OR BODY SHOP				S
AUTO PARTS SALES	X	X		X
AUTO, TRAILER, TRUCK RENTAL				
AUTOMOTIVE REPAIRS, MAJOR				S
AUTOMOTIVE REPAIRS, MINOR				S
BAKERIES (WHOLESALE)				
BAKERY OR CONFECTIONERY	X	X	X	X
BANKS AND FINANCIAL INSTITUTIONS	X	X	X	X
BED & BREAKFAST	X	X	X	X
BEER & WINE PACKAGE SALES WITH GREATER THAN 50% OF	X	X	X	X



Use	Character Areas			
	Tollway West	Ridgeview-Exchange	Exchange Pkwy.	Tollway East
REVENUE FROM BEER & WINE				
BICYCLE SHOP/REPAIR SERVICE	X	X	X	X
BOAT DISPLAY SALES AND REPAIR				S
BOOK, CARD OR NOVELTY SHOPS	X	X	X	X
BUILDING MATERIALS SALES (Outdoor)				
BUILDING MATERIALS SALES (Indoor)	X	X		X
CAR WASH				
CARNIVAL OR CIRCUS				T
CARPENTRY, PAINTING SHOPS	S			S
CATERING	X	X	X	X
CHURCH, TEMPLE OR RECTORY	S	S	S	X
CLINIC, MEDICAL	X	X	X	X
COLLEGE UNIVERSITY OR TRADE SCHOOL	X	X		X
COMMUNITY CENTER	X	X	X	X
CONCRETE BATCH PLANT (NON-TEMP)				
CONCRETE BATCH PLANT (TEMPORARY) (Shall be located a minimum of 500 feet from any existing residential structure)	T	T	T	T
CONGREGATE RESIDENCE				
CONSTRUCTION OFFICE (TEMPORARY)	T	T	T	T
CONVENIENCE STORE	X	X	X	X
COUNTRY CLUB	X	X	X	X
CRAFT BREWERY (INCLUDING BOTTLING AND CANNING)	X		X	X
DANCE/MARTIAL ARTS STUDIOS	X	X	X	X
DAY CARE FACILITY	X	X	X	X
DEPARTMENT OR DISCOUNT STORES	X	X		X
DRUG STORE OR PHARMACY	X	X	X	X

Use	Character Areas			
	Tollway West	Ridgeview-Exchange	Exchange Pkwy.	Tollway East
DWELLING, CONDOMINIUM	X	X	X	X
DWELLING, MULTI-FAMILY (APARTMENT)	X	X	X	X
DWELLING, SINGLE-FAMILY (ATTACHED)		X		X
DWELLING, SINGLE-FAMILY (DETACHED)				
DWELLING, TWO-FAMILY				
EQUIPMENT RENTAL				
FABRICS OR NEEDLEWORK SHOP	X	X	X	X
FAIRGROUNDS OR RODEO				
FAMILY HOME				
FARM IMPLEMENT SALES AND SERVICE				X
FARMER'S MARKET	T	T	T	T
FITNESS AND HEALTH CENTER (15,000 SQ.FT. OR LESS)	X	X	X	X
FITNESS AND HEALTH CENTER (GREATER THAN 15,000 SQ.FT.)	S	S	S	S
FLORIST	X	X	X	X
FOOD HALL OR CAFETERIA	X	X	X	X
FOOD PROCESSING (HEAVY)				
FOOD SERVICE	X	X	X	X
FOOD TRUCK PARKS/LOTS/LOCATIONS	S	S	S	S
FOOD TRUCK PARK	X	X	X	X
FRATERNAL ORG., LODGE, CIVIC CLUBS	X	X	X	X
FUELING STATION	S	S	S	X
FUNERAL HOMES AND MORTUARIES	X	X		X
FURNITURE/APPLIANCE SALES	X	X		X
GARAGE, PUBLIC OR PRIVATE PARKING	X	X	X	X
GOLF COURSE				
GOLF COURSE (PUBLIC)				

