



DEVELOPMENT SERVICES

CITY OF FRISCO

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September 21, 2016

TO: Applicant

FROM: Amy Mathews, AICP *AM*
Planning Manager

SUBJECT: Results of the City Council meeting, September 20, 2016

Public Hearing - Zoning: Planned Development-2 Amendment (Z16-0005)
Owner(s): DD EI Dorado 89.39 LLC

Description:

A request to amend Planned Development-2 to revise the boundaries and development standards of the Planned Development district, on 1,489.9± acres located on the north side of Eldorado Parkway, 1,800± feet east of Frisco Street, and to consider to direct Staff to prepare an Ordinance of the same. Zoned Planned Development-2. Neighborhoods #47 and #10. (Development Services/AS)

Result/Action:

Approved: 5-0 (Councilmember Woodard recused himself)

ACTION:

City Council approved the Zoning request and directed staff to prepare an Ordinance per the following conditions:

**PLANNED DEVELOPMENT STANDARDS for MULTIFAMILY (PD-A)
Exhibit "B"**

Unless otherwise stated herein, the use regulations applicable to the subject property shall be in accordance with the Multifamily-19 District (MF-19) section of the Zoning Ordinance (2.03.13), as it exist or may be amended.

1. Zoning Exhibits

The development shall generally be in accordance with the
Exhibit C – Zoning Exhibit
Exhibit D – Open Space Exhibit
Exhibit E – Character Elevations

2. Exhibit C

The subject property shall generally develop in accordance with Exhibit C, as it concerns the placement of buildings, location of the City Park & parking lot locations and shall serve as the only area regulations for the MF-19 zoning tract and shall satisfy:

- The building orientation requirements of Section 4.12.03(E),
- The structure separation of Section 4.12.03(F)
- The multifamily – parking and circulation standards of Section 4.12.04

Buildings along research shall have a 25 foot build-to-line measured from the back of burb. Masonry landscape walls shall be constructed between the back of the sidewalk and the front face of building, in accordance with Exhibit E.

3. Maximum number of Stories/Units:

- Maximum number of stories for building fronting Research Road (reference exhibit C for location) - Three (3) stories, 50 feet
- Maximum number of stories for all other residential buildings - Four (4) stories, 60 feet.
- Total number of units allowed on the property – 1037 multifamily units

4. Architectural Standards

This section shall serve as the sole architectural and building design standards for the subject property

- The character elevations provided in Exhibit E shall serve as the general guidelines for the design of the buildings on the subject property.
- The two separate types of elevations shown in Exhibit E shall be distributed on the subject property according to Exhibit C.
- Each building constructed on the property must contain a minimum of 100% clay-fired brick and/or natural stone on each face of the building.

5. City Park

- The area designated as "City Park" on Exhibit "C" shall be reserved for a City park, subject to the City acquiring the property.
- A firelane access and utility easement shall provide unrestricted access to the gated entries around the park, in conformance with Exhibit C.

6. Open Space

- a) The minimum amount of open space within the Planned Development shall be 25% of the total area of the Planned Development less thoroughfare right-of-way dedication and less public park dedication.

- b) Minimum requirements for open space improvement are depicted on Exhibit "D". Alternative designs or amenities are subject to approval by the Director of Development Services. In any instance, and if necessary in addition to the Improvements shown on Exhibit "D", open space shall each include each of the following elements:
 - i. Low, ornamental masonry walls or ornamental fencing - each with masonry columns and capstones - as perimeter fencing adjacent to roadways.
 - ii. Water feature, excluding detention ponds. Retention ponds may be utilized if designed as usable open space.
 - iii. Ornamental iron, stone or equivalent durable seating areas.
 - iv. Internal walkways around the City Park and key open space features be constructed of stained or stamped concrete, or brick pavers;
 - v. Art, sculptures or fountains.
 - vi. Durable shade structures such as pavilions, arbors and gazebos.
 - vii. Programmed Open Play areas
 - viii. Benches and/or Picnic Tables
- c) Detention and retention facilities that are to be incorporated into open space shall be designed so that safety fences or barriers are not required which would otherwise prevent pedestrian access to the water's edge (if a retention facility), and shall be graded or terraced so that slopes are useable as open space. Deviations due to design constraints, or utilization of certain areas for landscaping purposes only are subject to approval by the Director of Development Services.
- d) The POA shall be responsible for the maintenance of improvements located in the right-of-way (except for public roads and utilities) associated with open space.

7. Infrastructure Veneers

Natural stone or brick veneer is required on headwalls, bridges, walls, culverts, stairs, and like structures. The material palette shall be similar and complimentary to materials used throughout the development, and are subject to approval by the Director of Development Services.

8. Planned Development Amendments

- a) Except as otherwise provided in this paragraph, minor and major amendments shall be processed and decided in accordance with the procedures set forth in the Zoning Ordinance, as it exists or is amended.

PLANNED DEVELOPMENT STANDARDS for BUSINESS CENTER (PD-B)

1.0 PLANNED DEVELOPMENT – BUSINESS CENTER

- 1.1 **General Description:** The Business Center area is intended to provide development opportunities for uses similar to the Business Center. This area will also include uses that relate to the site location and transportation modes that exist within this area.

- 1.2 **Permitted Uses:**

- Accessory buildings and uses customarily incident to the permitted uses.

- Advertising Signs - Permitted in compliance with the City's Sign Ordinance, as it presently exists or may be amended.
- Air Conditioning Sales and Services.
- Antique Shops - Indoor Display Only.
- Appliance Stores.
- Apparel Distribution Centers.
- Artist Materials and Supplies.
- Auto Laundries/Car Wash Facilities - Incidental to the primary business use.
- Auto Laundries/Car Wash Facilities.
- Auto Parts Sales - No Outdoor Storage/Display.
- Automobile Painting Facilities.
- Automobile Parking Lots and Parking Garages.
- Automobile Repairs.
- Automobile Repairs - Excluding paint and body work.
- Automobile Sales, Service and Leasing - (New).
- Automobile Sales, Service and Leasing (Used) - Incidental to the primary business use.
- Automotive Painting Facilities-Incidental to the primary business use.
- Baby Shops.
- Bakery and Confectionery Shops.
- Bakery Plant.
- Barber/Beauty Shops.
- Beverage Stores – In accordance with other applicable City Ordinances, as they presently exist or may be amended.
- Billboard and Advertising Signs - Permitted in compliance with the City's Sign Ordinance, as it presently exists or may be amended.
- Boat Sales and Services.
- Book and Stationery Stores.
- Book Binderies.
- Bottling Works – No Direct Manufacturing of Glass.
- Business Services.
- Bus Stations/Terminals.
- Cafeterias.
- Camera Shops.
- Candy and Cake Shops.
- Catering Establishments.
- Churches/Rectories.
- Cleaning, Dyeing, Pressing, Pick-up and Collection Agencies.
- Clothing, Foot wear and Textile Centers.
- Clothing, Footwear and Apparel Stores.
- Commercial Amusement Enterprises (Indoor).
- Commercial Amusement Enterprises (Outdoor) - If approved by the City of Frisco prior to the issuance of a permit.
- Computer Assembly and Distribution.
- Computer Centers.
- Computer Sales and Repairs.
- Concrete Batching Plants – Temporary and incidental to On-Site Construction.
- Convalescent Homes.

- Convenience Stores.
- Convenience Stores - With Gas Service.
- Convention Centers.
- Convention Facilities.
- Curio and Gift Shops.
- Corporate and Professional Office Facilities and Headquarters.
- Dairy Product Centers.
- Dairy Products (Retail) - Warehousing of products shall not be permitted as the primary business use.
- Day Care Centers for Children.
- Delicatessens.
- Department Stores.
- Dinner Theatres.
- Distribution Centers and Showrooms.
- Drapery Shops.
- Dress Shops.
- Drug Stores/Pharmacies.
- Dry Good Stores.
- Duplicating Centers, Mailing Services, Etc.
- Electronic Product Centers – Emissions of hazardous or toxic chemicals shall be prohibited.
- Electronic Security Facilities.
- Electronic Security Facilities including gatehouse and control counter.
- Engine Repairs and Service Facilities - Under Roof Only.
- Feed Stores.
- Fence Sales – No outdoor Storage Unless Screened.
- Financial Institutions
- Fitness and Health Centers.
- Florist and Garden Shops.
- Food Product Centers.
- Fraternal Organizations, Lodges and Civic Clubs.
- Frozen Food Lockers – No Slaughter Houses, Packing or Processing Plants.
- Frozen Food Lockers - Incidental to the primary business use. Warehousing of products shall not be permitted as the primary business use.
- Funeral Homes and Mortuaries
- Furniture and Upholstery Centers - Including Repairs.
- Furniture Stores.
- Furniture, Home Furnishings and Equipment Showrooms and Sales.
- General Commercial Plants.
- General Merchandise Stores.
- Golf course and club facilities including the following:
 - 1) Golf course and related facilities.
 - 2) Maintenance facilities.
 - 3) Walks, trails and cart paths.
 - 4) Golf club and related facilities.
 - 5) Private club facilities.
 - 6) Restaurant facilities.
 - 7) Fitness center.

- 8) Swimming facilities.
- 9) Tennis facilities.
- 10) Parking facilities.
- Governmental and Utility Agencies, Offices, Facilities and Service Yards - No Outdoor Storage Unless Screened
- Greenhouse and Nursery Facilities - Sales permitted, but no wholesale growing of stock as a primary business use.
- Grocery Stores and Supermarkets.
- Guard and Patrol Services.
- Hardware and Building Materials Stores - No Outdoor Storage Unless Screened.
- Health Product Fabrication Center.
- Health Product Stores.
- Heliports and Helipads.
- Hospitals.
- Hotels and Motels.
- Household Appliance Services and Repairs.
- Ice Cream Stores.
- Instrument and Meter Repair Facilities.
- Interior Decorating Stores.
- Jewelry Stores.
- Job Printing Centers.
- Key Shops/Locksmiths.
- Laboratories – Testing and Experimentation – Emissions of hazardous or toxic chemicals shall be prohibited.
- Laundromats.
- Laundry and Dry Cleaning Establishments.
- Laundry and Dry Cleaning Plants.
- Leather Goods Shops.
- Machinery Sales and Services – New and Uses (Excluding Junk Yards) – Services and repair facilities to be under roof and enclosed.
- Mass Commuter/Transit Stations.
- Meat Markets - No Slaughter Houses or Packing Plants.
- Medical and Health Care Facilities/Clinics/Emergency Centers.
- Medical Offices.
- Medical Equipment Manufacturing and Showrooms.
- Messenger/Courier and Telegraph Services.
- Mini-Warehouses
- Mini-Warehouses - Incidental to Permitted Uses
- Municipal Buildings and Facilities.
- Monument Sales.
- Motorcycle Sales and Services.
- Multi-Family Units - As outlined in Section 1.2 of this exhibit.
- Museums, Libraries, Art Schools and Art Galleries.
- Musical Instrument Sales.
- Newspaper and Magazine Sales.
- Newspaper Printing Centers.
- Novelty/Notion Stores.

- Nursing Homes.
- Office Businesses.
- Office Equipment Repairs and Maintenance.
- Office Showroom Facilities - Sales Permitted.
- Office Supplies and Sales.
- Offices - Professional, Administrative and General Offices - Including, but not limited to, doctors, dentists, optometrists, psychiatrists, attorneys, architects, engineers, planners, travel agents, advertising, insurance, real estate and similar offices.
- Optical Stores - Sales and Services.
- Paint Stores.
- Paper Product Centers.
- Parking facilities.
- Hospitals.
- Parks, playgrounds and neighborhood recreation facilities including, but not limited to, swimming pools, club house facilities and tennis courts.
- Parks, Playgrounds, Recreational Facilities and Community Centers.
- Pet Grooming and Supplies.
- Pet Shops.
- Pest Control/Exterminating Shops.
- Photographic Services.
- Plastic Products Centers – Emissions of hazardous or toxic chemicals shall be prohibited.
- Play Equipment - Sales and Display.
- Plumbing Shops.
- Plumbing Shops - No Outdoor Storage.
- Post Office Facilities.
- Prefabricated Home Sales – No Mobile Homes.
- Printing and Duplicating Centers.
- Private Club Facilities – In accordance with other applicable City Ordinances, as they presently exist or may be amended.
- Radio and Television Microwave Antennae/Towers - Incidental to the primary use and not to exceed a height of one hundred forty (140) feet unless mounted on a roof top exceeding a height of one hundred forty (140) feet, in which case, the antenna/ tower shall not exceed a height of thirty (30) feet above the top of the building structure.
- Radio and Television Sales and Services.
- Radio and Television Studios and Broadcasting Facilities.
- Recreation Centers - Public and Private.
- Real estate sales offices during the development and marketing of the residential areas Scientific/Research Facilities - Emissions of hazardous or toxic chemicals shall be prohibited.
- Restaurants - With Drive-In/Drive-Thru Service.
- Restaurants.
- Retail Sales.
- Retail Shops and Stores.
- Scientific/Research Facilities – Emissions of hazardous or toxic chemical shall be prohibited.

