

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ALLEN, COLLIN COUNTY, TEXAS, AMENDING THE ALLEN LAND DEVELOPMENT CODE ZONING REGULATIONS AND ZONING MAP, AS PREVIOUSLY AMENDED, BY CHANGING THE ZONING REGULATIONS RELATING TO THE DEVELOPMENT AND USE OF A 79.285± ACRE TRACT OF LAND SITUATED IN THE JAMES W. PARSONS SURVEY, ABSTRACT NUMBER 705, THOMAS PHILIPS SURVEY, ABSTRACT NUMBER 717, AND JOHN PHILIPS SURVEY, ABSTRACT NUMBER 718, DESCRIBED IN EXHIBIT “A” HERETO FROM CORRIDOR COMMERCIAL “CC”, PLANNED DEVELOPMENT NO. 72, AND PLANNED DEVELOPMENT NO. 98 TO PLANNED DEVELOPMENT NO. ____ (“PD-____”) FOR MIXED USE; AND ADOPTING DEVELOPMENT REGULATIONS; PROVIDING FOR A CONFLICTS RESOLUTION CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission and the governing body of the City of Allen, Texas, in compliance with the laws of the State of Texas and the ordinances of the City of Allen, Texas, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all the property owners generally and to all persons interested and situated in the affected area, and in the vicinity thereof, and in the exercise of its legislative discretion, have concluded that Allen Land Development Code Zoning Regulations and Zoning Map of the City of Allen, Texas, as previously amended, should be amended.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ALLEN, COLLIN COUNTY, TEXAS, THAT:

SECTION 1. The Allen Land Development Code Zoning Regulations and Zoning Map, of the City of Allen, Texas, as amended, is hereby further amended by changing the zoning regulations relating to the development and use of 74.877± acres in the S. Jackson Survey, Abstract No. 489, City of Allen, Collin County, Texas, described in Appendix 1 of Exhibit “A” attached hereto and incorporated herein by reference (“the Property”) from Planned Development No. 101 Corridor Commercial “CC” to Planned Development No. ____ (“PD-____”) for Mixed Use.

SECTION 2. The Property shall be developed and used in accordance with applicable provisions of the Allen Land Development Code, as amended (“ALDC”) except to the extent modified by the Development Regulations set forth in Exhibit “A,” attached hereto and incorporated herein by reference.

SECTION 3. To the extent of any irreconcilable conflict with the provisions of the Ordinance and other ordinances of the City of Allen governing the use and development of the Property and which are not expressly amended by this Ordinance, the provisions of this Ordinance shall be controlling.

SECTION 4. Should any word, sentence, paragraph, subdivision, clause, phrase, or section of this Ordinance, or of the Allen Land Development Code Zoning Regulations, as amended hereby, be adjudged or held to be void or unconstitutional, the same shall not affect the validity of the remaining portions of said ordinance or the Allen Land Development Code Zoning Regulations, as amended hereby, which shall remain in full force and effect.

SECTION 5. An offense committed before the effective date of this Ordinance is governed by prior law and the provisions of the Allen Land Development Code Zoning Regulations, as amended, in effect when the offense was committed, and the former law is continued in effect for this purpose.

SECTION 6. Any person, firm or corporation violating any of the provisions or terms of this Ordinance shall be subject to the same penalty as provided for in Allen Land Development Code Zoning Regulations of the City of Allen, as previously amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000) for each offense.

SECTION 7. This Ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Allen, and it is accordingly so ordained.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ALLEN, COLLIN COUNTY, TEXAS, ON THIS THE 11TH DAY OF FEBRUARY 2020.

APPROVED:

Stephen Terrell, Mayor

APPROVED AS TO FORM:

ATTEST:

Peter G. Smith, City Attorney
(kbl:1/30/2020:113408)

Shelley B. George, City Secretary

Exhibit “A”

**DEVELOPMENT REGULATIONS FOR
THE AVENUE PLANNED DEVELOPMENT**

Planned Development “PD” No. ____

**Development Regulations for The Avenue
Planned Development “PD” No. ____**

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SECTION 1: PLANNED DEVELOPMENT STRUCTURE

Ordinance No. _____ - ____-2020, to which this Exhibit “A” is attached and incorporated, established Planned Development “PD” No. ____ (referred to herein alternatively as “the PD”, “this District,” and “the Planned Development”) as a zoning district within the City of Allen, the boundaries of which zoning district are set forth in Attachment 1, attached hereto and incorporated herein by reference (“the Property”). The contents of this Exhibit “A” set forth the regulations relating to the development and use of the Property (the “Development Regulations”). The Property shall be developed and used in accordance with applicable provisions of the Allen Land Development Code (“ALDC”), as amended from time to time, as modified by these Development Regulations as they may be amended from time to time. When there is an irreconcilable conflict between these Development Regulations and the ALDC, these Development Regulations shall control. When these Development Regulations are silent on a development standard, the provisions of the ALDC shall control. This District is a mixed use district and shall not be considered a residential district.

A. CONCEPT PLAN ESTABLISHED.

The Property shall be developed and used in general conformance with the Concept Plan attached hereto as Appendix 3 and incorporated herein by reference (the “Concept Plan”). The Concept Plan is comprised of:

1. **Character Areas.** Character Areas, established in Section 1.B., below, provide the neighborhood development patterns, the general development character, and the use of property within such areas.
2. **Streets.** Streets are classified as various types in Section 1.E, below, and are designated on the Concept Plan as “Primary Street,” “Secondary Street”, and Mews Street that shall be placed in the general location as shown on the Concept Plan.
3. **Open Space.** “Open Space” means any type of space, active or passive, or outdoor space. The general location of open space and trails are depicted on the Concept Plan. The allocation, design and requirements for open space areas are set forth in Section 1.F, below.

B. CHARACTER AREAS.

The following Character Areas, as identified on the Concept Plan, are established and shall have the following respective base zoning districts. The density, lot coverage, height, and area regulations for the base zoning districts as provided in Section 4.15.2 and 4.15.3 of the ALDC shall not apply to development within the Property.

1. “Mixed Use Character Area”: Except as provided in these Development Regulations, areas of the Property located within the Mixed-Use Character Area” shall be developed and used in accordance with of the regulations applicable to the “CC” Corridor Commercial zoning district as set forth in the ALDC. The Mixed-Use Character Area is the central commercial, office, hotel, and retail area of the PD, connected by a series of walkable streets, many with active ground floor uses.
2. “Residential Neighborhood Character Area”: Except as provided in these Development Regulations, the areas of the Property located within the Residential Neighborhood Character Area shall be developed and used in accordance with regulations applicable to a “MF-18” Multi-Family Zoning District as set forth in the ALDC. The Residential Neighborhood Character Area may include Urban Residential units, townhomes and medium density single-family detached patio homes in a walkable residential neighborhood with connections to areas of open space and within walking distance of the core retail, restaurant, and commercial areas. This area serves as a transition between the larger structures on the interior of the PD and the smaller single-family and commercial scale across Ridgeview Drive to the south.

3. “Neighborhood Retail Character Area”: Except as provided in these Development Regulations, the areas of the Property located within the Neighborhood Retail Character Area shall be developed and used in accordance with regulations applicable to an “SC” Shopping Center zoning district as set forth in the ALDC. The Neighborhood Retail Character Area is intended to serve the PD and surrounding areas with neighborhood retail and commercial uses while still maintaining a walkable context and to serve as a transition zone in height and intensity to lower density uses on sites across Ridgeview Drive and Alma Drive.

C. 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 4 and incorporated herein by reference (“Schedule of Uses”) subject to the following:

- a. A stadium is not a permitted use;
- b. A Live Music Venue shall not exceed 1,000 persons and/or allow performances to end later than 9:00 p.m. on Sundays through Thursdays or 10:00 p.m. on Fridays and Saturdays without the approval of a Specific Use Permit.

D. RESIDENTIAL DEVELOPMENT STANDARDS.

1. Urban Residential Units

- a. No more than 1,600 Urban Residential units may be constructed on the Property.
- b. Urban Residential units may be allocated in any manner within their respective Character Areas as a permitted use.
- c. Minimum Floor Area of Urban Residential Units:
 - i. One-bedroom units: Not less than four hundred (400) square feet.
 - ii. Two-bedroom units: Not less than eight hundred and fifty (850) square feet.
 - iii. Units with more than two bedrooms: Not less than one hundred fifty (150) square feet of floor area for each additional bedroom.

Average dwelling unit floor area for each building: Not less than seven hundred (700) square feet.
- d. Maximum density: No maximum density for buildings developed with Urban Residential Units.
- e. Maximum Lot Coverage Area: No maximum lot coverage area for buildings developed with Urban Residential units.
- f. Setbacks: No minimum Front, Rear, Side, or Corner Lot setbacks for buildings development with Urban Residential units.
- g. Urban Residential units adjacent to or facing Ridgeview Drive shall not be constructed with balconies on the side facing Ridgeview Drive.