Use	Character Areas			
	Tollway West	Ridgeview-Exchange	Exchange Pkwy.	Tollway East
GROCERY	X	X	X	X
GYMNASTICS AND SPORTS TRAINING FACILITY	X	X	X	X
HARDWARE STORE	X	X	X	X
HELISTOP	S	S	S	S
HELISTOP (TEMPORARY)	T	T	T	T
HOSPICE	X	X	X	X
HOSPITAL	X	X	X	X
HOTEL	X	X	X	X
KEY SHOP, LOCKSMITH	X	X	X	X
LABORATORIES: BIO SAFETY - LEVEL 2	X			X
LABORATORIES: BIO SAFETY - LEVEL 3	X			X
LABORATORIES: DENTAL	X			X
LAUNDRY, SELF-SERVICE				X
LAUNDRY/CLEANING PLANT, COMMERCIAL				
LAUNDRY/CLEANING PLANT, RETAIL w/PK/UP	X	X	X	X
LAUNDRY/DRY CLEANING, PICK-UP ONLY	X	X	X	X
LAWN EQUIPMENT SALES & REPAIR				X
LONG-TERM CARE FACILITY	X	X	X	X
MACHINE SHOP OR WELDING				
MAINTENANCE & STORAGE FACILITIES				X
MANUFACTURING, LIGHT	S			S
MASSAGE ESTABLISHMENT	X	X	X	X
MEDICAL OR DENTAL OFFICE	X	X	X	X
MICRO BREWERY	X	X	X	X
MICRO DISTILLERY	X	X	X	X
MINI-WAREHOUSES				

Use	Character Areas			
	Tollway West	Ridgeview-Exchange	Exchange Pkwy.	Tollway East
MONUMENT SALES				
MOTORCYCLE SALES & SERVICE				X
MUSEUM/ART GALLERY	X	X	X	X
NURSERY, RETAIL PLANT	X	S	S	X
OFFICE SHOWROOM/WAREHOUSE	S			X
OFFICE USE	X	X	X	X
OIL AND GAS WELLS				
OPEN STORAGE				
OUTDOOR PRODUCE MARKET	X	X	X	X
PARK (PRIVATE)	X	X	X	X
PARK OR PLAYGROUND (PUBLIC)	X	X	X	X
PAWN SHOPS				
PEST CONTROL SERVICE	S			S
PRINTING OR NEWSPAPER ESTABLISHMENT				
PRIVATE CLUB	X		X	
PUBLIC SERVICE FACILITY				
RADIO OR TV BROADCAST STUDIO	X	X	X	X
REAL ESTATE SALES OFFICE (TEMP.)	T	T	T	T
RECREATION CENTER (PUBLIC)	X	X	X	X
RENTAL, AUTO, TRAILER, TRUCK				
RESTAURANT (DRIVE-IN OR THROUGH)	X	X	X	X
RESTAURANT (NO DRIVE-IN OR THROUGH)	X	X	X	X
RESTAURANT (WITH LIVE MUSIC INDOORS)	X	X	X	X
RESTAURANT (WITH LIVE MUSIC OUTDOORS)	X		X	X
RETAIL STORE	X	X	X	X
SCHOOL, PRIVATE OR PAROCHIAL				X

Use	Character Areas			
	Tollway West	Ridgeview-Exchange	Exchange Pkwy.	Tollway East
SCHOOL, PUBLIC				X
SEASONAL SALES	T	T	T	T
SENIOR INDEPENDENT LIVING	X	X	X	X
SERVICE CONTRACTOR				
SPECIALTY/ HEALTH FOOD	X	X	X	X
STUDIO	X	X	X	X
SWIM OR TENNIS CLUB				
TARGET RANGE				
TATTOO STUDIO (Res. #1512-7-97(R))	X	X	X	X
TEMPORARY FAIRS, FESTIVALS, SPECIAL EVENTS	T	T	T	T
TEEN CLUB	X	X	X	X
THEATER (CINEMA)	X	X	X	X
THEATER (LIVE)	X	X	X	X
TRUCK SALES AND REPAIR - NEW				
UPHOLSTERY SHOP	X	X	X	X
VETERINARY HOSPITAL, ANIMAL CLINIC OR ANIMAL BOARDING FACILITY	X		X	X
VIDEO REDEMPTION MACHINES (8-LINER MACHINES) - 5 or more	S	S	S	S