- Schools - Public or Private.
- Securities and Commodities Offices - Including, but not limited to brokers, dealers, under writers, exchange offices and similar offices.
- Service Stations - Full Service (Including Bays).
- Service Stations - Self Service.
- Sewing Machine Sales and Services.
- Shoe and Boot Sales and Repair Stores.
- Shopping Centers.
- Shopping Malls.
- Sign Sales – Sign installation to be in compliance with the City’s Sign Ordinance, as it presently exists or may be amended.
- Small Engine Repairs - Under Roof and Enclosed.
- Specialty Shops and Boutiques.
- Sporting Good Sales.
- Studios - Art, Photography, Music, Dance, Gymnastics, Health, etc.
- Tailor Shops.
- Theaters - Indoor.
- Telecommunication Centers and Sales.
- Temporary buildings and uses incidental to construction work on the premises, which shall be removed upon completion of construction work.
- Theatrical Centers.
- Tire Dealers - No Outdoor Storage.
- Tool and Equipment Rental Stores - No Outdoor Storage Unless Screened.
- Toy Stores.
- Trailer Sales/Rentals – Excluding Mobile Homes.
- Travel Bureaus.
- Trade and Commercial Schools.
- Trophies and Awards Shops.
- Truck Sales and Leasing.
- Utility Distribution Systems and Facilities.
- Variety Stores.
- Veterinarian Clinics and Kennels - Limited to small animals and containing no outside pens.
- Warehousing Facilities - In Conjunction with Permitted Business Uses.
- Warehousing Facilities - Incidental to the primary business use and located within the same building.
- Watch Making Shops.
- Wholesale Office and Sample Rooms.
- Uses similar to the above mentioned permitted uses, provided the Frisco City Council approves said uses prior to the issuance of a building permit
- All uses as permitted in the H.I. Heavy Industrial District, Article 8-120.2 of the Frisco Zoning Ordinance No. 8402-03, as it presently exists or may be amended. These H.I. Heavy Industrial District uses shall only be permitted in the Business Center areas located west of the St. Louis, San Francisco and Texas Railroad, as indicated on Exhibit “B”.

- 1.2a **Density:** The permitted floor area of all buildings within the Business Center areas shall be unlimited, provided that all sections of the Planned Development Ordinance are fulfilled.
- 1.2b **Front Yard:** The minimum depth of the front yard shall be twenty-five (25) feet. When a lot has double frontage, the front yard requirement shall be complied with on both streets.
- 1.2c **Side Yard:** No side yard is required unless vehicular access is required in which case a side yard having a depth of not less than twelve (12) feet shall be provided.

A twenty-four (24) foot side yard shall be provided where fire lane access is required and provision for a vehicular access/fire lane easement is not available on the adjoining property.

- 1.2d **Rear Yard:** No rear yard is required unless vehicular access is required in which case a rear yard having a depth of not less than twelve (12) feet shall be provided.

A twenty-four (24) foot rear yard shall be provided where fire lane access is required and provision for a vehicular access/fire lane easement is not available on the adjoining property.

- 1.2e **Maximum Building Height:** The maximum allowed height of the Business Center structures shall be fifteen (15) stories, not to exceed two hundred, ten (210) feet. Refer to Exhibit "C" for height restricted areas.

- 1.2f **Lot Area:** No minimum requirement

- 1.2g **Lot Width:** No minimum requirement.

- 1.2h **Lot Depth:** No minimum requirement.

- 1.2i **Lot Coverage:** In no case shall more than sixty (60) percent of the total lot area be covered by the combined area of the main buildings and accessory buildings. Parking structures, buildings and surface parking facilities shall be excluded from lot coverage computations.

- 1.2j **Building Materials:** All main buildings shall have an exterior finish of stone, stucco, brick, tile, concrete, glass, exterior wood or similar materials or any combination thereof. The use of wood as a primary, exterior building material shall be limited to structures that do not exceed two (2) stories in height and shall be limited to a maximum of thirty (30) percent of the total exterior wall surfaces.

- 1.2k **Open Space Requirement:** A minimum of seven (7) percent of the net lot area, for Business Center areas to be developed for commercial, retail or office related uses, shall be developed and maintained as landscaped open space. Landscaped open space may include areas used for facilities such as walks, plazas, courts, recreational amenities, water features and other similar uses not specifically used for vehicular access and parking.

Landscape plans for the above noted development areas shall be submitted by the applicant to the Frisco Planning and Zoning Commission and City Council, or their designee, and approved in accordance with applicable law at the time of Site Plan Review and Approval.

- 1.2l **Multi-Family Units:** Multi-family units shall be allowed within the Business Center area. A maximum of twenty-one (21) units per gross acre of land shall be permitted. A maximum of five hundred, sixty three (563) multi-family units shall be allowed in the Business Center areas. Refer below for development requirements.

- **Multi-Family Units:** Multi-Family Units are attached units. These units will consist of flats (single level units) and studios (two level units), or a combination thereof. Access shall be allowed from access drives, or parking areas connecting to adjacent public or private streets. These multi-family units will range from two (2) units per building to twenty-four (24) units per building.
- **Building and Area Requirements**
 - Minimum Dwelling Size - The minimum floor area for flats (one story units) shall be six hundred fifty (650) square feet and studios (two story units) shall be seven hundred fifty (750) square feet, exclusive of garages, breezeways and porticos.
 - Lot Area - The minimum area of any lot shall be fourteen thousand (14,000) square feet.
 - Lot Coverage - In no case shall more than fifty (50) percent of the total lot area be covered by the combined area of the main buildings and accessory buildings.
 - Lot Width - The average width of any lot shall be no less than eighty (80) feet.
 - Lot Depth - The minimum depth of any lot shall be ninety (90) feet.

- Front Yard - The minimum depth of the front yard shall be twenty-five (25) feet.
- Side Yard - The minimum side yard on each side of the lot shall be ten (10) feet. A side yard adjacent to a street shall be a minimum of twenty (20) feet. A building separation of fifteen (15) feet shall be provided between structures.
- Rear Yard - The minimum depth of the rear yard shall be twenty (20) feet.
- Maximum Building Height - Buildings shall be a maximum of three (3) stories, not to exceed forty-five (45) feet in height. Roof structures, penthouse structures, chimneys, antennas, and other projections not used for human occupancy, as approved by the City, may extend above this height limit.
- Covered Parking – Parking shall meet the requirements as outlined in the Required Parking section below which shall include, lighted, covered parking spaces provided in a ratio of one to one, one covered parking space provided for each multi-family dwelling unit developed. This provision is not intended to dictate that every unit shall have a lighted, covered parking space, but rather to ensure that the total number of covered parking spaces equals the total number of units developed.

Required Parking: -Two (2) off street parking spaces shall be provided on the lot or tract or on an immediately contiguous lot or tract sufficient to assure two (2) vehicles spaces for each dwelling unit. Garage parking, if provided, shall be behind the front building line.

No parking space, garage, carport or other automobile storage space or structure shall be used for storage of any truck, truck trailer or van, except a single panel pick-up truck not exceeding one and one-half tons capacity, or recreation vehicle/travel trailer/boat/equipment may be stored off -street and behind the front building line by the owner or occupant of the residential premises
 With the exception of Townhome and Multi-Family development, required parking for residential units shall be behind the front building line.

- General Requirements -
- Single family development that may be proposed in areas designated for Multi-Family Units shall be constructed in accordance with standards set forth for the applicable product that is proposed.
- The front door of each apartment shall be no more than one hundred, fifty (150) feet from a fire lane (measured in a straight line).
- A paved walkway should connect the front door of each ground floor unit to a parking area.

1.2m **Covered Parking:** In conjunction with parking requirements as outlined below, lighted, covered parking spaces provided in a ratio of one to one, one covered parking space provided for each multi-family dwelling unit developed. This provision is not intended to dictate that every unit shall have a lighted, covered parking space, but rather to ensure that the total number of covered parking spaces equals the total number of units developed.

- Two (2) off street parking spaces shall be provided on the lot or tract or on an immediately contiguous lot or tract sufficient to assure two (2) vehicles spaces for each dwelling unit. Garage parking, if provided, shall be behind the front building line.
- No parking space, garage, carport or other automobile storage space or structure shall be used for storage of any truck, truck trailer or van, except a single panel pick-up truck not exceeding one and one-half (1 ½) tons capacity, or recreation vehicle/travel trailer/boat/equipment may be stored off -street and behind the front building line by the owner or occupant of the residential premises
- With the exception of Townhome and Multi-Family development, required parking for residential units shall be behind the front building line.

GENERAL CONDITIONS:

2.3 Open Space and Yard Areas:

- α Open space area required for an existing building or structure shall not be counted as open space area for any other building or structure.
- β Open eaves, window sills and belt courses may project in to a front or rear yard a distance not to exceed five (5) feet. Fences, walls and hedges may be erected in any required yard space or along the edge of any yard space or project perimeter. All walls or fences must be approved by the Frisco City Council, or their designee, prior to construction.

2.4 Conformance to All Applicable Articles of the Frisco Zoning Ordinance: Except as amended herein, this Planned Development shall conform to any and all applicable

articles and sections of the Frisco Zoning Ordinance as it presently exists or may be amended.

2.5 **Parking Requirements:** Unless otherwise requested by the developer and approved by the City, the following parking requirements shall be adhered to for nonresidential development within the Planned Development:

Banks and Savings and Loans	1:300 square feet
Churches	1:4 seats of the main sanctuary
Commercial Retail Uses	1:200 square feet
Freestanding Restaurants	1:125 square feet
Furniture Stores	1:500 square feet
Hospitals	1:2 beds
Industrial Uses	1:1000 square feet
Medical Office	2:300 square feet
General and Professional Office Uses	1:350 square feet
Theatres	1:4 seats of the theater(s)

Parking reductions for shared parking may reduce the number of required parking spaces by:

- a. demonstrating that the parking demand by the uses occur at alternating or differing time periods,
- b. that the uses combine provide a lesser need than the uses singularly,
- c. here the combined floor area is 50,000 gross square feet or larger,
- d. and the aggregate reduction would not be any less than 1 space per 250 square feet.

Shared parking agreements must be submitted, in writing, by all owners or parties involved. The agreement must be approved by the City. If approved, the reduction shall be tied to the uses listed in the shared agreement. If any of the uses change, a reassessment of the shared parking agreement will be required. New uses shall not be permitted by the City until another agreement is approved by the City or the individual parking requirements are met.

Standard parking spaces shall be nine (9) feet by eighteen (18) feet. If approved by the City at the time of Site Plan review, allocations for compact car spaces with reduced parking stall standards may be permitted

Any use not specifically listed in the above table shall be defined by use to the nearest similar parking standard. A detailed explanation of the activities performed may be required by the City for approval.

Parking and loading requirements for uses other than those described above shall conform to Article 9, Section 100.6 of the City of Frisco's Ordinance No. 84-02-03, as it presently exists or may be amended, unless other requirements are requested by the land owner or developer and approved by the City.

2.6 **Conceptual Development Plan:** A Conceptual Development Plan/Zoning Exhibit is attached to and made a part of these Planned Development conditions, as Exhibit "B". This Conceptual Development Plan shall show the following:

- a Overall boundary and boundary description of the Planned Development.