2. Single-Family Detached Residences (Patio Homes)

- a. No more than one hundred fifty (150) single family detached residential units constructed as patio homes may be constructed on the Property.
- b. Single-family detached residential units must be constructed in accordance with the following standards:
 - i. Each dwelling unit must be on an individually-platted lot.
 - ii. Minimum Lot Area: 1,800 square feet
 - iii. Minimum Lot Width: 25 feet (if an interior lot); 30 feet (if a corner lot)
 - iv. Minimum Lot Depth: 60 feet
 - v. Maximum Height: three (3) stories, not to exceed forty-five (45) feet total height
 - vi. Front Yard Setbacks: Not less than 80% of the building face shall be located within 15 feet of the street curb. If easements are located along the street frontage to a depth that makes it impossible to comply with the preceding sentence, then not less than 75% of the building face shall be located along the boundary of the easement.
 - vii. Side Yard Setback: No side yard setback is required; provided, however, dwelling units shall be not less than three (3) feet apart. A property maintenance easement not less than three feet (3.0') wide must be dedicated between buildings to allow for property owner maintenance. Such maintenance easement may overlap the common lot line between adjacent lots as long as the minimum three-foot (3.0') width is maintained.
 - viii. Minimum Rear Yard Setback:
 - (a) The distance from the garage door face to the leading edge of pavement for the travel lane of the alley or mews street must be (i) between three (3) feet and five (5) feet or (ii) more than twenty (20) feet (i.e. garage doors cannot be constructed such that the setback from the edge of said pavement is greater than five (5) feet and less than twenty (20) feet); and
 - (b) The rear wall of a second and/or third story of a dwelling unit may extend a maximum of 2.5 feet into the rear yard setback.
 - ix. Maximum Lot Coverage: 80%
 - x. Each dwelling unit must be constructed with a garage with no fewer than two parking bays. Garage entrances are allowed only from a mews street or alley (i.e., shall be rear-entry only). Enclosing the garage by construction of an external stationary wall in place of garage door(s) is prohibited.

3. Townhomes

- a. No more than twenty (20) Townhome units may be constructed on the Property.

- b. Townhome units must be constructed in accordance with the “TH” Townhome Residential District requirements set forth in the ALDC except as follows:
 - i. Minimum Lot size: 1,800 square feet
 - ii. Minimum Front Yard: 10 feet
 - iii. Minimum Side Yard: 10 feet
 - iv. Minimum Lot Depth: 75 feet
 - v. Minimum Rear Access Driveway length: 18 feet
 - vi. Maximum Height: Three stories but no more than 45 feet in height
 - vii. Garage entrances are permitted only from a mews street or alley (i.e., shall be rear-entry only).

E. STREET TYPES AND TRANSPORTATION NETWORK.

- 1. **Street Types.** The streets, as depicted on the Concept Plan and detailed on the Street Sections as set forth in Appendix 5, attached hereto and incorporated herein by reference (“Street Sections”), shall be generally designed and constructed on the Property as follows:
 - a. **Primary Street.** A Primary Street shall be subject to the following design criteria:
 - i. **Right-of-Way Width:** Not less than forty-two (42) feet;
 - ii. **Vehicle Travel Lanes:** No fewer than two (2);
 - iii. **Sidewalks:** Sidewalks not less than six (6) feet wide shall be constructed on both sides of the right-of-way; and
 - iv. **Parking:** Parallel and/or head-in parking are permitted as shown on the Street Sections.
 - b. **Secondary Street.** A Secondary Street shall be subject to the following design criteria:
 - i. **Right-of-Way Width:** Not less than twenty-four (24) feet;
 - ii. **Vehicle Travel Lanes:** No fewer than two (2); and
 - iii. **Sidewalks:** Sidewalks not less than six (6) feet wide constructed on both sides of the right-of-way.
 - c. **Mews Street.** The right-of-way for a Mews Street shall be not less than fifteen (15) feet.
 - d. **Other Street Types.** Other Street types may be created and approved at direction of the Director of Community Development and the Director of Engineering to meet unique site and development considerations.

2. **Private Streets.** Except as otherwise indicated on the Concept Plan, all the streets development within the Property will be private streets constructed to public street standards (as modified by these Development Regulations) and maintained by a property owners association as required by the ALDC. Subject to Sections 1.E.3, below, all streets shall be constructed generally in the location indicated on the Concept Plan.
3. **Street Modifications.** Streets may be modified as follows:
 - c. **Street Modification.** Street alignments as depicted on the Concept Plan may shift in location up to 100 feet in each direction as long as driveway/access spacing requirements are maintained on perimeter roads; provided, however, street intersections with State Highway 121/Sam Rayburn Tollway may only be shifted if approved by the Texas Department of Transportation.
 - d. **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.
 - e. **Street Continuity Flexibility.** Streets not affected by the relocation of other streets shall not be modified unless environmental or other constraints require alternative connectivity.

F. PARKS, OPEN SPACE AND TRAILS

1. **General.** Parks and open space shall consist of greens, enhanced streetscapes and sidewalks, pocket parks, plazas, neighborhood parks, special use parks, and trails and shall generally be provided as set forth on the Park and Open Space Plan attached hereto as Appendix E and incorporated herein by reference (the “Park and Open Space Plan”) and in accordance with the following requirements:
 - a. The boundaries of any park or open space designated on the Park and Open Space Plan may shift no more than 100 feet; provide, however, the minimum area and dimension of such park and/or open space must be maintained.
 - b. All trails shall be constructed consistent with the general location and alignment depicted on the Parks and Open Space Plan; provided, however, 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.
 - c. All public and privately managed trails shall be built to City of Allen trail design and construction standards.
 - d. For purposes of this Section 1.F, open space may include
 - i. 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 recreational purposes;
 - ii. An area located within natural drainage areas or creeks enhanced for use as a public amenity;
 - iii. Ponds (including detention and retention) and creek areas enhanced by installation or construction of pedestrian amenities, including, but not limited to walking trails, decorative lighting, seating or enhanced landscape treatment,

and other improvements approved by the Director of Parks and Recreation or designee,

- e. The property owners' association established as required by Section 8.20 of the ALDC shall own, maintain, and manage all trails and open spaces within the District except for the City-owned trails along Ridgeview Drive, State Highway 121/Sam Rayburn Tollway, and Alma Drive.
- f. Trails not less than ten (10) feet wide shall be constructed along the entire frontages of State Highway 121/Sam Rayburn Tollway and Alma Drive.
- g. Amenities that may be constructed in open space areas may include, but not be limited to, shade pavilions, benches, various types of outdoor seating, trash receptacles, bike racks, drinking fountains, bottle fillers, picnic tables, and pedestrian lighting; but shall not include concert/event stages.

2. **Mandatory Parks and Open Space.** The following open spaces shall be constructed within the Property:

- a. **Park Land and Open Space Dedication.** Park Land 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 park land and open space improvement requirements set forth in the ALDC and the Code of Ordinances except as modified by these Development Regulations.
- b. **Neighborhood parks/greens, pocket parks and trails.** Not less than 21.33 acres of the Property shall be dedicated and developed for neighborhood parks/greens, pocket parks, trail, and other hardscape improvements as set forth on the Park and Open Space Plan subject to the following:
 - i. Any neighborhood park with an area of four (4) acres or more shall include the following amenities:
 - (1) benches, various types of outdoor seating;
 - (2) trash receptacles;
 - (3) irrigated turf grass;
 - (4) pedestrian paving;
 - (5) one shade or ornamental tree per 4,000 square feet of neighborhood park area; and
 - (6) bicycle racks.
 - ii. Neighborhood parks shall be constructed to include at least five of the following amenities:
 - (1) dog waste receptacles;
 - (2) drinking fountains;
 - (3) bottle fillers;

- (4) chilled bottle fillers;
- (5) electrical receptacles at tables;
- (6) grill;
- (7) interpretive signage or markers;
- (8) pedestrian lighting;
- (9) wayfinding signage;
- (10) one additional shade tree (minimum of four caliper inches) or ornamental tree (minimum of (i) four caliper inches if single trunk and (ii) five caliper inches if 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);
- (11) native drought tolerant ornamental plantings;
- (12) native turf/lawn;
- (13) certified pollinator habitat;
- (14) rainwater cisterns;
- (15) “smart” irrigation controllers; or
- (16) One (1) green stormwater infrastructure such as bioswales, bioretention, permeable pavements, and stormwater curb extensions.

iii. In addition to the mandatory amenities required by paragraph i. and ii., above, neighborhood parks shall include at least five of the following *recreational* amenities:

- (1) shade pavilion;
- (2) picnic tables in open areas;
- (3) outdoor movable tables and chairs;
- (4) stage for outdoor movies or small performances;
- (5) privately operated walk-up only kiosk, restaurant or cafe not exceeding 2,000 square feet in area;
- (6) splash pad;
- (7) active playground;
- (8) musical play trail;

- (9) nature play area;
- (10) demonstration gardens;
- (11) hardscape gathering space;
- (12) lawn gathering space;
- (13) bocce ball;
- (14) yard games;
- (15) interactive public art;
- (16) public art;
- (17) loop trail; or
- (18) sport court.

b. **Enhanced Landscape Buffer.** Enhanced landscape buffers containing a total area of not less than two (2) acres and developed with a twelve-foot (12') wide trail shall be constructed along Ridgeview Drive as set forth in *the City of Allen: Parks, Recreation & Open Space Master Plan Update 2015* identified as the "Ridgeview Trail"; a ten-foot (10') wide trail along State Highway 121, and a ten-foot (10') wide trail along Alma Drive.

c. **Urban Residential Open Space.** Each Urban Residential building shall include one or more courtyards and/or central greens as open spaces that in the aggregate contain an area of not less than 0.20 acres within the building. Areas consisting of water features, swimming pools, pedestrian hardscape, and softscape with ornamental shade trees or shade structures, bench seating, handicap accessible walkways may be counted toward the minimum area required by the Paragraph c. Areas occupied by drainage facilities and/or related easements, floodplain areas, erosion hazard setbacks or other related facilities shall not be counted toward the minimum area of open space required by this Paragraph c.

3. **Park/Open Space Dedication Fees.** Both Park Land Fees and Open Space Fees shall be determined and due in accordance with Sections 1.F.3.a. and 1.F.3.b., below.

a. The timing for payment of Park Fees shall be in accordance with Article X of the ALDC and due prior to issuance of a building permit and paid in accordance with the rate established by City Council ordinance or resolution.

b. The requirement to dedicate Open Space shall be satisfied by a combination of one or more of the following:

i. Not less than the lesser of (i) 21.33 acres or (ii) one (1) acre for each 75 dwelling units to be constructed on the Property must be dedicated and developed for combined parks/open space purposes; or

ii. Payment to the City of a fee in lieu of open space dedication equal to a rate of \$48,375 per acre of land not so dedicated; or

iii. Dedication Alternative (Park Investment Value): For every acre or partial acre of required open space that is not dedicated, a credit, on a dollar for dollar basis, shall be granted against the amount of open space fee that would otherwise be due pursuant to Section 1.F.3.b.ii., said credit to be in an amount equal to the costs for materials, equipment, and hardscape improvements installed plus the costs incurred by the developer and/or owner for installing and/or constructing such recreational enhancements or amenities on existing or newly dedicated park sites within the Property, which amenities are in addition to the amenities otherwise required to be installed or constructed in the open space areas as set forth in Section 1.F.2, shall be defined herein as “Park Investment Value” or “PIV”. The additional enhancements or amenities for which a PIV credit shall be authorized shall not include design costs and shall be limited to one or more of the following amenities, or other amenities as approved by the Director of Parks and Recreation, approved in writing by the Director of Parks and Recreation:

- (a) shade pavilion;
- (b) picnic tables in open areas;
- (c) outdoor movable tables and chairs;
- (d) stage for outdoor movies or small performances;
- (e) splash pad;
- (f) active playground;
- (g) musical play trail;
- (h) nature play area;
- (i) hardscape gathering space;
- (j) bocce ball;
- (k) interactive public art;
- (l) public art;
- (m) water feature;
- (n) fabric shade structures;
- (o) benches;
- (p) 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 open space dedication fees due to the City.

c. Prior to receiving a PIV credit pursuant to Section 1.F.3.b.iii., the owner or developer shall provide to the Director of Parks and Recreation such documentation as may be

needed to document the costs for materials, installation and/or construction of the amenities for which the credit will be granted.

- d. For the sole purpose of illustrating how PIV would be calculated pursuant to Section 1.F.3.b.iii., above, assume 400 dwelling units are to be constructed in Phase 1 and that one acre of open space is required to be dedicated for each 75 dwelling units. In such case, pursuant to Section 1.F.3.b.i., 5.33 acres of open space must be dedicated (i.e. $400 \text{ units} / 75 \text{ units/acre} = 5.33 \text{ acres}$) or, pursuant to Section 1.F.3.b.ii., the owner or developer must pay the City the amount of \$257,838.75 in fees (5.33 acres x \$48,375/acre). Assume further that only 2.0 acres open space is dedicated in Phase 1, resulting in a remaining requirement to dedicate 3.33 acres of open space, reducing the total fees that would be due pursuant to Section 1.F.3.b.ii. to \$161,088.75. If the owner or developer elects to install or construct additional amenities in accordance with Section 1.F.3.b.iii., and the costs for installing such amenities is \$100,000, then the amount due pursuant to Section 1.F.3.b.ii. would be reduced to \$61,088.75. Further, if the costs for installing such additional amenities was \$200,000, the amount due pursuant to Section 1.F.3.b.ii. would be reduced to \$0.00.
- e. 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 ten-foot (10’) wide concrete recreational trail.
- f. **Park/Open Space Fees Reconciliation.**
 - i. Upon application for development of the 27th acre of the Property, a report shall be provided to the Director of Parks and Recreation or designee showing total parkland/open space dedication requirements, and the amount of park dedication fees due. Park Investment Value (PIV) credit in lieu of park dedication fees shall be considered by the Director of Parks and Recreation who at his discretion at that time may approve or deny such credit. No payments will be required at that time.
 - ii. Upon application for development of the 54th acre of the Property, a report shall be provided to the Director of Parks and Recreation or his designee for approval, showing total parkland/open space dedication requirements and paid fees in lieu of parkland dedication to date. If there is an outstanding amount of parkland/open space dedication required (i.e. deficit), no further development permits shall be issued by the City relating to the development of an area of the Property larger than the first 54 acres until the City has been paid the amounts due pursuant to Article X of the ALDC.
 - iii. Upon application for development of the remaining acres of the Property, a report shall be provided to the Director of Parks and Recreation or his designee for approval, showing total parkland/open space dedication requirements and credits for dedication and fees paid in-lieu-of parkland dedication. If there is a deficit of 5% or less in this final report, a plan shall be mutually identified to use the remaining fees for installing additional *recreational* amenities within the development within one year from the date of approval of the final plat for the final development. Any deficit greater than 5% shall convert to fees paid to the City at a rate of \$48,375 per acre or fraction thereof.

G. 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 (10) feet 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 27th 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 54th 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 2: SITE AND LOT STANDARDS.

The Property shall be developed in accordance with the following site and lot standards:

A. BLOCK LENGTH

Any single block face shall not exceed 700 feet in length measured at the right-of-way line of the adjacent street; provided, however, the block face may exceed 700 feet in length, but in no case more than 1,000 feet if a pedestrian and/or bicycle linkage breaks up the block face.

B. BUILDING HEIGHT

Except where otherwise specified in in these Development Regulations; buildings constructed within the District shall not exceed the following height:

TABLE 1: BUILDING HEIGHT

Character Area	Minimum Building Height	Maximum Building Height
Mixed Use ⁽¹⁾	14 feet	200 feet
Residential Neighborhood	10 feet	60 feet, 5 stories ⁽²⁾
Neighborhood Retail	12 feet	40 feet

Notes

1. Except for garages and accessory buildings, the height of the street level ground story of buildings constructed in the Mixed Use Character Area must be not less than fourteen (14) feet.
2. The Building Height in Block N only shall be limited to a maximum of four stories.

C. SETBACK AND YARD STANDARDS

Except where otherwise specified in these Development Regulations, buildings constructed within the District shall be set back from the property lines of the lot on which they are constructed as follows:

TABLE 2: SETBACK AND YARD STANDARDS

Character Area	Front/Side Yard Setback (Facing a Street)	Side Yard or Rear Yard Setback (Facing interior lot line or alley)
Mixed Use	0 feet Min-No Max.	0 feet Min-No Max.
Residential Neighborhood	0 feet Min- No Max.	0 feet Min- No Max.
Neighborhood Retail	10 feet Min- No Max.	0 feet Min- No Max.

D. PARKING STANDARDS

1. **Parking Minimums.** Except where otherwise specified in these Development Regulations, 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. Retail use: 3 spaces per 1,000 square feet of gross floor area
 - c. Restaurant use (stand-alone): 10 spaces per 1,000 square feet of gross floor area
 - d. 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
 - e. Office: 2.5 spaces per 1,000 square feet of gross floor area
 - f. Hotel (Limited Service): 1.0 spaces per room/suite.
 - g. Hotel (Full Service): 1.25 spaces per room/suite.