**Schedule of Accessory Uses**

Use	Character Areas			
	Tollway West	Ridgeview-Exchange	Exchange Pkwy.	Tollway East
AGRICULTURAL USE	X	X	X	X
BAKERY OR CONFECTIONERY	X	X	X	X
BANKS AND FINANCIAL INSTITUTIONS	X	X	X	X
BOOK, CARD OR NOVELTY SHOPS	X	X	X	X
CAR WASH	X	X	X	X
CONVENIENCE STORE	X	X	X	X
DAY CARE FACILITY	X	X	X	X
DRUG STORE OR PHARMACY	X	X	X	X
FITNESS AND HEALTH CENTER	X	X	X	X
FLORIST	X		X	
FOOD SERVICE	X			
FRATERNAL ORG., LODGE, CIVIC CLUBS	X			
FUELING STATION	X		X	X
GARAGE, PUBLIC OR PRIVATE PARKING	X	X	X	X
GYMNASTICS / DANCE STUDIO	X	X	X	X
KEY SHOP, LOCKSMITH	X	X	X	X
LABORATORIES: BIO SAFETY LEVEL 2	X	X	X	X
LABORATORIES: DENTAL	X	X	X	X
LAUNDRY, SELF-SERVICE	X	X	X	X
LAUNDRY/DRY CLEANING, PICK-UP ONLY	X	X	X	X
LIVE MUSIC VENUE	X	X	X	X
MAIL: COMMUNITY MAILBOX STRUCTURE	X	X	X	X
MEDICAL OR DENTAL OFFICE	X	X	X	X
OFFICE USE	X	X	X	X
OUTDOOR DISPLAY	S			S