- b Land uses for the Planned Development District.
- c Densities for the Planned Development District.
- d Vicinity map, map key, north arrow and graphic scale with the Conceptual Development Plan/Zoning Exhibit.
- e The width of all major streets and thoroughfares.
- f Indication of reservation of right-of-way for the future east/west thoroughfare, presently referred to as Eldorado Parkway, of not less than fifty (50) feet from the existing center line of said road way.
- g Indication of reservation of right-of-way for the future east/ west thoroughfare, presently referred to as Panther Creek Parkway, of not less than fifty (50) feet from the existing center line of said road way.

2.7 **Concept Areas:** A Concept Areas Exhibit is attached to and made a part of these Planned Development conditions, as Exhibit "D". This Concept Areas Exhibit shall show individual areas (Areas "B", "C", "D" and "E") within which Concept Plans may be required when development is to occur.

Note: Concept Plans shall only be required for that particular Concept Area within which development is to occur.

2.8 **Concept Plan:** A Concept Plan submission shall contain a scaled drawing of the applicable Concept Area, being only that specific Concept Area within which development is to occur. This concept Plan submission shall contain:

- a a scaled drawing of the applicable Concept Area.
- b approximate locations for major, secondary and collect or road ways.
- c approximate locations (general geographic areas) for the anticipated land uses, i.e. commercial/office, multi-family and single family land use areas.

Note: It is intended that these land use areas will be represented in the form of "bubble diagrams" only to show approximate, general locations for the land uses.

- d approximate acreages for each of the anticipated land use areas.

A Concept Plan may be required by the City prior to, or in conjunction with, the submittal of a Preliminary Plat within the applicable Concept Area.

Concept Plans, when required by the City, shall be reviewed and approved by the Frisco City Council, or their designee. There shall be no requirement of public hearing for this process. Also, there shall be no requirement for written notification, of Concept Plan review and approval, to be sent to adjacent or surrounding property owners.

2.9 **Preliminary Plat:** A Preliminary Plat for each phase of development must be submitted to the Frisco Planning and Zoning Commission and City Council, or their designee; and must be approved by said bodies prior to completion of the Final Plat.

All Preliminary Plats must comply substantially with the applicable Concept Plan and the Conceptual Development Plan/Zoning Exhibit attached hereto. Also, all Preliminary Plats shall comply specifically with these conditions.

Any person desiring to subdivide any land within the Planned Development shall first submit to the City of Frisco twenty-five (25) copies of the preliminary plat along with the filing fee and written application for conditional approval at least ten (10) days prior to the meeting at which it is to be considered. Unless otherwise approved by the

City, copies or prints of the proposed subdivision drawn on sheets a maximum size of 24 inches by 36 inches and drawn to a scale of 100 feet to the inch (1 inch equals 100 feet) shall be submitted in the number specified hereinabove. In cases of large developments which would exceed the dimensions of the sheet of 100 foot scale, Preliminary Plats may be 200 feet to the inch (1 inch equals 200 feet). The twenty-five (25) copies or prints of the proposed subdivision shall show the following:

- a The name of the subdivision, with each plat shown as "Preliminary Plat".
- b North point, scale and date.
- c Distinct indication of subdivision boundary lines, existing building lines, and the width and location of existing and proposed streets, alleys and easements within or adjacent to the property.
- d The names of the proposed new streets.
- e Location and names of all adjoining subdivisions and proper ties in sufficient detail to show connection of proposed development and improvements with surrounding improvements.
- f Layout, numbers and dimensions of proposed lots.
- g Contours sufficient to accurately show the topography (contours and all grades in the subdivision must be referred to a Geodetic Survey, or to State Highway Department or City of Frisco bench marks and the contour intervals shall not exceed two (2) feet.
- h Physical features of the property including existing and proposed locations of water courses, culverts, bridges, railroads and all other significant structures and features.
- i Location and dimensions of existing water and sewer mains and any other public utilities in the area.
- j Designation of adequate off street parking facilities for any proposed business area in the subdivision.
- k A vicinity or key map on a smaller scale showing the proposed subdivision in its relationship to the surrounding area and to the nearest subdivision if one is adjacent to the property.
- l The Director of Planning or other person designated by the City, shall make a study of the plat and give a written report to the Planning and Zoning Commission and City Council, or their designee, before final action is taken on the Preliminary Plat.
- m Following technical review of the Preliminary Plat and other material submitted for conformity thereof to these regulations, the Planning and Zoning Commission shall , within thirty (30) days after the filing and review of such Preliminary Plat, act thereon as submitted, or modified and, if recommended for approval , the City Council shall express its approval as conditional approval and state the conditions of such approval, if any, or if disapproved, shall express its disapproval and its reasons therefor, provided , however, that reasons for denial shall be due to developers non-conformance with this PD Ordinance or any other City Ordinance governing development of property.
- n The action of the City Council shall be noted on two (2) copies of the Preliminary Plat, referenced and attached to any conditions required by the Council. Act ion of the Council shall be certified by the City Administrator. One (1) copy shall be returned to the subdivider and the other retained in the files of the City of Frisco.

- o Conditional approval of a Preliminary Plat by the Council shall be deemed an expression of approval to the layouts submitted on the Preliminary Plat as a guide to the installation of streets, water, sewer and other required improvements and utilities and to the preparation of the final or record plat. Except as provided for herein, approval of the Preliminary Plat shall constitute conditional approval of the Final Plat when all conditions of Preliminary Plat approval of the Final Plat when all conditions of the Preliminary Plat approval have met.
- p Conditional approval of a Preliminary Plat shall be effective for one (1) year unless reviewed by the Council in the light of new or significant information which would necessitate the revisions of the Preliminary Plat. If no development or change in requirements has occurred which would affect the proposed plat at the end of the year of an effective approval, the Council may extend its approval another year without the submission of a new Preliminary Plat by reapproving the original Preliminary Plat. No filing fee is required for such reapproval.

2.10 **Site Plan:** No building permit shall be issued for the construction of buildings until a Site Plan of that particular development area has been submitted to the Frisco Planning and Zoning Commission and City Council, or their designee, and approved in accordance with applicable law. Separate Site Plans may be submitted for individual development areas, and construction within a development area may proceed in phases after approval of the Site Plan for the applicable development area.

A Site Plan submission shall contain a scaled drawing of the specific parcel to be developed showing:

- a approximate locations for any proposed public or private streets.
- b approximate locations for any proposed alleys, loading or service corridors.
- c approximate locations for any proposed buildings or structures.
- d Proposed building lines. Setback lines and proposed road way right-of-way lines.
- e existing road way or utility easements or rights-of-way.
- f an accurate boundary description.
- g existing topography with a contour interval of not less than five (5) feet.
- h parking area layout with a table indicating the parking requirements, reductions and shared parking agreements.
- i maximum building coverage.
- j all adjacent land uses, including any proposed, future points of access to adjacent areas, and any shared uses with adjacent properties.
- k floodplain and floodway boundaries (if applicable).
- l proposed open space or amenity areas.
- m proposed screening and buffering elements.
- n Proposed building heights of multi-story, non-residential structures.

Note: A Site Plan submission shall not be required for single family residential development. A Preliminary Plat shall take the place of a Site Plan for these single family areas.

A Site Plan, when applicable, shall be approved by the City prior to the issuance of a Building Permit.

- 2.11 **Final Plat:** A Final Plat with construction plans must be submitted to the Frisco Planning and Zoning Commission and City Council, or their designee, and must be approved by said bodies prior to issuance of a building permit for development within that phase.

Plats shall conform to sizes as required by the County Clerk's office for recording purposes. After the Preliminary Plat has been approved or conditional approval is recommended by the Planning and Zoning Commission and approved by the City Council, or their designee, and after all required changes and alterations have been made to the plat, twenty-five (25) copies of the final or record plat, together with a sepia copy thereof, shall be submitted to the City for presentation to the Planning and Zoning Commission and the Final Plat shall show or be accompanied by the following:

- a The title or name by which the subdivision is to be identified.
- b North point, scale and date.
- c The names of adjacent subdivisions and the names of streets.
- d The number of lots and blocks in accordance with a systematic, consecutive numbering arrangement.
- e An accurate boundary survey of the property subdivided, noting the bearings and distance of the sides, same being referenced to original survey lines or established subdivision, and showing the lines of all adjacent lands and properties.
- f References to permanent survey reference monuments which shall be established on at least one block corner of each street intersection.
- g Lines of streets, alleys and easements, noting the width and name of each, and the street, alleys and easements of adjacent subdivisions in a different manner than those of the proposed subdivision, preferably dotted or dashed.
- h The location of all lots, streets, highways, alleys, easements, parks, playgrounds and other features, with accurate dimensions given in feet and decimals of a foot, and showing the length of radii, deflection angles, and of arcs of all curves, tangent distances and tangent bearings shall be given for each street and all such data shall be complete and sufficiently precise to permit accurate location upon the ground.
- i Building lines of front and side streets, dotted or dashed, and the location of utility easements shown in dashed lines.
- j A properly executed dedication of all streets, highways, alleys, parks and playgrounds, and other lands intended for use of the public, such dedicatory instruments to be signed by the owner or owners and by all mortgage or lienholders.
- k Any restrictive covenants in a separate instrument in proper form for filing.
- l At the time the developer files the Final Plat with the City Administrator or City Official, he shall, when required to do so, also file a certificate showing that all taxes have been paid on the tract to be subdivided and that no delinquent taxes exist against the property.
- m Proper certification, upon the face of the plat, by a registered public surveyor or licensed land surveyor that the plat represents a survey made by him and

that all necessary monuments and lot markers have been installed and are accurately and correctly shown upon the plat.

- n A certificate by the owner or owners of the subdivision acknowledging the requirement of the completion of all water distribution and sewage collection systems and all street, curb and gutter, and drainage improvements, at the expense of the subdivider and guaranteeing the performance of same.
- o Three (3) complete sets of construction plans for the water distribution and sewage collection systems which shall provide for the installation in such a manner as to obviate the necessity for disturbing the paving and curb and gutter in order to connect any lot or building to the system.
- p Three (3) complete sets of the plan and profile of streets, curb and gutter, and on-site and off-site drainage construction.
- q The Final Plat shall conform to the Preliminary Plat as approved and, incorporating all changes, directions and additions imposed by the Council. The Final Plat shall not be released for filing until detailed engineering plans have been approved by the City Council of Frisco.
- r If so desired by the developer, the Final Plat may constitute only that portion of the approved Preliminary Plat which he proposes to record and then develop, provided, however, that such portion conforms to all the requirements of these regulations.
- s Upon receipt of Final Plat, accompanied by a final filing fee, the City Administration shall check the plat to ascertain its compliance with these regulations and the action of the Commission. When the copy of the Final Plat has been checked and found to meet all general requirements and design standards, the developer or his engineers shall submit twenty (20) copies of the Final Plat to the Administrator. The Administrator shall stamp on each of the twenty (20) copies the certificate of approval of the Planning & Zoning Commission attested by the Chairman. The developer or his authorized agent will secure the required number of plats and record them with the County Clerk, of Collin County, Texas, within thirty (30) days of the date of the final approval, otherwise, the approval of the Commission becomes invalid. Two (2) copies of the recorded Final Plat shall be returned immediately to the City Administrator.
- t The engineering plans showing details of streets, alleys, culverts, bridges, storm sewers, water mains, sanitary sewers and other engineering details of the proposed subdivision shall be submitted to the City Administrator along with the Final Plat of the subdivision. Such plans shall be prepared by a registered professional engineer qualified for the specific engineering services and shall conform to the design standards established by the City of Frisco. The Final Plat will not be released for filing until detailed engineering plans have been approved by the City.

2.12 **Landscape Plan:** A Landscape Plan submission shall contain a scaled drawing of the specific parcel to be developed showing:

- a proposed screening and buffering elements.
- b proposed landscaping for parking areas.
- c percentage of the lot to be developed as landscaped open space.
- d proposed landscape materials indicating approximate locations, materials and size.
- e proposed areas to be irrigated.