- 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 set forth in the ALDC and these Development Regulations 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 shall be construed as prohibiting a shared parking agreement (defined 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 and these Development Regulations. 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.

E. BUILDING DESIGN STANDARDS.

1. Building Orientation

- a. The fronts of buildings shall be oriented towards a Primary Street or open space when the lot has frontage along a Primary Street or open space, respectively; provided, however, buildings located on lots adjacent to State Highway 121/Sam Rayburn Tollway, Alma Road, or Ridgeview Drive may be oriented towards said roadways. All other building fronts shall be oriented to face a Secondary Street.
- b. Primary entrances to buildings shall be located on the street along which the building's primary address is assigned, unless the entrance is accessible within a forecourt or from a paseo connected to the street established as the primary address.
- c. At intersections, corner buildings may have their primary entrances oriented at an angle to the intersection.
- d. All primary entrances shall be oriented to the public sidewalk for ease of pedestrian access; provided, however, a building sited uniquely as part of a group of connected and programmed buildings within a site designed for security and/or parking efficiencies may be oriented elsewhere as long as the entrance provides convenient and continuous pedestrian access from the perimeter streets and is not obstructed by any related surface or structured parking.
- e. A porte-cochère is also permitted as a primary entrance as long as a pedestrian connection to the primary entrance is maintained.
- f. Secondary and service entrances may be located adjacent to and accessed from internal parking areas or alleys.

2. Design of Parking Structures

- a. Upper floor structured parking facades shall be designed in such a way that vehicles on all parking levels are screened substantially from view from all public streets and rights-of-way.
- b. Parking garage ramps shall not be visible from any Primary Street; however, entrances to parking structures and ramps may be located on Primary Streets as long as those entrances are designed such that pedestrian movements along those streets are safe and predominant.
- c. Parking structure facades on all Primary Streets and Secondary Streets shall be designed with both vertical (façade rhythm minimum of 25 feet) and horizontal (aligning with horizontal elements along the block) articulation or other architectural elements to create pedestrian interest.

- d. When parking structures are located at corners, corner architectural elements such as corner entrance, signage and glazing shall be incorporated at the corners.
- e. Parking structures and adjacent sidewalks shall be designed so pedestrians are clearly visible to entering and exiting automobiles.
- f. The following images are meant to convey a general range of architectural features described in the regulatory text. Approval of final elevations by the Director of Community Development or designee would be based on application of the text.

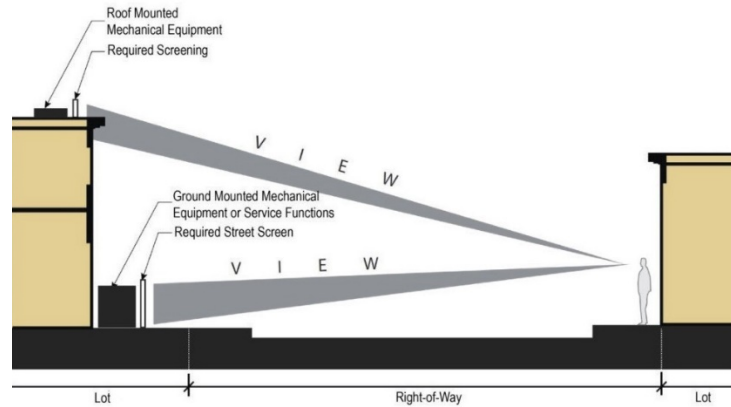


3. Design of Automobile Related Building Site Elements

- a. Drive-through lanes for commercial uses shall not be located along any Primary Street.
- b. Drive-through lanes shall be hidden behind a Street Screen along an internal street or a Secondary Street frontage.
- c. 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.

4. Mechanical and Service Screening

- a. 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 walls or roof.
- b. The screening material required by Paragraph a, above, shall be raised at least one (1) foot above the top of the mechanical equipment.



5. Façade Composition

- a. Buildings shall maintain a façade rhythm of 25 feet along all Primary Streets, which may be expressed by changing materials, or color, or by using design elements such as fenestration, columns and pilasters, or by varying the setback of portions of the façade
- b. A transom, display window area, and bulkhead at the base (see following Figure) shall be used in the design of retail storefronts unless an alternative design provides similar visual permeability into the storefront.



- c. The following images are meant to convey a general range of architectural features described in the regulatory text. Approval of final elevations by the Director of Community Development or designee would be based on application of the text.



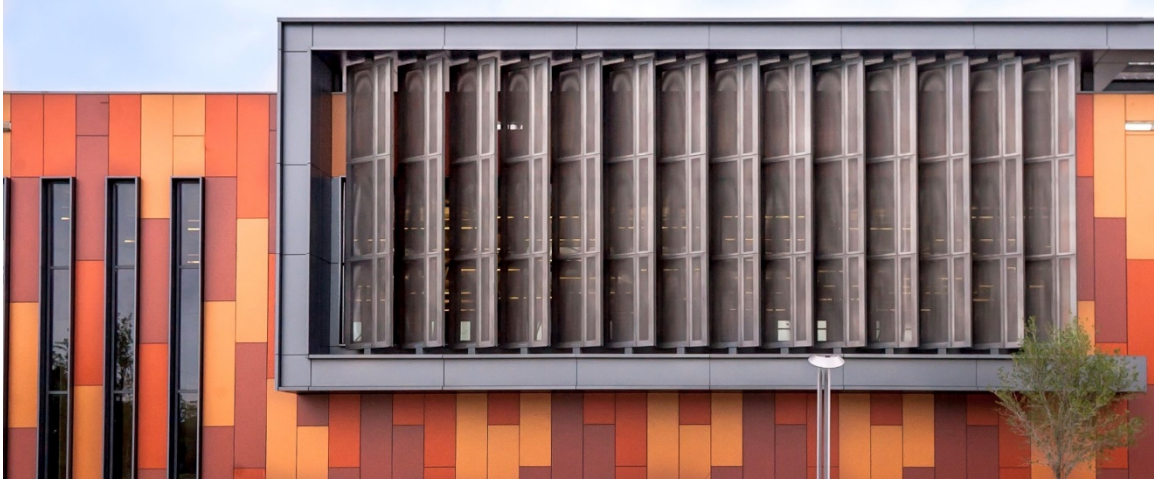
6. Windows and Doors

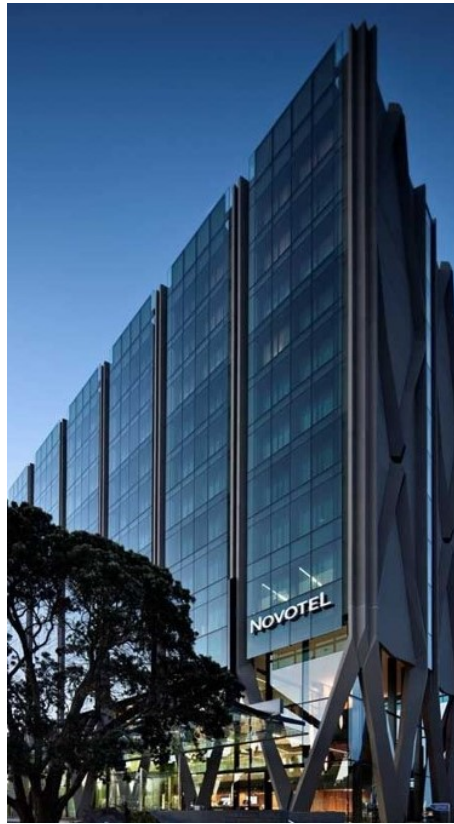
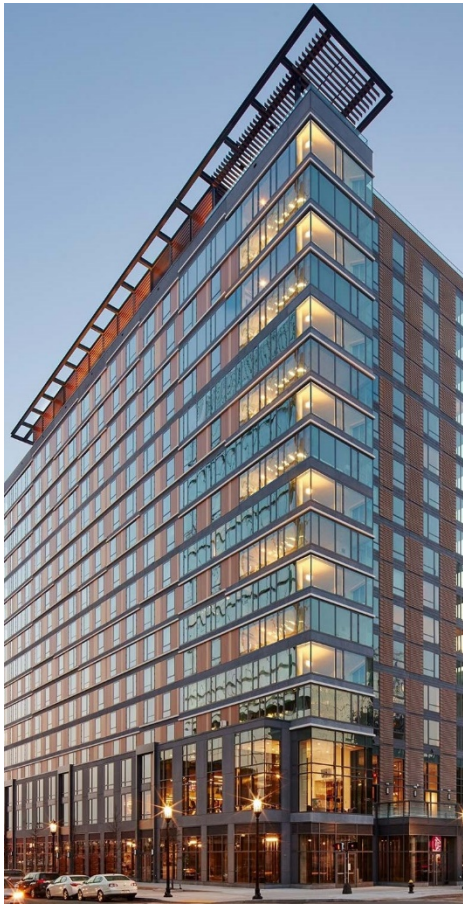
- a. Windows and doors on streets (except alleys) fronting facades shall be designed to be proportional to the specific architectural style of the building.
- b. First floor windows shall not be opaque, heavily tinted or mirrored glass along a primary storefront façade of a building on any street or along any façade along a Primary Streets.
- c. All ground floor front facades of buildings along a Primary Street or open space shall have transparent storefront windows covering no less than 60% of the façade area.
- d. Each upper floor of the same building facades facing a Primary Street or open space shall contain windows covering at least 30% of the façade area. All other street facing facades (except alleys) shall have windows covering at least 15% of the façade area for all floors.