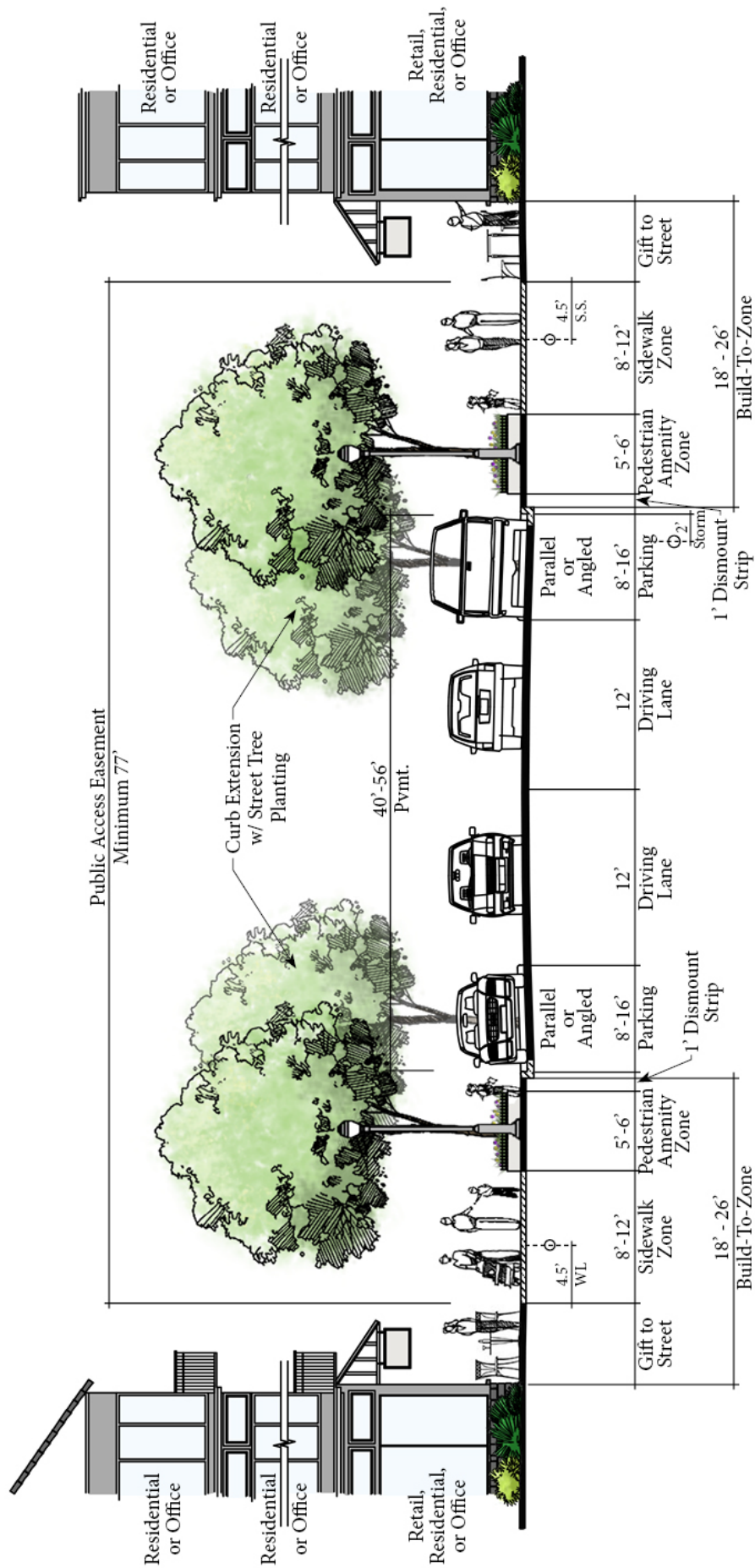
Use	Character Areas			
	Tollway West	Ridgeview-Exchange	Exchange Pkwy.	Tollway East
OUTDOOR STORAGE	S	S	S	S
PARK-AND-RIDE FACILITY	X	X	X	X
PLAYFIELD OR STADIUM	X	X	X	X
PRIVATE CLUB	X	X	X	X
RADIO OR TV BROADCAST STUDIO	X	X	X	X
RECREATION CENTER (PUBLIC)	X	X	X	X
RESTAURANT (DRIVE-IN OR THROUGH)	X	X	X	X
RESTAURANT (NO DRIVE-IN OR THROUGH)	X	X	X	X
RESTAURANT / PRIVATE CLUB	X	X	X	X
RETAIL STORE	X	X	X	X
SIGN SHOP	X	X	X	X
SWIM OR TENNIS CLUB	X	X	X	X
SWIM POOL	X	X	X	X
TELECOMMUNICATIONS (MONOPOLE TOWER)	X	X	X	X
WIND ENERGY SYSTEM, MEDIUM	X	X	X	X
WIND ENERGY SYSTEM, SMALL	X	X	X	X