- f existing tree preservation areas.
- g existing topography with contour intervals of no less than five (5) feet.

A Landscape Plan shall be approved by the City prior to the issuance of a Building Permit.

- 2.13 **Development Schedule:** This Ordinance shall be accompanied by a Development Schedule, indicating the approximate date on which construction is expected to begin and the approximate time frame to completion. The Development Schedule, if approved by the City Council, shall be generally adhered to by the Owner, Developer, and their successors in interest; unless amended by approval of the City Council.
- 2.14 **Annual Development Report:** Annually, where a Development Schedule has been submitted, the Developer shall report to the City Council the actual development accomplished in the various Planned Development Districts as compared to the Development Schedule.
- 2.15 **Compliance with the Conditions of Article 84-02-03 of the Frisco Zoning Ordinance:** Except as amended above, the procedures and conditions required of the Planned Development shall comply with Ordinance 84-02-03 of the Frisco Zoning Ordinance as it exists or may be amended.
- 2.16 **General Compliance:** Except as amended by this Ordinance, development of property within this Planned Development District must comply with the requirements of all ordinances, rules and regulations of the City of Frisco as they exist or may be amended.
 - a All paved areas, permanent drives, streets (dedicated or private), and drainage structures (if any) must be constructed in accordance with standard City of Frisco specifications as they exist or may be amended.
 - b The Building Inspector shall not issue a building permit or a Certificate of Occupancy for use in a phase of this Planned Development District until there has been full compliance with these conditions, the construction codes, and all other rules and regulations of the City of Frisco as they exist or may be amended and are applicable to that phase.
- 2.17 **Corner View Easements:** A view easement shall be maintained at the intersection of streets and/or alleys. This easement shall be kept clear of all structures or other visual obstructions over twenty-four (24) inches in height. This easement is defined by a line connecting two points on perpendicular or perpendicularly adjacent lot lines, said point being located twenty (20) feet from the intersecting lot corner.
- 2.18 **Maintenance of Facilities:** If applicable, the Owner(s) shall establish, with each detailed plan submittal, a Property Owners' Associations, a Membership Association or other designation that will be responsible for the improvement and maintenance of all private, common areas and/or common facilities contained within the area of the detailed plan.

PLANNED DEVELOPMENT STANDARDS for PLANNED DEVELOPMENT-2

• PLANNED DEVELOPMENT - RESIDENTIAL VILLAGE

1.1 General Description: The Residential Village, identified on the attached Exhibit "B", is intended to accommodate a variety of uses - primarily residential uses. The residential units proposed to be located within this area will be united through an open space system, primarily located along Panther Creek. Elements of design and proposed locations for the individual residential areas and housing units will have a close relationship with the open space, existing vegetation patterns, and the existing landforms. The residential units will be comprised of Single family Homes-Type "A", Single family Homes-Type "B", Single family Homes - Type "C", Cluster Homes, Patio Homes, Two family Homes, Townhomes and Multifamily Units. Neighborhood Commercial centers shall be allowed within the Residential Village to provide necessary goods and services to the residential community. Development standards for each of the aforementioned housing types and neighborhood commercial areas are outlined within this text.

2.1 Permitted Uses:

- Residential uses (including modular homes) as described herein - Sections 1.10 through 1.17.
- Neighborhood Commercial uses as described herein - Section 1.18.
- Golf course and club facilities including the following:
 - Golf course and related facilities.
 - Maintenance facilities.
 - Walks, trails and cart paths.
 - Golf club and related facilities.
 - Private club facilities.
 - Restaurant facilities.
 - Fitness center.
 - Swimming facilities.
 - Tennis facilities.
 - Parking facilities.
- Private and public road ways.

Note: Private, residential road ways, other than those associated with the development of multifamily properties, shall only be permitted if approved by the City at the time of platting or at the time of site plan review.
- Parks, playgrounds and neighborhood recreation facilities including, but not limited to, swimming pools, club house facilities and tennis courts.
- Churches/rectories.
- Schools - public or private.
- Utility distribution lines and facilities.
- Fire stations and public safety facilities.
- Real estate sales offices during the development and marketing of the residential areas.
- Electronic security facilities including gatehouse and control counter.
- Accessory buildings and uses customarily incident to the permitted uses. The total land area used for accessory buildings shall not exceed twenty-five (25) percent of the total area designated for the main buildings. Accessory buildings shall not be permitted within any "front yard" area but

shall be permitted within any portion of the "side yard" or "rear yard" of a building lot.

- Temporary buildings and uses incidental to construction work on the premises, which shall be removed upon completion or abandonment of construction work. These temporary buildings and uses shall include, but not be limited to, concrete batch plants.
- Uses similar to the above mentioned permitted uses, provided however, that the City Council shall approve said uses prior to the issuance of building permits.

2.2 Maximum Density: The overall allowed residential density of the Residential Village shall be 5.5 units per acre or a total of four thousand, five hundred, twenty-eight (4,528) units inclusive of all attached and detached residential units, as calculated on a gross land area basis (approximately 823.3 acres) for the Residential Village area .

Required Parking:

- Two (2) off street parking spaces shall be provided on the lot or tract or on an immediately contiguous lot or tract sufficient to assure two (2) vehicles spaces for each dwelling unit. Garage parking, if provided, shall be behind the front building line.
- No parking space, garage, carport or other automobile storage space or structure shall be used for storage of any truck, truck trailer or van, except a single panel pick-up truck not exceeding one and one-half (H) tons capacity, or recreation vehicle/travel trailer/boat/equipment may be stored off -street and behind the front building line by the owner or occupant of the residential premises
- With the exception of Townhome and Multi-Family development, required parking for residential units shall be behind the front building line.

2.3 Streets: Private, residential streets, if approved and provided, shall have a width of at least twenty-six (26) feet - face to face of provided curbs. All private streets shall be constructed to standards equal to or greater than those normally accepted by the City of Frisco, Texas, at the time of construction of said private streets.

2.4 Garages: An attached or detached private garage which faces a street instead of an alley shall conform to the front yard requirements specified in this Planned Development for the particular use type, except that a minimum distance of twenty (20) feet shall be required between a property line abutting a dedicated street or alley and the closed garage door.

2.5 Fences and Walls: Privacy fences and/or walls may be constructed along property lines, within the front, side or rear yard spaces.

The maximum height of a fence or wall in a required front yard of any single family area shall not exceed forty (40) inches. Also, within a required front yard of any single family area, combinations of berms and fences shall not exceed forty (40) inches in height.

All fences and walls in the required front yard, except head light screens, shall be at least seventy-five (75) percent open

2.6 Building Materials: All main buildings shall have an exterior finish of stone, stucco, brick, tile, concrete, glass, exterior wood or similar materials or any combination thereof. The use of wood as an exterior building material shall be limited to a maximum of thirty (30) percent of the total exterior wall surfaces.

2.7 General Requirements:

- If approved by the City at the time of Site Plan review, side and rear yard

requirements may be waived where they abut a golf course or common open space.

- A complex of attached, one family dwellings shall have a minimum length of two (2) dwelling units with a maximum length of two hundred fifty (250) feet.
- Covered drives and porte-cocheres that are architecturally designed as an integral element of the main structure of single family, detached residences shall be permitted to extend up to fifteen (15) feet from the established front building line into the front yard area; that area between the street pavement and the front yard line.

2.8 Single Family Homes - Type "A": Single Family Homes - Type "A" are a form of single family, detached housing. These development areas will consist of large units and lots, having access and frontage on public or private roads. These units will be one, two or three story structures.

Building and Area Requirements

- **Minimum Dwelling Size** - The minimum area of the main building shall be two thousand (2,000) square feet, exclusive of garages, breezeways and porticos.
- **Lot Area** - The minimum area of any lot shall be eleven thousand, four hundred (11,400) square feet.
- **Lot Coverage** - In no case shall more than forty (40) percent of the total lot area be covered by the combined area of the main buildings and accessory buildings. Swimming pools, spas, decks, patios, driveways, walks and other paved areas shall not be included in determining maximum lot coverage.
- **Lot Width** - The minimum width of any lot shall be ninety-five (95) feet at the front building line, except that lots at the terminus of a cul-de-sac, on a corner lot or along a curve may have a minimum width of eighty (80) feet at the building line; provided all other requirements of this section are fulfilled.
- **Lot Depth** - The minimum depth of any lot shall be one hundred twenty (120) feet, except that lots at the terminus of a cul-de-sac, on a corner or along a curve may have a minimum lot depth, measured at mid-points on front and rear lot lines, of one hundred fifteen (115) feet; provided all other requirements of this section are fulfilled.
- **Front Yard** - The minimum depth of the front yard shall be twenty-five (25) feet. Covered drives and porte-cocheres that are architecturally designed as an integral element of the main structure may extend up to fifteen (15) feet from the established front building line into the front yard area; that area between the street pavement and the front yard line.
- **Side Yard** - The minimum side yard on each side of the lot shall be ten (10) feet. A side yard adjacent to a street shall be twenty (20) feet.
- **Rear Yard** - The minimum depth of the rear yard shall be fifteen (15) feet. If the rear lot line abuts a dedicated alley, the garage drive entry, if provided, must be set back a minimum of twenty (20) feet.
- **Maximum Building Height** - Buildings shall be a maximum of three (3) stories, not to exceed forty-two (42) feet in height. Chimneys, antennae and other projections not used for human occupancy may extend above this height limit.

2.9 Single Family Homes - Type "B": Single Family Homes - Type "B" are another form of detached housing. These residential areas are designed to provide single family housing at a higher density than permitted in the Single Family Homes - Type "A" areas. Residential lots will have access and frontage on a roadway system. **Building and Area Requirements**

- **Minimum Dwelling Size** - The minimum area of the main building shall be one thousand, six hundred (1,600) square feet, exclusive of garages, breezeways and porticos.
- **Lot Area** - The minimum area of any lot shall be nine thousand, six hundred (9,600) square feet.
- **Lot Coverage** - In no case shall more than forty (40) percent of the total lot area be covered by the combined area of the main buildings and accessory buildings. Swimming pools, spas, decks, patios, driveways, walks and other paved areas shall not be included in determining maximum lot coverage.
- **Lot Width** - The minimum width of any lot shall be eighty (80) feet at the front building line, except that lots at the terminus of a cul-de-sac, on a corner or along a curve may have a minimum width of seventy (70) feet at the building line; provided all other requirements of this section are fulfilled.
- **Lot Depth** - The minimum depth of any lot shall be one hundred twenty (120) feet, except that lots at the terminus of a cul-de-sac, on a corner or along a curve may have a minimum lot depth, measured at mid-points on front and rear lot lines, of one hundred ten (110) feet; provided all other requirements of this section are fulfilled.
- **Front Yard** - The minimum depth of the front yard shall be twenty-five (25) feet. Covered drives and porte-cocheres that are architecturally designed as an integral element of the main structure may extend up to fifteen (15) feet from the established front building line into the front yard area; that area between the street pavement and the front yard line.
- **Side Yard** - The minimum side yard on each side of the lot shall be eight (8) feet. A side yard adjacent to a street shall be fifteen (15) feet.
- **Rear Yard** - The minimum depth of the rear yard shall be ten (10) feet. If the rear lot line abuts a dedicated alley, the garage drive entry, if provided, must be set back a minimum of twenty (20) feet.
- **Maximum Building Height** - Buildings shall be a maximum of two and one-half (2) stories, not to exceed thirty-six (36) feet in height. Chimneys, antennae and other projections not used for human occupancy may extend above this height limit.

2.10 **Single Family Homes - Type "C"**: These homes are single family, detached units, consisting of moderate sized housing units and lots. These residential units will have access and frontage on a road way system.