7. Commercial, Mixed Use and Residential Building Materials

- a. The following images are meant to convey a general range of architectural features described in the regulatory text. Approval of final elevations by the Director of Community Development or designee would be based on application of the text.





F. STREETSCAPE STANDARDS

1. **General.** The streetscape standards set forth in these Development Regulations shall apply to all streets within the Property except Mews Streets and address all elements between the building perimeter and edge of the curb. Typical streetscape elements addressed are street trees, lighting, street furniture and pedestrian amenities, and materials. All landscaping within

dedicated public rights-of-way shall be maintained and replaced by the Property Owner's Association.

2. Planting Standards

- a. Minimum caliper for required trees at time of planting, measured twelve (12) inches above the root ball, shall be no less than three (3) inches.
- b. Trees in the landscape along public streets must be from the list of recommended trees in the ALDC unless other species are approved by the City's Urban Forester.
- c. Trees planted along public streets in the pedestrian amenity zone and/or median shall include a root barrier between the tree and back-of-curb. The length and depth of the barrier will be subject to the approval of the City's Urban Forester at the time of civil site plan review.

3. Street Trees

- a. Landscape zones will be installed along at least 50% of the block face.
- b. In the landscape zone, trees will be planted not greater than 40 linear feet on center between trees.
- c. No ornamental trees are required to be planted and, if planted, shall not be counted as complying with the requirements of Paragraph 2.F.2.b, above.
- d. Street trees shall be planted no less than four (4) feet behind the curb line or placed in curb extensions (bump-outs into the parking lane) as long as the spacing meets the standard below.
- e. Each tree shall be planted in a planting area no 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.
- f. All street landscapes and street trees shall be maintained by the required property owner's association.
- g. The planting of trees on all single-family residential lots shall comply with Section 7.06 of the ALDC.

4. Streetscape Furnishings

- a. All street furniture shall be located in such a manner as to allow a continuous, clear, unobstructed and ADA-accessible sidewalk passageway not less than four (4) feet wide.
- b. Furnishings may include one or more of the following:
 - i. Benches
 - ii. Wayfinding signage or kiosks
 - iii. Bollards

- iv. Planters
 - v. Bicycle racks
 - vi. Trash/recycling receptacles
 - vii. Water feature
 - viii. Public art
5. **Sidewalks.** Unless a different width is expressly required or allowed in these Development Regulations, all sidewalks constructed within the Property shall be not less than five feet (5.0') wide.
 6. **Lighting**
 - a. Pedestrian scale lighting shall be installed along all streets and be no taller than 20 feet.
 - b. Pedestrian-scale and regular 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 vehicles while limiting spill-over and light pollution effects.
 7. **Right-of-Way.** Materials used in the landscape strip of the right of way may be a combination of hardscape or softscape and must be compatible with the character of the neighborhood.

G. TEMPORARY USE AND SPECIAL EVENTS USES

1. Temporary Uses conducted within the Property shall be conducted in accordance with ALDC Section 6.04 "Temporary Use Permits" and the development regulations contained herein, provided, however, such temporary uses shall not be limited by number or duration in a calendar year within the Mixed Use Character Area.
2. Special Events, as defined in Section 8-172, Code of Ordinances, City of Allen, Texas, shall be conducted in accordance with Chapter 8, Article VII of the Allen Code of Ordinances, shall be limited to no more than two in one week (a week being designated Monday through Sunday); and shall be limited to the hours of 10:00 a.m. and 9:00 p.m. on weekdays and 10:00 a.m. and 10:00 p.m. on weekends.
3. Temporary sporting events, carnivals, circuses, or fairgrounds shall not be allowed as a Temporary Use or Special Event within the District.
4. Temporary Uses and Special Events may not be held in the Residential Neighborhood Character Area or the Neighborhood Retail Character Area.
5. Temporary Use and Special Event locations may not obstruct fire lanes/emergency access points. However, for durations of time less than three (3) days occurring no more than twice per year, a street may be closed to vehicular traffic.
6. Any use of amplified sound speakers shall comply with all applicable City ordinances relating to noise.
7. Written notice to the president of the board for the homeowners' associations of the Fall Creek, Cumberland Crossing, Avondale, Glendover Park, Waterford Crossing, and any other adjacent

residential subdivision (now in existence or hereafter) shall be informed in writing of Special Events not later than two weeks before the scheduled start of the Special Event and proof of delivery delivered to the City not later than two (2) days prior to the scheduled start date of the Special Event.

H. PHASING

1. **Generally.** The Property may be developed as shown on the Phasing Diagram with specific timing of development of each phase to be at the owner's or developer's discretion.
2. **Urban Residential Units.** No more than 1,600 Urban Residential units may be constructed on the Property. Notwithstanding Section 2.H.1, above Urban Residential Units constructed on the Property shall be phased as follows:
 - 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 initial 400 additional units authorized to be constructed pursuant to paragraph 2.a., above, shall be granted until one or more building permits for not less than 125,000 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 2.a., above shall not be granted until improvement of not less than 1.5 acres of Open Space, is substantially complete in accordance with an approved plan as determined by the Director of Parks and Recreation or designee;
 - d. No building permit(s) authorizing the construction of more than the 800 Urban Residential units authorized pursuant to paragraphs 2.a. and 2.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 125,000 square feet of office space; and
 - e. No building permit(s) authorizing construction of the remaining 800 Urban Residential units (1,600 cumulative units) 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 in addition to the buildings to be constructed for office uses described in paragraphs 2.b. and 2.d., above.
3. **Ridgeview Drive Landscaping.** Approval of final inspection of the first Urban Residential unit shall not be granted until the Ridgeview Drive landscape buffer is substantially complete in general conformance with the standards set forth in Appendix 7 and Section 2.J, below.

I. DETENTION AND DRAINAGE NETWORK

1. **Drainage Discharge Restrictions.** The Property shall be designed in a manner that the addition of impervious coverage on the Property does not result in a post-development stormwater discharge from the Property into the Rowlett Creek Tributary under Ridgeview Drive exceeding 50% of the pre-development stormwater discharge from the Property unless approved in advance by City's Director of Engineering or designee.
2. **Modifications to Concept Plan.** Modifications to the Concept Plan to accommodate additional detention/retention facilities may be approved by the Director of Engineering and

Director of Community Development. If the modifications are not in general conformance with the approved Concept Plan, such modifications to the Concept Plan shall be processed in the same manner as an amendment to this Ordinance pursuant to the ALDC.

J. SCREENING ADJACENT TO RIDGEVIEW DRIVE

1. The construction of the eight-foot (8.0') masonry screening wall shall be required to be constructed adjacent to Ridgeview Drive except as provided in Paragraph 2, below.
2. The masonry screening wall required by paragraph 1, above, shall not be required to be constructed if the owner or developer of the portions of the Property adjacent to Ridgeview Drive elects to install alternative screening buffer conforming to Sections 2.J.2.a. and 2.J.2.b., below. If the owner or developer of the Property elects the option to construct such alternative screening buffer, said alternative screening buffer shall be consistent and uniform for the entire length of the Property adjacent to Ridgeview Drive (i.e., the screening along the entire length of the Property adjacent to Ridgeview Drive must consist of either the screening wall required by paragraph 1, above, or the alternative screening buffer described below, but not a combination of both):
 - a. One (1) evergreen shade tree must be planted for each thirty (30) feet or portion thereof of the lot's frontage along Ridgeview Drive subject to the following:
 - i. The shade tree(s) must be planted at a location on the lot between the main building constructed on the lot and Ridgeview Drive; and
 - ii. The shade tree(s) must have a trunk diameter at the time of planting of not less than four (4) caliper inches measured at six (6) inches above the root ball; and
 - iii. A minimum of 50% of the evergreen shade trees required by Section 2.J.2.a.ii must have a trunk diameter at the time of planting of not less than six (6) caliper inches measured at six (6) inches above the root ball.
 - b. On the lots described in paragraph 2.a, above, one (1) ornamental tree must be planted for each shade tree required to be planted on the lot on which such shade tree(s) is/are planted at a location on the lot between the main building constructed on the lot and Ridgeview Drive.