## **Appendix 4: REGULATING PLAN**



## **Appendix 5: PARKS & OPEN SPACE PLAN**

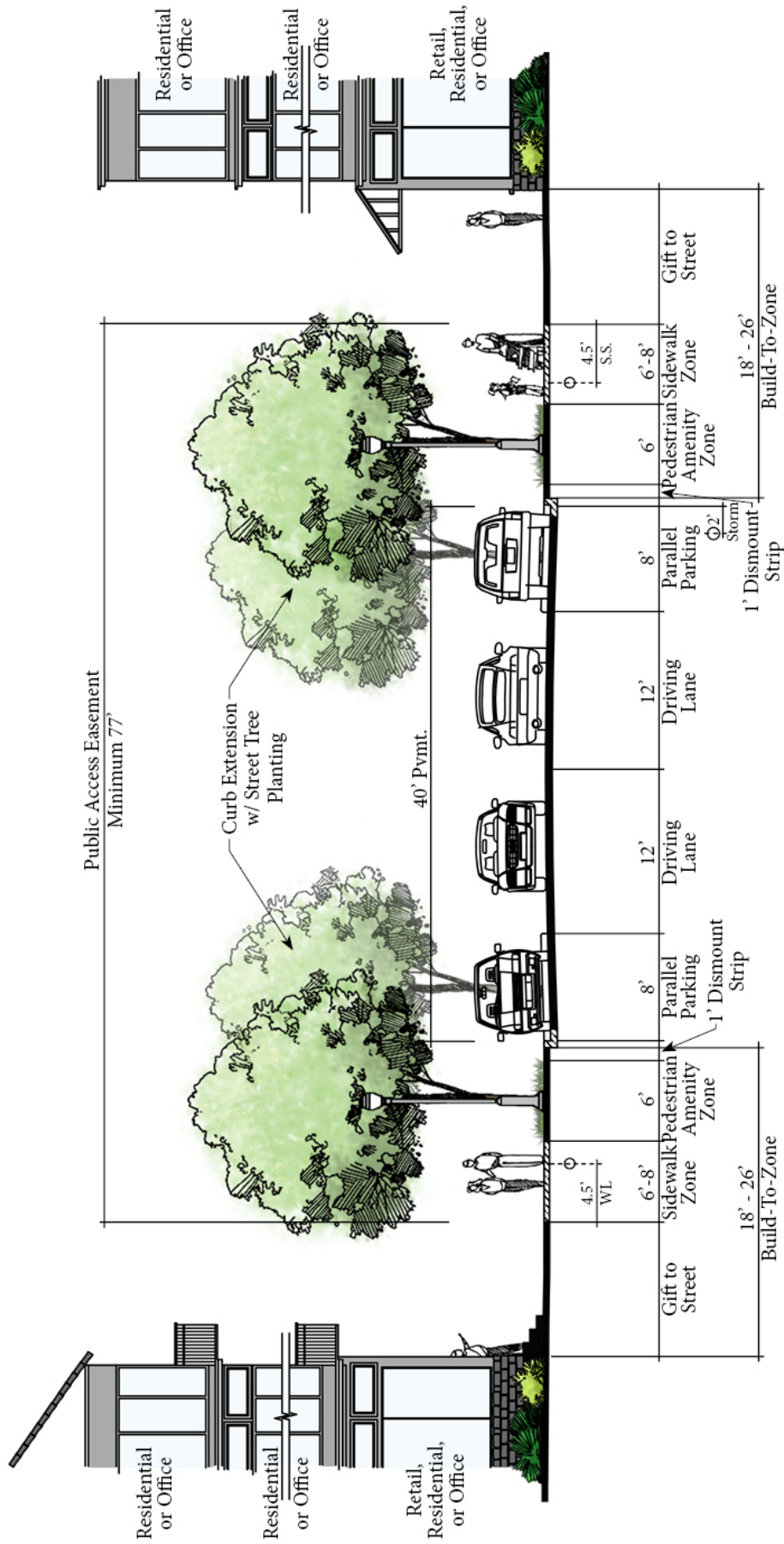
## **Appendix 6: STREET CROSS SECTIONS**