Building and Area Requirements

- **Minimum Dwelling Size** - The minimum area of the main building shall be one thousand, four hundred (1,400) square feet, exclusive of garages, breezeways and porticos.
- **Lot Area** - The minimum area of any lot shall be seven thousand, seven hundred (7,700) square feet.
- **Lot Coverage** - In no case shall more than forty-five (45) percent of the total lot area be covered by the combined area of the main buildings and accessory buildings. Swimming pools, spas, decks, patios, driveways, walks and other paved areas shall not be included in determining maximum lot coverage.
- **Lot Width** - The minimum width of any lot shall be seventy (70) feet at the front building line, except that lots at the terminus of a cul-de-sac, on a corner or along a curve may have a minimum width of sixty (60) feet at the building line; provided all other requirements of this section are fulfilled.
- **Lot Depth** - The minimum depth of any lot shall be one hundred ten (110) feet, except that lots at the terminus of a cul-de-sac, on a corner or along a curve may have a minimum lot depth, measured at mid-points on front and

rear lot lines, of one hundred (100) feet; provided all other requirements of this section are fulfilled.

- **Front Yard** - The minimum depth of the front yard shall be twenty-five (25) feet. Covered drives and porte-cocheres that are architecturally designed as an integral element of the main structure may extend up to fifteen (15) feet from the established front building line in to the front yard area; that area between the street pavement and the front yard line.
- **Side Yard** - The minimum side yard on each side of the lot shall be seven (7) feet. A side yard adjacent to a street shall be fifteen (15) feet.
- **Rear Yard** - The minimum depth of the rear yard shall be ten (10) feet. If the rear lot line abuts a dedicated alley, the garage drive entry, if provided, must be set back a minimum of twenty (20) feet,
- **Maximum Building Height** - Buildings shall be a maximum of two and one-half (2 ½) stories, not to exceed thirty-six (36) feet in height. Chimneys, antennae and other projections not used for human occupancy may extend above this height limit.

2.11 **Cluster Homes**: Cluster Homes consist of single family, detached units that are clustered in groups of a slightly higher density than conventional single family homes.

This concept promotes creative site planning of the area to be developed in an effort to create effective open space.

Building and Area Requirements

- **Minimum Dwelling Size** - The minimum area of the main building shall be one thousand, two hundred and fifty (1, 250) square feet, exclusive of garages, breezeways and porticos.
- **Lot Area** - The minimum area of any lot shall be six thousand (6,000) square feet.
- **Lot Coverage** - In no case shall more than sixty (60) percent of the total lot area be covered by the combined area of the main buildings and accessory buildings. Swimming pools, spas, decks, patios, driveways, walks and other paved areas shall not be included in determining maximum lot coverage.
- **Lot Width** - The minimum width of any lot shall be sixty (60) feet at the front building line, except that lots at the terminus of a cul-de-sac, on a corner or along a curve may have a minimum width of fifty (50) feet at the building line; provided all other requirements of this section are fulfilled.
- **Lot Depth** - The minimum depth of any lot shall be one hundred (100) feet, except that lots at the terminus of a cul-de-sac, on a corner or along a curve may have a minimum lot depth, measured at mid-points on front and rear lot lines, of ninety (90) feet; provided all other requirements of this section are fulfilled.
- **Front Yard** - The minimum depth of the front yard shall be twenty (20) feet. Covered drives and porte-cocheres that are architecturally designed as an integral element of the main structure may extend up to fifteen (15) feet from the established front building line into the front yard area; that area between the street pavement and the front yard line.
- **Side Yard** - The minimum side yard on each side of the lot shall be five (5) feet. A side yard adjacent to a street shall be fifteen (15) feet.
- **Rear Yard** - The minimum depth of the rear yard shall be ten (10) feet. If the rear lot line abuts a dedicated alley, the garage drive entry, if provided, must be set back a minimum of twenty (20) feet.
- **Maximum Building Height** - Buildings shall be a maximum of two and one-half (2 ½) stories, not to exceed thirty-six (36) feet in height. Chimneys, antennae and other projections not used for human occupancy

may extend above this height limit.

- 2.12 **Patio Homes:** Patio Homes are another form of single family, detached housing. These units are zero lot line homes in which the unit is sited on or adjacent to one of the side lot lines. Ownership of these homes would involve the unit and the lot. These units will have access and frontage on a public or private road. Side yards and maintenance easements shall be indicated on the subdivision plat.

Building and Area Requirements

- **Minimum Dwelling Size** - The minimum area of the main building shall be one thousand, two hundred (1,200) square feet, exclusive of garages, breezeways and porticos.
- **Lot Area** - The minimum area of any lot shall be four thousand, five hundred (4,500) square feet.
- **Lot Coverage** - In no case shall more than sixty (60) percent of the total lot area be covered by the combined area of the main buildings and accessory buildings. Swimming pools, spas, decks, patios, driveways, walks and other paved areas shall not be included in determining maximum lot coverage.
- **Lot Width** - The minimum width of any lot shall be forty-five (45) feet at the front building line, except that lots at the terminus of a cul-de-sac, on a corner of along a curve may have a minimum width of forty (40) feet at the building line; provided all other requirements of this section are fulfilled.
- **Lot Depth** - The minimum depth of any lot shall be one hundred (100) feet, except that lots at the terminus of a cul-de-sac, on a corner or along a curve may have a minimum lot depth, measured at mid-points on front and rear lot lines, of ninety (90) feet; provided all other requirements of this section are fulfilled.
- **Front Yard** - The minimum depth of the front yard shall be twenty (20) feet. Covered drives and porte-cocheres that are architecturally designed as an integral element of the main structure may extend up to fifteen (15) feet from the established front building line into the front yard area; that area between the street pavement and the front yard line.
- **Side Yard** - No side yard is required on one side of the lot. A minimum separation of ten (10) feet is required between structures. A side yard adjacent to a street shall be twelve (12) feet.
- **Rear Yard** - The minimum depth of the rear yard shall be ten (10) feet. If the rear lot line abuts a dedicated alley, the garage drive entry, if provided, must be set back a minimum of twenty (20) feet.
- **Maximum Building Height** - Buildings shall be a maximum of two and one-half (2 1/2) stories, not to exceed thirty-six (36) feet in height. Chimneys, antennae and other projections not used for human occupancy may extend above this height limit.

- 2.13 **Two Family Homes:** Two Family Homes shall consist of two (2) dwelling units with a common wall. These areas are intended to provide residential development that is consistent with typical single family detached and attached development. Two Family Homes may, at the developer's option, allow single family ownership by permitting the division of a Two Family Home lot along the common wall of the two residential units.

Building and Area Requirements

- **Minimum Dwelling Size** - The minimum area of each dwelling unit shall be one thousand (1,000) square feet, exclusive of garages, breezeways and porticos. The combined minimum area of the two (2) dwelling units contained within a Two Family Home shall be two thousand (2,000) square

feet, exclusive of garages, breezeways and porticos.

- **Lot Area** - The minimum area of a Two Family Home lots: shall be eight thousand (8,000) square feet. In the event that separate ownership is provided for a Two Family Home and two (2) separate lots are established, the minimum area of each separate lot shall be four thousand (4,000) square feet.
- **Lot Coverage** - In no case shall more than fifty (50) percent of the total lot area be covered by the combined area of the main buildings and accessory buildings. Swimming pools, spas, decks, patios, driveways, walks and other paved areas shall not be included in determining maximum lot coverage.
- **Lot Width** - The minimum width of a Two Family Home lot shall be eighty (80) feet at the front building line, except that lots at the terminus of a cul-de-sac, on a corner or along a curve may have a minimum width of seventy (70) feet at the building line, provided all other requirements of this section are fulfilled. In the event that separate ownership is provided for a Two Family Home and two (2) separate lots are established, the minimum width of a lot shall be forty (40) feet at the front building line, except that lots at the terminus of a cul-de-sac, on a corner or along a curve may have a minimum width of thirty (30) feet at the building line; provided all other requirements of this section are fulfilled.
- **Lot Depth** - The minimum depth of any lot shall be one hundred (100) feet, except that lots at the terminus of a cul-de-sac, on a corner or along a curve may have a minimum lot depth, measured at mid-points on front and rear lot lines, of ninety (90) feet; provided all other requirements of this section are fulfilled.
- **Front Yard** - The minimum depth of the front yard shall be twenty-five (25) feet. Covered drives and porte-cocheres that are architecturally designed as an integral element of the main structure may extend up to fifteen (15) feet from the established front building line in to the front yard area; that area between the street pavement and the front yard line.
- **Side Yard** - The minimum side yard on each side of a Two Family Home lot shall be five (5) feet. In the event that separate ownership is provided for a Two Family Home and two (2) separate lots are established, no side yard will be required on one side of the lot where the common wall is to be constructed. A minimum separation of ten (10) feet is required between Two Family Home structures. A side yard adjacent to a street shall be twelve (12) feet.
- **Rear Yard** - The minimum depth of the rear yard shall be ten (10) feet.
- **Maximum Building Height** - Buildings shall be a maximum of two and one-half (2 ½) stories, not to exceed thirty-six (36) feet in height. Chimneys, antennae and other projections not used for human occupancy may extend above this height limit.

2.14 **Townhomes**: Townhomes are single family, attached units with party walls.

These units shall be constructed in a series of two (2) to ten (10) attached units.

Two

(2) unit structures shall be limited to a maximum of fifteen (15) percent of any given Townhome area that is specifically designed for Townhome uses. Townhome areas are intended to provide for medium density dwellings sited on individual lots. Ownership of these units includes the unit and lot area. These units will have access and frontage on a public or private road. Open space areas, other than the

individual lots, may be commonly owned through a Property Owners' Association.

Building and Area Requirements

- **Minimum Dwelling Size** - The minimum area of each dwelling unit shall be one thousand (1,000) square feet, exclusive of garages, breezeways and porticos.
- **Lot Area** - The minimum area of any lot shall be two thousand, two hundred (2,200) square feet.
- **Lot Coverage** - In no case shall more than sixty-five (65) percent of the total lot area be covered by the combined area of the main buildings and accessory buildings. Swimming pools, spas, decks, patios, driveways, walks and other paved areas shall not be included in determining maximum lot coverage.
- **Lot Width** - The minimum width of any lot shall be twenty-five (25) feet at the front building line.
- **Lot Depth** - The minimum depth of any lot shall be one hundred (100) feet, except that lots at the terminus of a cul-de-sac, on a corner or along a curve may have a minimum lot depth, measured at mid-points on front and rear lot lines, of ninety (90) feet; provided all other requirements of this section are fulfilled.
- **Front Yard** - The minimum depth of the front yard shall be twenty (20) feet.
- **Side Yard** - No side yard is required. A minimum building separation of twelve (12) feet is required between structures. A side yard adjacent to a street shall be fifteen (15) feet.
- **Rear Yard** - The minimum depth of the rear yard shall be ten (10) feet. If the rear lot line abuts a dedicated alley, the garage drive entry, if provided, must be set back twenty (20) feet.
- **Maximum Building Height** - Buildings shall be a maximum of two and one-half (2 ½) stories, not to exceed thirty-six (36) feet in height. Chimneys, antennae and other projections not used for human occupancy may extend above this height limit.

- 2.15 **Multi-Family Units**: Multi-Family Units are attached units. These units will consist of flats (single level units) and studios (two level units), or a combination thereof. Access shall be allowed from access drives, or parking areas connecting to adjacent public or private streets. These multi-family units will range from two (2) units per building to twenty-four (24) units per building.

Building and Area Requirements

- **Minimum Dwelling Size** - The minimum floor area for flats (one story units) shall be six hundred fifty (650) square feet and studios (two story units) shall be seven hundred fifty (750) square feet, exclusive of garages, breezeways and porticos.
- **Lot Area** - The minimum area of any lot shall be fourteen thousand (14,000) square feet.
- **Lot Coverage** - In no case shall more than fifty (50) percent of the total lot area be covered by the combined area of the main buildings and accessory buildings.
- **Lot Width** - The average width of any lot shall be no less than eighty (80) feet.
- **Lot Depth** - The minimum depth of any lot shall be ninety (90) feet.
- **Front Yard** - The minimum depth of the front yard shall be twenty-five (25) feet.
- **Side Yard** - The minimum side yard on each side of the lot shall be ten (10) feet. A side yard adjacent to a street shall be a minimum of twenty (20) feet. A building separation of fifteen (15) feet shall be provided between

structures.