SECTION 3: SITE PLAN ADMINISTRATION

This Section 3 sets forth the exclusive procedures for reviewing and approving Site Plan applications for the Property. The intent of this Section 3 is to ensure that all development is consistent with the provisions of these Development Regulations and the Concept 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 follow the provisions in 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 Concept 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 Concept Plan and the provisions in these Development Regulations.

B. AMENDMENTS TO THE CONCEPT PLAN.

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 Concept Plan. Any such changes to open space, trails parks or tree mitigation shall also be approved by the Director of Parks and Recreation or designee. “Minor changes” include changes that:
 - a. Do not materially change the circulation and building location on the Property;
 - b. Do not increase the building area;
 - c. Do not change the relationship between buildings and streets;
 - d. Do not amend the overall area allocation between different Character Areas by more than 15%;
 - e. Move the location of a Required Street by no more than 100 feet and while still maintaining the connectivity intended by the Concept Plan;
 - f. Relocate or redistribute mandatory open space, provided the amount of open space satisfies the amount of open space required to be developed in the Character Area in which such open space is located and continues to comply with the Parks and Open Space Plan and these Development Regulation;
 - g. Relocate required trails provided that pedestrian and bike connectivity is maintained as intended by the Concept Plan; or
 - h. Do not change conditions benefiting surrounding residential subdivisions (including, but not limited to, parking and traffic management).
2. **Other Changes.** Changes to the Concept Plan that do not qualify as minor changes 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 Concept Plan that is necessitated by a Federal, State or Local action may be administratively approved by the Director of Engineering.

APPENDIX 1
BOUNDARY DESCRIPTION OF THE PROPERTY

APPENDIX 2
ZONING EXHIBIT

APPENDIX 3
CONCEPT PLAN

APPENDIX 4 SCHEDULE OF USES

The use of land and buildings located on or within the boundaries of the District 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	Mixed Use	Residential Neighborhood	Neighborhood Retail
ADULT DAY CARE		X	X
AMUSEMENT, COMMERCIAL (INDOOR)	X		X
AMUSEMENT, COMMERCIAL (OUTDOOR)	X		
ANTIQUE SHOP	X		X
ASSISTED LIVING	X	X	X
AUTO PAINTING OR BODY SHOP			S
AUTO PARTS SALES	X		X
AUTO, TRAILER, TRUCK RENTAL			S
AUTOMOTIVE REPAIRS, MAJOR			S
AUTOMOTIVE REPAIRS, MINOR			S
BAKERIES (WHOLESALE)	S		X
BAKERY OR CONFECTIONERY	X		X
BANKS AND FINANCIAL INSTITUTIONS	X		X
BED & BREAKFAST	X		X

USE	Mixed Use	Residential Neighborhood	Neighborhood Retail
BEER & WINE PACKAGE SALES	X		X
BICYCLE SHOP/REPAIR SERVICE	X		X
BOOK, CARD OR NOVELTY SHOPS	X		X
BOTTLING WORKS & DISTRIBUTION	X		X
BUILDING MATERIALS SALES (Indoor)	X		X
CAR WASH	S		X
CARPENTRY, PAINTING SHOP	S		X
CATERING			X
CHURCH, TEMPLE OR RECTORY	S		X
CLINIC, MEDICAL	X		X
COLLEGE UNIVERSITY OR TRADE SCHOOL	X		X
COMMUNITY CENTER	X	X	X
CONCRETE BATCH PLANT (TEMPORARY) (Must be located a minimum of 500 feet from any existing residential structure)	T	T	T
CONGREGATE RESIDENCE		X	
CONSTRUCTION OFFICE (TEMPORARY)	T	T	T
CONVENIENCE STORE	X		X
COUNTRY CLUB	X		X
DANCE/MARTIAL ARTS STUDIOS	X		X
DAY CARE FACILITY	X		X
DEPARTMENT OR DISCOUNT STORES	X		X

USE	Mixed Use	Residential Neighborhood	Neighborhood Retail
DRUG STORE OR PHARMACY	X		X
DWELLING, URBAN RESIDENTIAL	X	X	
DWELLING, SINGLE-FAMILY (ATTACHED)		X	
DWELLING, SINGLE-FAMILY (DETACHED)		X	
DWELLING, TWO-FAMILY		X	
EQUIPMENT RENTAL			X
FABRICS OR NEEDLEWORK SHOP	X		X
FAIRGROUNDS OR RODEO	T		T
FAMILY HOME			
FARM IMPLEMENT SALES AND SERVICE			X
FITNESS AND HEALTH CENTER	X	X	X
FLORIST	X		X
FOOD PROCESSING (HEAVY)			S
FOOD SERVICE	X		X
FOOD TRUCK PARKS/LOTS/LOCATIONS	X		X
FRATERNAL ORG., LODGE, CIVIC CLUBS	X		X
FUELING STATION	S		X
FUNERAL HOMES AND MORTUARIES	X		X
FURNITURE/APPLIANCE SALES	X		X
GARAGE, PUBLIC PARKING	X	X	X
GOLF COURSE	S		

USE	Mixed Use	Residential Neighborhood	Neighborhood Retail
GOLF COURSE (PUBLIC)	S		
GROCERY	X		X
GYMNASTICS AND SPORTS TRAINING FACILITY	X		X
HARDWARE STORE	S		X
HELISTOP	S		S
HELISTOP (TEMPORARY)	T		T
HOSPICE	X		X
HOSPITAL	X		X
HOTEL	X		X
KEY SHOP, LOCKSMITH	X		X
LABORATORIES: BIO SAFETY LEVEL 2	X		X
LABORATORIES: BIO SAFETY LEVEL 3	X		S
LABORATORIES: DENTAL	X		X
LAUNDRY, SELF-SERVICE			X
LAUNDRY/CLEANING PLANT, RETAIL w/PK/UP	X		X
LAUNDRY/DRY CLEANING, PICK-UP ONLY	X		X
LAWN EQUIPMENT SALES & REPAIR			X
LONG-TERM CARE FACILITY	S		X
MACHINE SHOP OR WELDING			X
MAINTENANCE & STORAGE FACILITIES			X
MANUFACTURING, LIGHT	S		X

USE	Mixed Use	Residential Neighborhood	Neighborhood Retail
MASSAGE ESTABLISHMENT	X		X
MEDICAL OR DENTAL OFFICE	X		X
MICRO BREWERY OR MICRO DISTILLERY	X		
MINI-WAREHOUSES			S
MONUMENT SALES			X
MOTORCYCLE SALES & SERVICE	S		X
MUSEUM/ART GALLERY	X		X
NURSERY, RETAIL PLANT	S		X
OFFICE SHOWROOM/WAREHOUSE	X		X
OFFICE USE	X		X
OIL AND GAS WELLS	S		S
OPEN STORAGE	S	S	S
OUTDOOR PRODUCE MARKET	X		X
PARK (PRIVATE)	X	X	X
PARK OR PLAYGROUND (PUBLIC)	X	X	X
PAWN SHOPS			X
PEST CONTROL SERVICE	S		X
PRINTING OR NEWSPAPER ESTABLISHMENT	X		X
PRIVATE CLUB	X		X
PUBLIC SERVICE FACILITY	S		X
RADIO OR TV BROADCAST STUDIO	X		X

USE	Mixed Use	Residential Neighborhood	Neighborhood Retail
REAL ESTATE SALES OFFICE (TEMP.)	T	T	T
RECREATION CENTER (PUBLIC)	X		X
RENTAL, AUTO, TRAILER, TRUCK			S
RESTAURANT (DRIVE-IN OR THROUGH)	X		X
RESTAURANT (NO DRIVE-IN OR THROUGH)	X		X
RESTAURANT (WITH LIVE MUSIC INDOORS)	X		
RESTAURANT (WITH LIVE MUSIC OUTDOORS)	X		
RETAIL STORE	X		X
SCHOOL, PRIVATE OR PAROCHIAL	X		S
SCHOOL, PUBLIC	X		X
SENIOR INDEPENDENT LIVING	X	X	X
SERVICE CONTRACTOR			X
SWIM OR TENNIS CLUB		S	S
TATTOO STUDIO (Res. #1512-7-97(R))			S
TEMPORARY FAIRS, FESTIVALS, SPECIAL EVENTS	T		
TEEN CLUB	X		S
THEATER	X		X
TRUCK SALES AND REPAIR - NEW			S
UPHOLSTERY SHOP			X
VETERINARY HOSPITAL, ANIMAL CLINIC OR ANIMAL BOARDING FACILITY	X		X

USE	Mixed Use	Residential Neighborhood	Neighborhood Retail
VIDEO REDEMPTION MACHINES (8-LINER MACHINES) - 5 or more	S		S