## Street Cross Section: PRIMARY STREETS

### Notes:

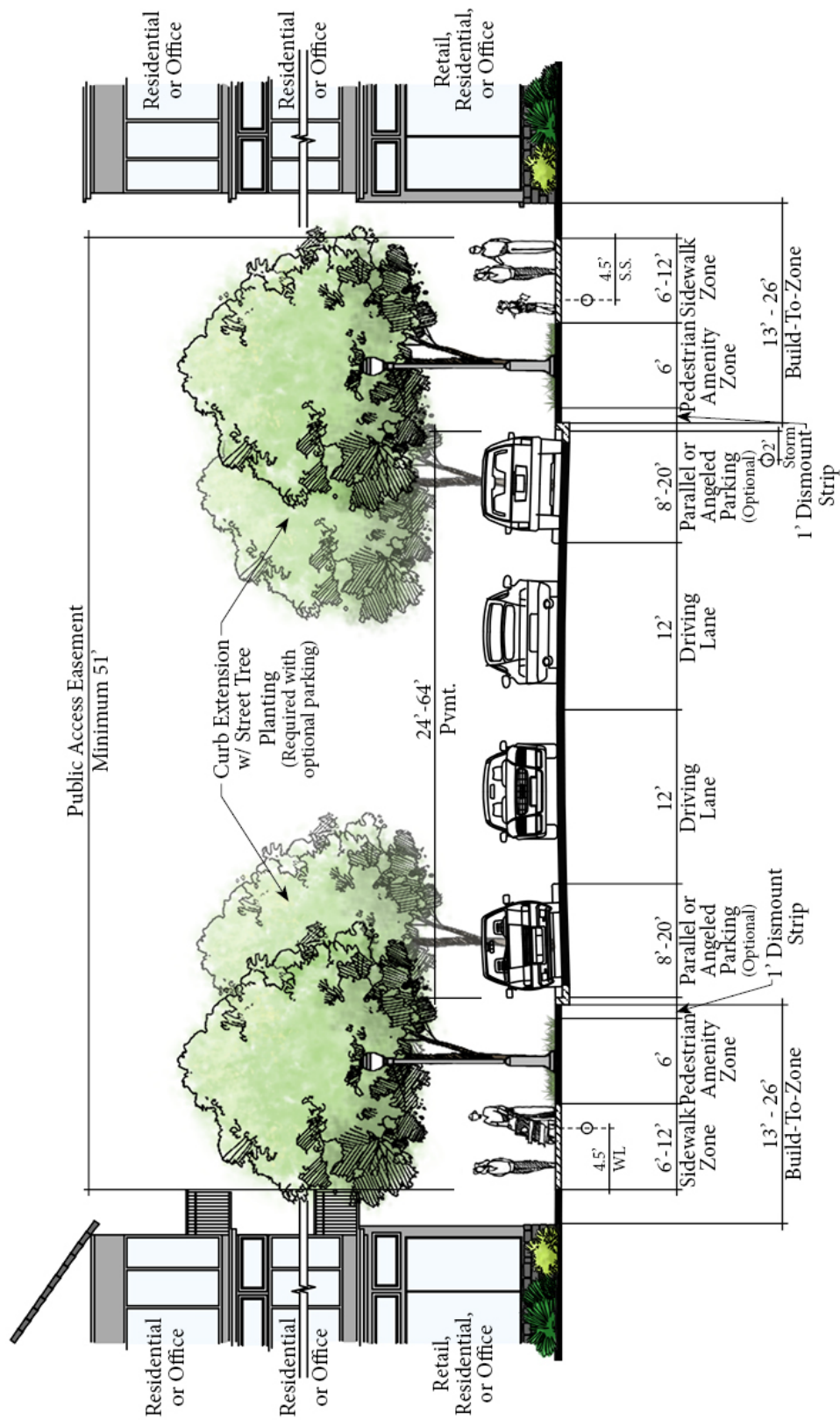
1. Build-to-Zone adjustments illustrated are per each direction, and may only be included in one direction at the option of the developer.
2. Additional easement requirements that may impact the build-to-zone area and include additional depth sanitary sewer, franchise utility easements, transformers and switchgears, or restrictions due to site visibility triangles, etc.
3. Buildings may set back further than the Build-To-Zone defined if warranted by required site visibility triangles.
4. At the discretion of the Developer and City Engineer, a minimum 14' median may be included in Streets B, D, and/or H.



## Street Cross Section: SECONDARY STREETS

### Notes:

1. Build-to-Zone adjustments illustrated are per each direction, and may only be included in one direction at the option of the developer.
2. Additional easement requirements that may impact the build-to-zone area and include additional depth sanitary sewer, franchise utility easements, transformers and switchgears, or restrictions due to site visibility triangles, etc.
3. Buildings may set back further than the Build-To-Zone defined if warranted by required site visibility triangles.



## Street Cross Section: ADDITIONAL STREETS

### Notes:

1. Build-to-Zone adjustments illustrated are per each direction, and may only be included in one direction at the option of the developer.
2. Additional easement requirements that may impact the build-to-zone area and include additional depth sanitary sewer, franchise utility easements, transformers and switchgears, or restrictions due to site visibility triangles, etc.
3. Buildings may set back further than the Build-To-Zone defined if warranted by required site visibility triangles.

## **Appendix 7: STREETS DIAGRAM**

## **Appendix 8: CONCEPTUAL DRIVEWAY LAYOUT**

## **Appendix 9: DEVELOPMENT TRACTS**



**Appendix 10: CONCEPTUAL LANDSCAPE & AMENITY DESIGN –  
CENTRAL SQUARE & GATEWAY FOREST**

**Appendix 11: TRACT 6A – COPE EQUITIES MIXED-USE  
TOWER CONCEPTUAL IMAGERY**