- **Rear Yard** - The minimum depth of the rear yard shall be twenty (20) feet.
- **Maximum Building Height** - Buildings shall be a maximum of three (3) stories, not to exceed forty-five (45) feet in height. Roof structures, penthouse structures, chimneys, antennas, and other projections not used for human occupancy, as approved by the City, may extend above this height limit.
- **Maximum Density** - The maximum allowed density for multi-family dwelling units shall be twenty-one (21) units per gross acre of land. A maximum of two thousand, four hundred (2,400) multi-family dwelling units shall be allowed within in the Residential Village and Business Park areas. Within this total number of allowed multi-family units, a maximum of one thousand, four hundred (1,400) units will be permitted within in the Residential Village area.
- **Covered Parking** - Parking shall meet the requirements as outlined in Section 1.4 of this exhibit which shall include, lighted, covered parking spaces provided in a ratio of one to one, one covered parking space provided for each multi-family dwelling unit developed. This provision is not intended to dictate that every unit shall have a lighted, covered parking space, but rather to ensure that the total number of covered parking spaces equals the total number of units developed.

- **General Requirements** -

- Single family development that may be proposed in areas designated for Multi-Family Units shall be constructed in accordance with standards set forth for the applicable product that is proposed.
- The front door of each apartment shall be no more than one hundred, fifty (150) feet from a fire lane (measured in a straight line).
- A paved walkway should connect the front door of each ground floor unit to a parking area.

2.16 **Neighborhood Commercial:** Neighborhood Commercial areas are primarily intended to accommodate retail commercial and service centers that supply the

surrounding residential areas with convenience goods and services which are normal daily necessities and routine purchases.

Neighborhood Commercial areas, as indicated on Exhibit "B", consist of approximately one hundred thirty-eight (138) acres of land of which only fifty-five (55) net acres shall be developed as neighborhood commercial uses as more fully described in Section 1.18a below. The remaining acreage, within the Neighborhood Commercial areas, will be limited to those uses set forth in Section 1.2(a), (c), (d), (e), (f), (g), (h), (i), (j), (k), (l), (m) and (n) of this exhibit.

- **Permitted Uses:** The following uses shall be permitted in all Neighborhood Commercial areas.
 - The uses allowed in Section 1.2 (b), (d), (h) and (i) of this exhibit.
 - Advertising Signs - Permitted in compliance with the City's Sign Ordinance, as it presently exists or may be amended.
 - iii Antique Shops - Indoor Display Only. Appliance Stores.
 - iv Artist Materials and Supplies.
 - v Auto Laundries/Car Wash Facilities - Incidental to the primary business use.
 - vi Auto Parts Sales - No Outdoor Storage/Display. Automobile Parking Lots and Parking Garages.

- vii Automobile Repairs - Excluding paint and body work. Baby Shops.
- viii Bakery and Confectionery Shops.
- ix Banks, Savings and Loan and Credit Unions.
- x Banks, Savings and Loan and Credit Unions - With Drive-Thru Services.
- xi Barber/Beauty Shops.
- xii Beverage Stores – In accordance with other applicable City Ordinances, as they presently exist or may be amended.
- xiii Book and Stationery Stores. Business Services.
- xiv Cafeterias. Camera Shops.
- xv Candy and Cake Shops. Catering Establishments. Churches/Rectories.
- xvi Cleaning, Dyeing, Pressing, Pick-up and Collection Agencies. Clothing, Foot wear and Apparel Stores.
- xvii Commercial Amusement Enterprises (Indoor).
- xviii Commercial Amusement Enterprises (Outdoor) - If approved by the City of Frisco prior to the issuance of a permit.
- xix Computer Sales and Repairs.
- xx Concrete Batching Plants – Temporary and incidental to On-Site Construction.
- xxi Convalescent Homes. Convenience Stores.
- xxii Convenience Stores - With Gas Service. Curio and Gift Shops.
- xxiii Dairy Products (Retail) - Warehousing of products shall not be permitted as the primary business use.
- xxiv Day Care Centers for Children. Delicatessens.
- xxv Department Stores. Dinner Theatres.
- xxvi Drapery Shops. Dress Shops.
- xxvii Drug Stores/Pharmacies. Dry Good Stores.
- xxviii Duplicating Centers, Mailing Services, Etc. Financial Institutions.
- xxix Fitness and Health Centers. Florist and Garden Shops.
- xxx Fraternal Organizations, Lodges and Civic Clubs.
- xxxi Frozen Food Lockers - Incidental to the primary business use. Warehousing of products shall not be permitted as the primary business use.
- xxxii Furniture, Home Furnishings and Equipment Showrooms and Sales.
- xxxiii Furniture Stores.
- xxxiv General Merchandise Stores.
- xxxv Governmental and Utility Agencies, Offices, Facilities and Service Yards - No Outdoor Storage Unless Screened
- xxxvi Greenhouse and Nursery Facilities - Sales permitted, but no wholesale growing of stock as a primary business use.
- xxxvii Grocery Stores and Supermarkets. Guard and Patrol Services.
- xxxviii Hardware and Building Materials Stores - No Outdoor Storage Unless Screened.
- xxxix Health Product Stores. Ice Cream Stores.
- xl Interior Decorating Stores. Jewelry Stores.
- xli Job Printing Centers. Key Shops/Locksmiths. Laundromats.
- xlii Laundry and Dry Cleaning Establishments. Leather Goods Shops.
- xliii Mass Commuter/Transit Stations.
- xliv Meat Markets - No Slaughter Houses or Packing Plants. Medical and Health Care Facilities/Clinics/Emergency Centers. Medical Offices.
- xlvi Messenger/Courier and Telegraph Services. Municipal Buildings and Facilities.

- xlvi Museums, Libraries, Art Schools and Art Galleries. Musical Instrument Sales.
- xlvii Newspaper and Magazine Sales. Novelty/Notion Stores.
- xlviii Nursing Homes.
- xliv Offices - Professional, Administrative and General Offices - Including, but not limited to, doctors, dentists, optometrists, psychiatrists, attorneys, architects, engineers, planners, travel agents, advertising, insurance, real estate and similar offices.
 - I Office Businesses.
 - li Office Supplies and Sales.
 - lii Optical Stores - Sales and Services. Paint Stores.
 - liii Parks, Playgrounds, Recreational Facilities and Community Centers.
 - liv Pet Grooming and Supplies. Pet Shops.
 - lv Photographic Services.
 - lvi Play Equipment - Sales and Display. Plumbing Shops - No Outdoor Storage. Post Office Facilities.
 - lvii Printing and Duplicating Centers.
 - lviii Private Club Facilities - In accordance with other applicable City Ordinances, as they presently exist or may be amended.
 - lix Radio and Television Microwave Antennae/Towers - Incidental to the primary use and not to exceed a height of one hundred forty (140) feet unless mounted on a roof top exceeding a height of one hundred forty (140) feet, in which case, the antenna/ tower shall not exceed a height of thirty (30) feet above the top of the building structure.
 - lx Radio and Television Sales and Services.
 - lxi Radio and Television Studios and Broadcasting Facilities. Recreation Centers - Public and Private.
 - lxii Restaurants.
 - lxiii Restaurants - With Drive-In/Drive-Thru Service. Retail Sales.
 - lxiv Retail Shops and Stores.
 - lxv Schools - Public or Private.
 - lxvi Securities and Commodities Offices - Including, but not limited to

- Ixvii Service Stations - Full Service (Including Bays). Service Stations - Self Service.
- Ixviii Sewing Machine Sales and Services. Shoe and Boot Sales and Repair Stores. Shopping Centers.
- Ixix Small Engine Repairs - Under Roof and Enclosed. Specialty Shops and Boutiques.
- Ixx Sporting Good Sales.
- Ixxi Studios - Art, Photography, Music, Dance, Gymnastics, Health, etc.
- Ixxii Tailor Shops. Theaters - Indoor. Theatrical Centers.
- Ixxiii Tire Dealers - No Outdoor Storage.
- Ixxiv Tool and Equipment Rental Stores - No Outdoor Storage Unless Screened.
- Ixxv Toy Stores. Travel Bureaus.
- Ixxvi Trophies and Awards Shops.
- Ixxvii Utility Distribution Systems and Facilities. Variety Stores.
- Ixxviii Veterinarian Clinics and Kennels - Limited to small animals and containing no outside pens.
- Ixxix Warehousing Facilities - Incidental to the primary business use and located within the same building.
- Ixxx Watch Making Shops.
- Ixxxi Accessory buildings and uses customarily incident to the permitted uses.
- Ixxxii Temporary buildings and uses incidental to construction work on the premises, which shall be removed upon completion of construction work.
- Ixxxiii Uses similar to the above mentioned permitted uses, provided the Frisco City Council approves said uses prior to the issuance of a building permit.

- **Use Limitations:** No more than fifty-five (55) net acres shall be developed as neighborhood commercial uses as set forth in below. The remaining acreage, with in the Neighborhood Commercial areas, will be limited to those uses set forth in Section of this exhibit.

Neighborhood commercial and use areas, with uses as described above in Section , may be divided in to no more than two (2) parcels of land as more particularly described in Sections and below. Each parcel shall be internally adjacent and contiguous; provided, however, each parcel maybe divided by the future extension of Hillcrest Road and /or the future East/West Thoroughfares, presently known as County Roads 22 and 23, as the case may be. Any use described in Section 1.18a above shall be permitted within the fifty-five (55) net acres specifically described above for neighborhood commercial uses.

- **Neighborhood Commercial Area "A":**
Neighborhood commercial uses shall be limited to a maximum allowed area of 25.0 adjacent and contiguous net acres of land at the intersection of the future Hillcrest Road extension and County Road 23; provided, however, the 25.0 net acres of land may be divided by the future Hillcrest Road extension and the future East/West Thoroughfare, presently known as County Road 23.
- **Neighborhood Commercial Area "B":**
Neighborhood commercial uses shall be limited to a maximum allowed area of 30.0 adjacent and contiguous net acres of land at the

intersection of the future Hillcrest Road extension and County Road 22; provided, however, the 30.0 net acres of land may be divided by the future Hillcrest Road extension and the future East/West Thoroughfare, presently known as County Road 22.

The configuration of the above noted Neighborhood Commercial Areas "A" and "B" have been left undetermined to allow for creative site planning within the Residential Village. Neighborhood commercial uses shall be limited to the general areas as described above and as indicated on Exhibit "B", attached hereto. Specific delineation of Neighborhood Commercial Areas "A" and "B" will be submitted at the time of platting and/or site plan review for these described areas.

The above reference to "net acres" shall be defined as the total land area designated for neighborhood commercial uses, excluding any existing or future public right-of-way areas.

- **Building and Area Requirements:** The following development standards shall pertain to neighborhood commercial uses, as outlined in Section above, developed within the Residential Village:
 - **Density:** The permitted floor area of all buildings within the neighborhood commercial areas shall be unlimited, provided that all sections of the Planned Development Ordinance are fulfilled.
 - **Front Yard:** The minimum depth of the front yard shall be twenty-five (25) feet. When a lot has double frontage, the front yard requirement shall be complied with on both streets.
 - **Side Yard:** No side yard is required unless vehicular access is required in which case a side yard having a depth of not less than twelve (12) feet shall be provided.

A twenty-four (24) foot side yard shall be provided where fire lane access is required and provision for a vehicular access/fire lane easement is not available on the adjoining property.
 - **Rear Yard:** No rear yard is required unless vehicular access is required in which case a rear yard having a depth of not less than twelve (12) feet shall be provided.

A twenty-four (24) foot rear yard shall be provided where fire lane access is required and provision for a vehicular access/fire lane easement is not available on the adjoining property.
 - **Maximum Building Height:** The maximum height of the buildings within Neighborhood Commercial Areas "A" and "B" shall have a maximum allowed height of three (3) stories, not to exceed forty-two (42) feet.
 - **Lot Area:** No minimum requirement.
 - **Lot Width:** No minimum requirement.
 - **Lot Depth:** No minimum requirement.
 - **Lot Coverage:** In no case shall more than forty (40) percent of the total lot area be covered by the combined area of the main buildings and accessory buildings. Parking structures and surface parking facilities shall be excluded from lot coverage computations.
 - **Building Materials:** All main buildings shall have an exterior finish of stone, stucco, brick, tile, concrete, glass, exterior wood or similar materials or any combination thereof. The use of wood as a primary, exterior building material shall be limited to structures that do not exceed three (3) stories in height and shall be limited to a maximum of thirty (30) percent of the total exterior wall surfaces.