Schedule of Accessory Uses

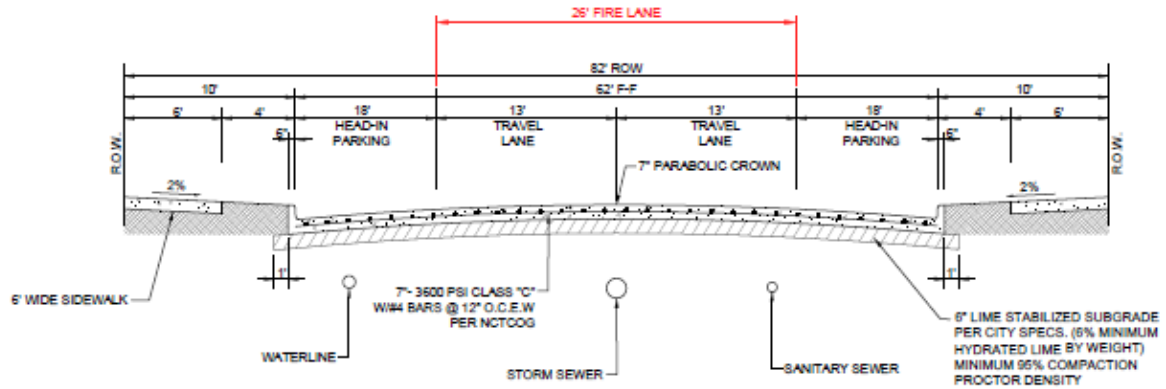
USE	Mixed Use	Residential Neighborhood	Neighborhood Retail
BAKERY OR CONFECTIONARY	X		X
BANKS AND FINANCIAL INSTITUTIONS	X		X
BOOK, CARD OR NOVELTY SHOP	X		X
CAR WASH	X		X
CONVENIENCE STORE	X		X
DAY CARE FACILITY	X	X	X
DRUG STORE OR PHARMACY	X	X	X
FITNESS AND HEALTH CENTER	X	X	X
FLORIST	X		X
FOOD SERVICE	X		X
FUELING STATION	X		X
GARAGE, PUBLIC PARKING	X	X	X
LABORATORIES: BIO SAFETY LEVEL 2	X		X
LABORATORIES: DENTAL	X		X
LIVE MUSIC VENUE	X		
MEDICAL OR DENTAL OFFICE	X		
OFFICE USE	X	X	X
OUTDOOR DISPLAY	X		S
OUTDOOR STORAGE	X		S
PARK-AND-RIDE FACILITY	X		X
PRIVATE CLUB	X		X

USE	Mixed Use	Residential Neighborhood	Neighborhood Retail
RADIO OR TV BROADCAST STUDIO	X		X
RECREATION CENTER (PUBLIC)	X		X
RESTAURANT/PRIVATE CLUB	X		X
RETAIL STORE	X		X
SWIM OR TENNIS CLUB	X	X	X
SWIM POOL	X	X	X
TELECOMMUNICATIONS (MONOPOLE TOWER)	X	X	X
WIND ENERGY SYSTEM, MEDIUM	X		X
WIND ENERGY SYSTEM, SMALL	X	X	X

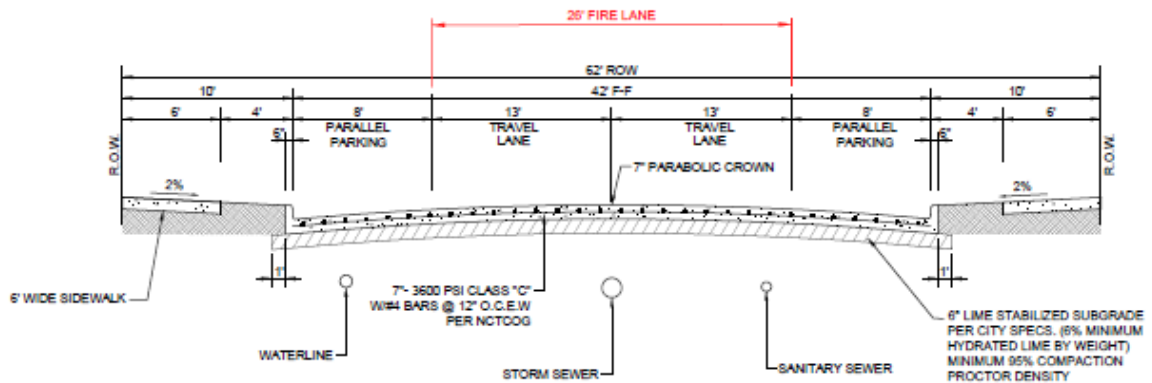
Note: Any live music performances or other use of amplified sound equipment shall comply with all noise level restrictions established by the City of Allen.

APPENDIX 5 STREET SECTIONS

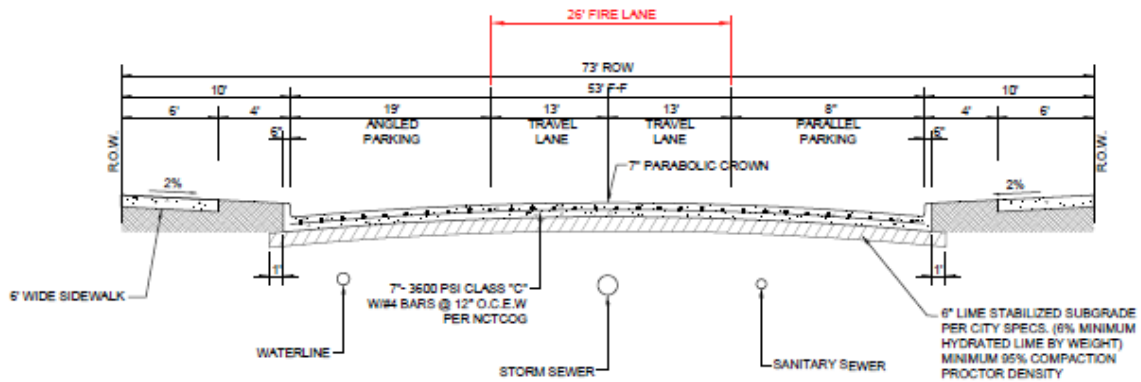
1. Primary Street



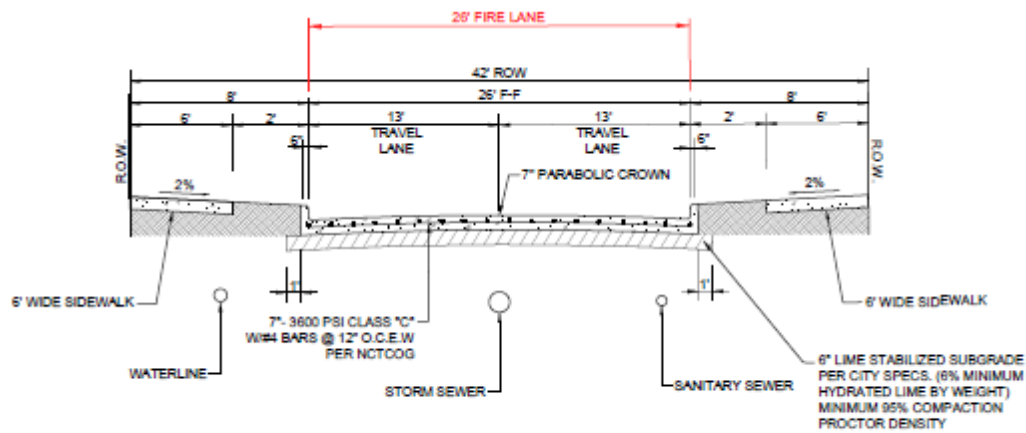
**PRIMARY STREET TYP. 'A' - TYPICAL 62' F-F PAVEMENT SECTION
TWO MOVING LANES/TWO HEAD-IN PARKING LANES**