- **Open Space Requirement:** A minimum of seven (7) percent of the net lot area, for neighborhood commercial areas to be developed for commercial, retail or office related uses, shall be developed and maintained as landscaped open space. Landscaped open space may include areas used for facilities such as walks, plazas, courts, recreational amenities, water features and other similar uses not specifically used for vehicular access and parking.
Landscape plans for the above noted development areas shall be submitted by the applicant to the Frisco Planning and Zoning Commission and City Council, or their designee, and approved in accordance with applicable law at the time of Site Plan Review and Approval.
- **Screening Fence:** Unless otherwise approved by the Frisco City Council, or their designee, a six (6) foot screening fence shall be provided between areas developed for single-family, detached residential uses and those areas developed for commercial or retail uses. Unless otherwise approved by the Frisco City Council, or their designee, the six (6) foot screening fence shall be constructed on the commercial or retail property. The above referenced six (6) foot screening fence shall be constructed of exterior wood, stone, stucco, brick, tile, concrete or similar materials or any combination thereof. No chain link or similar fence shall be allowed as a screening fence. In areas where wood fencing is provided, steel posts or other more permanent post materials shall be considered in the fence design. Prior to construction, the screening fence shall be approved by the City Manager or his designee.

- **PLANNED DEVELOPMENT - BUSINESS PARK**

2.1 **General Description:** The Business Park area is intended to provide development opportunities for corporate headquarters, educational training centers, assembly/production facilities for technological and scientific industries, offices and commercial facilities, as well as multi-family housing, all in close association with future, major thoroughfares and an open space system tied to natural amenities that currently exist on the site.

2.2 **Permitted Uses:** The following uses shall be permitted within the Business Park area:

- All uses as permitted in the Neighborhood Commercial areas as outlined in Section 1.1Sa.
- The uses allowed in Section 1.2 (c), (e), (f), (g) and (k) of this exhibit.
- Apparel Distribution Centers.
- Auto Laundries/Car Wash Facilities. Automobile Repairs.
- Automobile Sales, Service and Leasing - (New).
- Automobile Sales, Service and Leasing (Used) - Incidental to the primary business use.
- Automotive Painting Facilities - Incidental to the primary business use.
- Billboard and Advertising Signs - Permitted in compliance with the City's Sign Ordinance, as it presently exists or may be amended.
- Boat Sales and Services. Book Binderies.
- Bus Stations/Terminals.
- Clothing, Foot wear and Textile Centers. Computer Assembly and Distribution.
- Computer Centers. Convention Facilities.
- Corporate and Professional Office Facilities and Headquarters. Distribution Centers and Showrooms.

- Electronic Product Centers – Emissions of hazardous or toxic chemicals shall be prohibited.
- Electronic Security Facilities.
- Engine Repairs and Service Facilities - Under Roof Only. Funeral Homes and Mortuaries.
- Furniture and Upholstery Centers - Including Repairs. Heliports and Helipads.
- Hospitals.
- Hotels and Motels.
- Household Appliance Services and Repairs. Instrument and Meter Repair Facilities.
- Laboratories – Testing and Experimentation – Emissions of hazardous or toxic chemicals shall be prohibited.
- Medical Equipment Manufacturing and Showrooms. Mini-Warehouses - Incidental to Permitted Uses.
- Monument Sales.
- Motorcycle Sales and Services.
- Multi-Family Units - As outlined in Section 2.21 of this exhibit. Newspaper Printing Centers.
- Office Showroom Facilities - Sales Permitted. Office Equipment Repairs and Maintenance.
- Paper Product Centers.
- Plastic Products Centers – Emissions of hazardous or toxic chemicals shall be prohibited.
- Scientific/Research Facilities - Emissions of hazardous or toxic chemicals shall be prohibited.
- Shopping Malls.
- Telecommunication Centers and Sales. Trade and Commercial Schools.
- Warehousing Facilities - In Conjunction with Permitted Business Uses.
- Wholesale Office and Sample Rooms.
- Uses similar to the above mentioned permitted uses, provided the Frisco City Council approves said uses prior to the issuance of a building permit.
- **Density:** The permitted floor area of all buildings within the Business Park areas shall be unlimited, provided that all sections of the Planned Development Ordinance are fulfilled.
- **Front Yard:** The minimum depth of the front yard shall be twenty-five (25) feet. When a lot has double frontage, the front yard requirement shall be complied with on both streets.
- **Side Yard:** No side yard is required unless vehicular access is required in which case a side yard having a depth of not less than twelve (12) feet shall be provided.
A twenty-four (24) foot side yard shall be provided where fire lane access is required and provision for a vehicular access/fire lane easement is not available on the adjoining property.
- **Rear Yard:** No rear yard is required unless vehicular access is required in which case a rear yard having a depth of not less than twelve (12) feet shall be provided.
A twenty-four (24) foot rear yard shall be provided where fire lane access is required and provision for a vehicular access/fire lane easement is not available on the adjoining property.
- **Maximum Building Height:** The maximum allowed height of the Business Park structures shall be ten (10) stories, not to exceed one hundred, forty (140) feet.
- **Lot Area:** The minimum area of any lot shall be 0.5 acres.

- **Lot Width:** No minimum requirement.
- **Lot Depth:** No minimum requirement.
- **Lot Coverage:** In no case shall more than fifty (50) percent of the total lot area be covered by the combined area of the main buildings and accessory buildings. Parking structures, buildings and surface parking facilities shall be excluded from lot coverage computations.
- **Building Materials:** All main buildings shall have an exterior finish of stone, stucco, brick, tile, concrete, glass, exterior wood or similar materials or any combination thereof. The use of wood as a primary, exterior building material shall be limited to structures that do not exceed three (3) stories in height and shall be limited to a maximum of thirty (30) percent of the total exterior wall surfaces.
- **Open Space Requirement:** A minimum of seven (7) percent of the net lot area, for Business Park areas to be developed for commercial, retail or office related uses, shall be developed and maintained as landscaped open space. Landscaped open space may include areas used for facilities such as walks, plazas, courts, recreational amenities, water features and other similar uses not specifically used for vehicular access and parking.

Landscape plans for the above noted development areas shall be submitted by the applicant to the Frisco Planning and Zoning Commission and City Council, or their designee, and approved in accordance with applicable law at the time of Site Plan Review and Approval.

- **Multi-Family Units:** Multi-family units shall be allowed within the Business Park area. A maximum of twenty-one (21) units per gross acre of land shall be permitted. The maximum number of multi-family units allowed will be a combined total of two thousand, four hundred (2,400) units, which may be constructed within the Business Park and Residential Village areas. However, a maximum of one thousand, four hundred (1,400) units shall be permitted in the Residential Village area. Refer to Section 1.17 for development requirements.
- **Covered Parking:** In conjunction with parking requirements as outlined in Section 1.4 of this exhibit, lighted, covered parking spaces provided in a ratio of one to one, one covered parking space provided for each multi-family dwelling unit developed. This provision is not intended to dictate that every unit shall have a lighted, covered parking space, but rather to ensure that the total number of covered parking spaces equals the total number of units developed.

- **GENERAL CONDITIONS:**

- 2.1 **Open Space and Yard Areas:**

- Open space area required for an existing building or structure shall not be counted as open space area for any other building or structure.
 - Open eaves, window sills and belt courses may project in to a front or rear yard a distance not to exceed five (5) feet. Fences, walls and hedges may be erected in any required yard space or along the edge of any yard space or project perimeter. All walls or fences must be approved by the Frisco City Council, or their designee, prior to construction.
 - The combined areas of the Residential Village and Business Park shall contain a minimum of fifty-five (55) acres of open space to be located along Panther Creek.

- This open space area is intended to be a contiguous open space area, however, the configuration of this open space area or areas is subject to further study and is subject to change.

2.2 Conformance to All Applicable Articles of the Frisco Zoning Ordinance: Except as amended herein, this Planned Development shall conform to any and all applicable articles and sections of the Frisco Zoning Ordinance as it presently exists or may be amended.

2.3 Parking Requirements: Unless otherwise requested by the developer and approved by the City, the following parking requirements shall be adhered to for nonresidential development within the Planned Development:

Banks and Savings and Loans	1:300 square feet
Churches	1:4 seats of the main sanctuary
Commercial Retail Uses	1:200 square feet
Freestanding Restaurants	1:125 square feet
Furniture Stores	1:500 square feet
Hospitals	1:2 beds
Industrial Uses	1:1000 square feet
Medical Office	2:300 square feet

Parking reductions for shared parking may reduce the number of required parking spaces by:

- demonstrating that the parking demand by the uses occur at alternating or differing time periods,
- that the uses combine provide a lesser need than the uses singularly,
- here the combined floor area is 50,000 gross square feet or larger,
- and the aggregate reduction would not be any less than 1 space per 250 square feet.
 - Shared parking agreements must be submitted, in writing, by all owners or parties involved. The agreement must be approved by the City. If approved, the reduction shall be tied to the uses listed in the shared agreement. If any of the uses change, a reassessment of the shared parking agreement will be required. New uses shall not be permitted by the City until another agreement is approved by the City or the individual parking requirements are met.
 - Standard parking spaces shall be nine (9) feet by eighteen (18) feet. If approved by the City at the time of Site Plan review, allocations for compact car spaces with reduced parking stall standards may be permitted
 - Any use not specifically listed in the above table shall be defined by use to the nearest similar parking standard. A detailed explanation of the activities performed may be required by the City for approval.
 - Parking and loading requirements for uses other than those described above shall conform to Article 9, Section 100.6 of the City of Frisco's Ordinance No. 84-02-03, as it presently exists or may be amended, unless other requirements are requested by the land owner or developer and approved by the City.

2.4 Conceptual Development Plan: A Conceptual Development Plan/Zoning Exhibit is attached to and made a part of these Planned Development conditions, as Exhibit "B". This Conceptual Development Plan shall show the following:

- Overall boundary and boundary description of the Planned Development.
- Land uses for the Planned Development District.
- Densities for the Planned Development District.
- Vicinity map, map key, north arrow and graphic scale with the Conceptual Development Plan/Zoning Exhibit.

- The width of all major streets and thoroughfares.
- Indication of reservation of right-of-way for the future extension of Hillcrest Road of not less than one hundred (100) feet. -
- Indication of reservation of right-of-way for the future east/west thoroughfare, presently referred to as County Road 22, of not less than fifty (50) feet from the existing center line of said road way.
- Indication of reservation of right-of-way for the future east/ west thoroughfare, presently referred to as County Road 23, of not less than fifty (50) feet from the existing center line of said road way.

2.5 Concept Areas: A Concept Areas Exhibit is attached to and made a part of these Planned Development conditions, as Exhibit "D". This Concept Areas Exhibit shall show individual areas (Areas "A" - "L") within which Concept Plans may be required when development is to occur.

Note: Concept Plans shall only be required for that particular Concept Area within which development is to occur.

2.6 Concept Plan: A Concept Plan submission shall contain a scaled drawing of the applicable Concept Area, being only that specific Concept Area within which development is to occur. This concept Plan submission shall contain:

- a scaled drawing of the applicable Concept Area.
- approximate locations for major, secondary and collect or road ways.
- approximate locations (general geographic areas) for the anticipated land uses, i.e. commercial/office, multi-family and single family land use areas.

Note: It is intended that these land use areas will be represented in the form of "bubble diagrams" only to show approximate, general locations for the land uses.

- approximate acreages for each of the anticipated land use areas.

A Concept Plan may be required by the City prior to, or in conjunction with, the submittal of a Preliminary Plat within the applicable Concept Area.

Concept Plans, when required by the City, shall be reviewed and approved by the Frisco City Council, or their designee. There shall be no requirement of public hearing for this process. Also, there shall be no requirement for written notification, of Concept Plan review and approval, to be sent to adjacent or surrounding property owners.