**PRIMARY STREET TYP. 'C' - TYPICAL 42' F-F PAVEMENT SECTION
TWO MOVING LANES/TWO PARALLEL LANES**

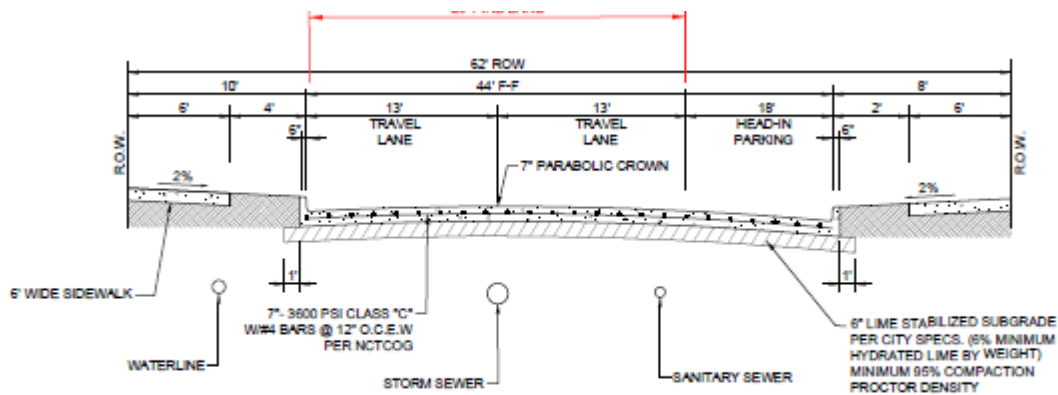


**PRIMARY STREET TYP. 'E' - TYPICAL 54' F-F PAVEMENT SECTION
TWO MOVING LANES/ONE ANGLED PARKING LANE/ONE PARALLEL PARKING LANE**

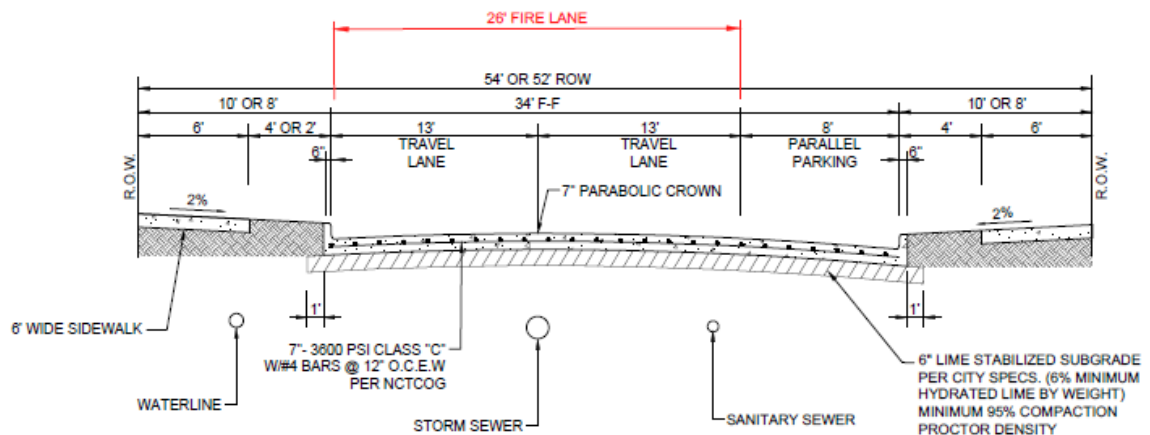


PRIMARY STREET TYP. 'G' - TYPICAL 26' F-F PAVEMENT SECTION
TWO MOVING LANES

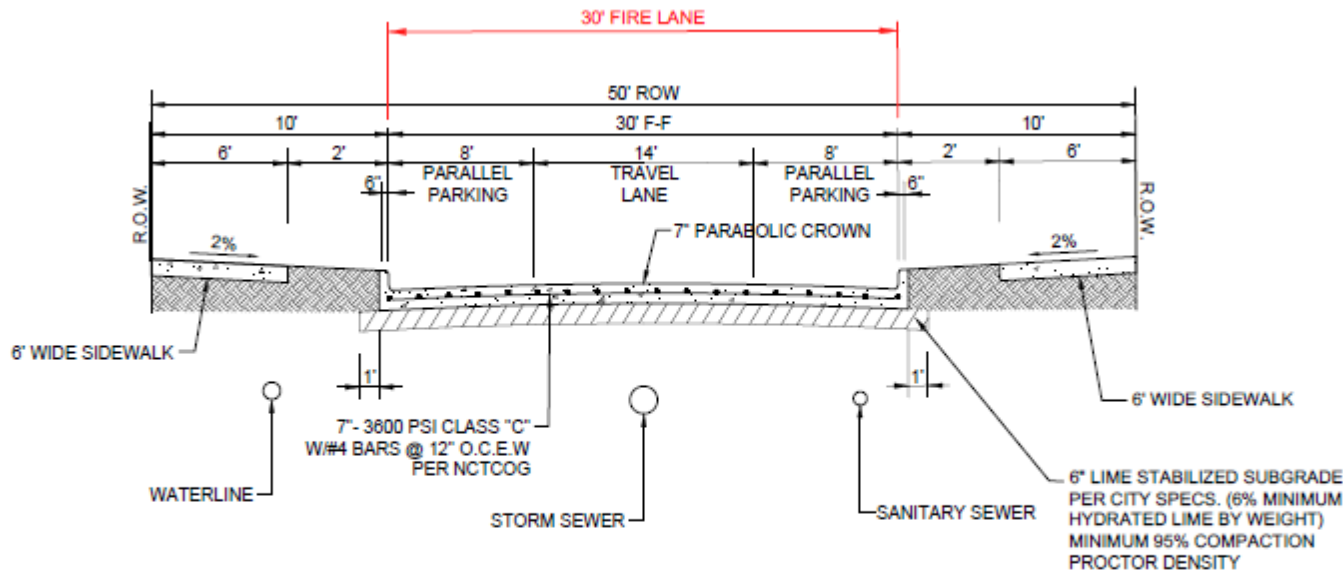
2. Secondary Street



SECONDARY STREET TYP. 'B' - TYPICAL 44' F-F PAVEMENT SECTION
TWO MOVING LANES/ONE HEAD-IN PARKING LANE

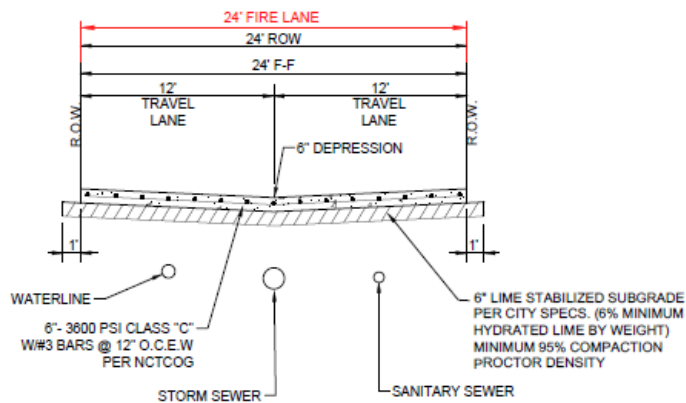


SECONDARY STREET TYP. 'D' - TYPICAL 34' F-F PAVEMENT SECTION
TWO MOVING LANES/ONE PARALLEL PARKING LANE



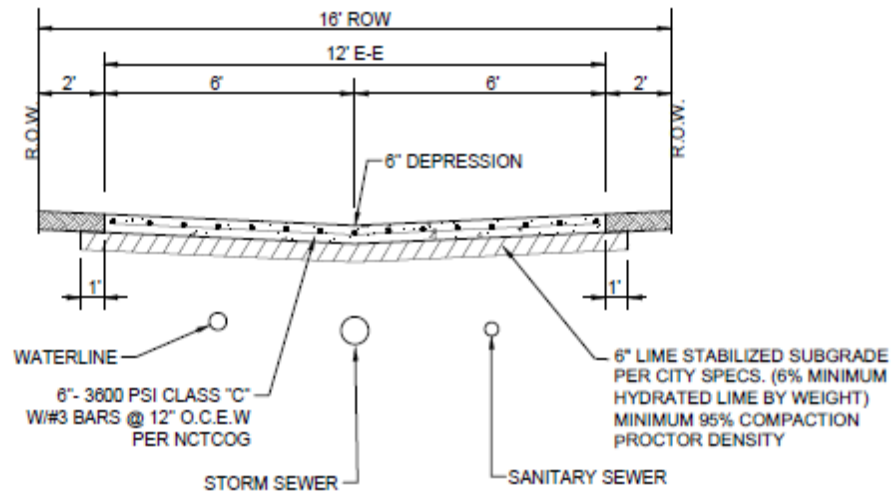
**PUBLIC STREET TYP. 'F' - TYPICAL 30' F-F PAVEMENT SECTION
RESIDENTIAL/ONE MOVING LANE/TWO PARKING LANES**

N.T.S.



**SECONDARY STREET TYP. 'H' - TYPICAL 24' F-F PAVEMENT SECTION
RESIDENTIAL/TWO MOVING LANES**

3. Mews Street



MEWS STREET - TYPICAL 12' E-E PAVEMENT SECTION
RESIDENTIAL/ONE MOVING LANE

N.T.S.

APPENDIX 6
OPEN SPACE PLAN

APPENDIX 7
RIDGEVIEW DRIVE CONCEPTUAL LANDSCAPE PLAN

**APPENDIX 8
PHASING PLAN**

APPENDIX 9
CHARACTER AREA PLAN