2.7 Preliminary Plat: A Preliminary Plat for each phase of development must be submitted to the Frisco Planning and Zoning Commission and City Council, or their designee; and must be approved by said bodies prior to completion of the Final Plat.

2.8 All Preliminary Plats must comply substantially with the applicable Concept Plan and the Conceptual Development Plan/Zoning Exhibit attached hereto. Also, all Preliminary Plats shall comply specifically with these conditions.

2.9 Any person desiring to subdivide any land within the Planned Development shall first submit to the City of Frisco twenty-five (25) copies of the preliminary plat along with the filing fee and written application for conditional approval at least ten (10) days prior to the meeting at which it is to be considered. Unless otherwise approved by the City, copies or prints of the proposed subdivision drawn on sheets a maximum size of 24 inches by 36 inches and drawn to a scale of

- 100 feet to the inch (1 inch equals 100 feet) shall be submitted in the number specified hereinabove. In cases of large developments which would exceed the dimensions of the sheet of 100 foot scale, Preliminary Plats may be 200 feet to the inch (1 inch equals 200 feet). The twenty-five (25) copies or prints of the proposed subdivision shall show the following:
 - The name of the subdivision, with each plat shown as "Preliminary Plat".
 - North point, scale and date.

- Distinct indication of subdivision boundary lines, existing building lines, and the width and location of existing and proposed streets, alleys and easements within or adjacent to the property.
- The names of the proposed new streets.
- Location and names of all adjoining subdivisions and proper ties in sufficient detail to show connection of proposed development and improvements with surrounding improvements.
- Layout, numbers and dimensions of proposed lots.
- Contours sufficient to accurately show the topography (contours and all grades in the subdivision must be referred to a Geodetic Survey, or to State Highway Department or City of Frisco bench marks and the contour intervals shall not exceed two (2) feet.
- Physical features of the property including existing and proposed locations of water courses, culverts, bridges, railroads and all other significant structures and features.
- Location and dimensions of existing water and sewer mains and any other public utilities in the area.
- Designation of adequate off street parking facilities for any proposed business area in the subdivision.
- A vicinity or key map on a smaller scale showing the proposed subdivision in its relationship to the surrounding area and to the nearest subdivision if one is adjacent to the property.
- The Director of Planning or other person designated by the City, shall make a study of the plat and give a written report to the Planning and Zoning Commission and City Council, or their designee, before final action is taken on the Preliminary Plat.
- Following technical review of the Preliminary Plat and other material submitted for conformity thereof to these regulations, the Planning and Zoning Commission shall , within thirty (30) days after the filing and review of such Preliminary Plat, act thereon as submitted, or modified and, if recommended for approval , the City Council shall express its approval as conditional approval and state the conditions of such approval, if any, or if disapproved, shall express its disapproval and its reasons therefor, provided , however, that reasons for denial shall be due to developers non-conformance with this PD Ordinance or any other City Ordinance governing development of property.
- The action of the City Council shall be noted on two (2) copies of the Preliminary Plat, referenced and attached to any conditions required by the Council. Act ion of the Council shall be certified by the City Administrator. One (1) copy shall be returned to the sub-divider and the other retained in the files of the City of Frisco.
- Conditional approval of a Preliminary Plat by the Council shall be deemed an expression of approval to the layouts submitted on the Preliminary Plat as a guide to the installation of streets, water, sewer and other required improvements and utilities and to the preparation of the final or record plat. Except as provided for herein, approval of the Preliminary Plat shall constitute conditional approval of the Final Plat when all conditions of Preliminary Plat approval of the Final Plat when all conditions of the Preliminary Plat approval have met.
- Conditional approval of a Preliminary Plat shall be effective for one (1) year unless reviewed by the Council in the light of new or significant information which would necessitate the revisions of the Preliminary Plat. If no development or change in requirements has occurred which would affect the proposed plat at the end of the year of an effective approval, the Council may

extend its approval another year without the submission of a new Preliminary Plat by reapproving the original Preliminary Plat. No filing fee is required for such re-approval.

2.10 **Site Plan:** No building permit shall be issued for the construction of buildings until a Site Plan of that particular development area has been submitted to the Frisco Planning and Zoning Commission and City Council, or their designee, and approved in accordance with applicable law. Separate Site Plans may be submitted for individual development areas, and construction within a development area may proceed in phases after approval of the Site Plan for the applicable development area.

- A Site Plan submission shall contain a scaled drawing of the specific parcel to be developed showing:
 - approximate locations for any proposed public or private streets.
 - approximate locations for any proposed alleys, loading or service corridors.
 - approximate locations for any proposed buildings or structures.
 - Proposed building lines. Setback lines and proposed road way right-of-way lines.
 - existing road way or utility easements or rights-of-way.
 - an accurate boundary description.
 - existing topography with a contour interval of not less than five (5) feet.
 - parking area layout with a table indicating the parking requirements, reductions and shared parking agreements.
 - maximum building coverage.
 - all adjacent land uses, including any proposed, future points of access to adjacent areas, and any shared uses with adjacent properties.
 - floodplain and floodway boundaries (if applicable).
 - proposed open space or amenity areas.
 - proposed screening and buffering elements.
 - Proposed building heights of multi-story, non-residential structures.

Note: A Site Plan submission shall not be required for single family residential development. A Preliminary Plat shall take the place of a Site Plan for these single family areas.

- A Site Plan, when applicable, shall be approved by the City prior to the issuance of a Building Permit.

2.11 **Final Plat:** A Final Plat with construction plans must be submitted to the Frisco Planning and Zoning Commission and City Council, or their designee, and must be approved by said bodies prior to issuance of a building permit for development within that phase.

Plats shall conform to sizes as required by the County Clerk's office for recording purposes. After the Preliminary Plat has been approved or conditional approval is recommended by the Planning and Zoning Commission and approved by the City Council, or their designee, and after all required changes and alterations have been made to the plat, twenty-five (25) copies of the final or record plat, together with a sepia copy thereof, shall be submitted to the City for presentation to the Planning and Zoning Commission and the Final Plat shall show or be accompanied by the following:

- The title or name by which the subdivision is to be identified.
- North point, scale and date.
- The names of adjacent subdivisions and the names of streets.
- The number of lots and blocks in accordance with a systematic, consecutive numbering arrangement.
- An accurate boundary survey of the property subdivided, noting the bearings and distance of the sides, same being referenced to original survey lines or

established subdivision, and showing the lines of all adjacent lands and properties.

- References to permanent survey reference monuments which shall be established on at least one block corner of each street intersection.
- Lines of streets, alleys and easements, noting the width and name of each, and the street, alleys and easements of adjacent subdivisions in a different manner than those of the proposed subdivision, preferably dotted or dashed.
- The location of all lots, streets, highways, alleys, easements, parks, playgrounds and other features, with accurate dimensions given in feet and decimals of a foot, and showing the length of radii, deflection angles, and of arcs of all curves, tangent distances and tangent bearings shall be given for each street and all such data shall be complete and sufficiently precise to permit accurate location upon the ground.
- Building lines of front and side streets, dotted or dashed, and the location of utility easements shown in dashed lines.
- A properly executed dedication of all streets, highways, alleys, parks and playgrounds, and other lands intended for use of the public, such dedicatory instruments to be signed by the owner or owners and by all mortgage or lienholders.
- Any restrictive covenants in a separate instrument in proper form for filing.
- At the time the developer files the Final Plat with the City Administrator or City Official, he shall, when required to do so, also file a certificate showing that all taxes have been paid on the tract to be subdivided and that no delinquent taxes exist against the property.
- Proper certification, upon the face of the plat, by a registered public surveyor or licensed land surveyor that the plat represents a survey made by him and that all necessary monuments and lot markers have been installed and are accurately and correctly shown upon the plat.
- A certificate by the owner or owners of the subdivision acknowledging the requirement of the completion of all water distribution and sewage collection systems and all street, curb and gutter, and drainage improvements, at the expense of the sub-divider and guaranteeing the performance of same.
- Three (3) complete sets of construction plans for the water distribution and sewage collection systems which shall provide for the installation in such a manner as to obviate the necessity for disturbing the paving and curb and gutter in order to connect any lot or building to the system.
- Three (3) complete sets of the plan and profile of streets, curb and gutter, and on-site and off-site drainage construction.
- The Final Plat shall conform to the Preliminary Plat as approved and, incorporating all changes, directions and additions imposed by the Council. The Final Plat shall not be released for filing until detailed engineering plans have been approved by the City Council of Frisco.
- If so desired by the developer, the Final Plat may constitute only that portion of the approved Preliminary Plat which he proposes to record and then develop, provided, however, that such portion conforms to all the requirements of these regulations.
- Upon receipt of Final Plat, accompanied by a final filing fee, the City Administration shall check the plat to ascertain its compliance with these regulations and the action of the Commission. When the copy of the Final Plat has been checked and found to meet all general requirements and design standards, the developer or his engineers shall submit twenty (20) copies of the Final Plat to the Administrator. The Administrator shall stamp on each of the twenty (20) copies the certificate of approval of the Planning & Zoning

Commission attested by the Chairman. The developer or his authorized agent will secure the required number of plats and record them with the County Clerk, of Collin County, Texas, within thirty (30) days of the date of the final approval, otherwise, the approval of the Commission becomes invalid. Two (2) copies of the recorded Final Plat shall be returned immediately to the City Administrator.

- The engineering plans showing details of streets, alleys, culverts, bridges, storm sewers, water mains, sanitary sewers and other engineering details of the proposed subdivision shall be submitted to the City Administrator along with the Final Plat of the subdivision. Such plans shall be prepared by a registered professional engineer qualified for the specific engineering services and shall conform to the design standards established by the City of Frisco. The Final Plat will not be released for filing until detailed engineering plans have been approved by the City.

2.12 **Landscape Plan:** A Landscape Plan submission shall contain a scaled drawing of the specific parcel to be developed showing:

- proposed screening and buffering elements.
- proposed landscaping for parking areas.
- percentage of the lot to be developed as landscaped open space.
- proposed landscape materials indicating approximate locations, materials and size.
- proposed areas to be irrigated.
- existing tree preservation areas.
- existing topography with contour intervals of no less than five (5) feet.

A Landscape Plan shall be approved by the City prior to the issuance of a Building Permit.

2.13 **Development Schedule:** This Ordinance shall be accompanied by a Development Schedule, indicating the approximate date on which construction is expected to begin and the approximate time frame to completion. The Development Schedule, if approved by the City Council, shall be generally adhered to by the Owner, Developer, and their successors in interest; unless amended by approval of the City Council.

2.14 **Annual Development Report:** Annually, where a Development Schedule has been submitted, the Developer shall report to the City Council the actual development accomplished in the various Planned Development Districts as compared to the Development Schedule.

2.15 **Compliance with the Conditions of Article 8-1 22 of the Frisco Zoning Ordinance:** Except as amended above, the procedures and conditions required of the Planned Development shall comply with Article 8-122 of the Frisco Zoning Ordinance as it exists or may be amended.

2.16 **General Compliance:** Except as amended by this Ordinance, development of property within this Planned Development District must comply with the requirements of all ordinances, rules and regulations of the City of Frisco as they exist or may be amended.

- All paved areas, permanent drives, streets (dedicated or private), and drainage structures (if any) must be constructed in accordance with standard City of Frisco specifications as they exist or may be amended.
- The Building Inspector shall not issue a building permit or a Certificate of Occupancy for use in a phase of this Planned Development District until there has been full compliance with these conditions, the construction codes, and all other rules and regulations of the City of Frisco as they exist or may be amended and are applicable to that phase.

- 2.17 **Corner View Easements:** A view easement shall be maintained at the intersection of streets and/or alleys. This easement shall be kept clear of all structures or other visual obstructions over twenty-four (24) inches in height. This easement is defined by a line connecting two points on perpendicular or perpendicularly adjacent lot lines, said point being located twenty (20) feet from the intersecting lot corner.
- 2.18 **Maintenance of Facilities:** If applicable, the Owner(s) shall establish, with each detailed plan submittal, a Property Owners' Associations, a Membership Association or other designation that will be responsible for the improvement and maintenance of all private, common areas and/or common facilities contained within the area of the detailed plan.

cc: Result memo staff distribution list.