

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FRISCO, TEXAS, REPEALING ORDINANCE NO. 89-11-02 AND AMENDING FRISCO'S ZONING ORDINANCE, ORDINANCE NO. 11-04-09, AS AMENDED, TO REZONE A TRACT OF LAND CONSISTING OF 995.3± ACRES, SITUATED IN THE JOHN W. COX SURVEY, ABSTRACT NO. 159, THE M.E.P. & P.R.R. SURVEY, ABSTRACT NO. 645, THE P.W. HOBBS SURVEY, ABSTRACT NO. 407, THE GEO. WILCOX SURVEY, ABSTRACT NO. 973, THE W.B. WATKINS SURVEY, ABSTRACT NO. 1005, AND THE CLAYTON ROGERS SURVEY, ABSTRACT NO. 1084, CITY OF FRISCO, COLLIN COUNTY, TEXAS HERETOFORE ZONED PLANNED DEVELOPMENT-BUSINESS PARK / NEIGHBORHOOD COMMERCIAL / RESIDENTIAL VILLAGE; PROVIDING THAT THE TRACT IS HEREBY REZONED AND PLACED IN THE PLANNED DEVELOPMENT-BUSINESS PARK / NEIGHBORHOOD COMMERCIAL / RESIDENTIAL VILLAGE; DESCRIBING THE TRACT TO BE REZONED; PROVIDING A PENALTY CLAUSE, REPEALING/SAVINGS CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE; AND PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF.**

WHEREAS, the City Council of the City of Frisco, Texas ("City Council") has investigated and determined that it would be advantageous and beneficial to the citizens of the City of Frisco, Texas ("Frisco") to repeal Ordinance No. 89-11-02 and to amend Frisco's Zoning Ordinance No. 11-04-09, as amended ("Zoning Ordinance"), as set forth herein; and

WHEREAS, Dowdy Anderson & Associates ("Applicant"), on behalf of the owner(s) of the Property (hereinafter defined), initiated a request to rezone 995.3± acres of land, situated in the John W. Cox Survey, Abstract No. 159, the M.E.P. & P.R.R. Survey, Abstract No. 645, the P.W. Hobbs Survey, Abstract No. 407, the Geo. Wilcox Survey, Abstract No. 973, the W.B. Watkins Survey, Abstract No. 1005, and the Clayton Rogers Survey, Abstract No. 1084, City of Frisco, Collin County, Texas, more particularly described in Exhibit A, attached hereto and incorporated herein for all purposes ("Property"), and depicted in Exhibit A-1 and Exhibit A-2, which are attached hereto and incorporated herein for all purposes; and

WHEREAS, Applicant has requested that the Zoning Ordinance be amended to rezone the Property, heretofore zoned Planned Development, by placing it in the Planned Development-Business Park/Neighborhood Commercial/Residential Village zoning classification; and

WHEREAS, the City Council has investigated and determined that the facts contained in the Applicant's request are true and correct; and

WHEREAS, the City Council finds that the owner(s) of the Property have agreed to comply with all provisions of the ordinances of Frisco, as they exist, may be amended or in the future arising, including but not limited to, this Ordinance and the Zoning Ordinance; and

WHEREAS, the City Council further finds that the owner(s) of the Property also have agreed to comply with the additional restrictions and conditions set forth herein; the Development Standards set forth in Exhibit B, attached hereto and incorporated herein for all purposes, and in Exhibit C, Exhibit D and Exhibit E of which attached hereto and incorporated herein for all purposes (collectively, "Additional Conditions"); and

WHEREAS, all legal notices required for rezoning have been given in the manner and form set forth by law, public hearings have been held on the proposed rezoning and all other requirements of notice and completion of such zoning procedures have been fulfilled; and

WHEREAS, the City Council has investigated and determined that it will be advantageous and beneficial to Frisco and its citizens to rezone the Property as set forth below.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FRISCO, TEXAS:**

SECTION 1. Findings Incorporated. The findings set forth above are incorporated into the body of this Ordinance as if fully set forth herein.

SECTION 2. Repeal of Ordinance No. 89-11-02. Ordinance No. 89-11-02 is repealed in its entirety and replaced by this Ordinance. The effective date of the repeal discussed in this section shall not occur until the effective date of this Ordinance, at which point Ordinance No. 89-11-02 shall be repealed. Such repeal shall not abate any pending prosecution or lawsuit or prevent any prosecution or lawsuit from being commenced for any violation of Ordinance No. 89-11-02 occurring before the effective date of this Ordinance.

SECTION 3. Amendment to the Zoning Ordinance. The Zoning Ordinance is hereby amended as follows: The zoning designation of the Property and all streets, roads and alleyways contiguous and/or adjacent thereto is hereby rezoned as Planned Development-Business Park/Neighborhood Commercial/Residential Village. The Property, as a whole and the boundaries thereof, is more particularly described in Exhibit A. The general location of the Property is depicted in Exhibit A-1 and Exhibit A-2.

The development plans, standards and uses for the Property shall conform to and comply with the Development Standards attached hereto as Exhibit B, Exhibit C, Exhibit D, Exhibit E and all other Additional Conditions. The development of the Property must comply with the requirements of this Ordinance and all other applicable ordinances, rules and regulations of Frisco, as they currently exist or may be amended.

SECTION 4. No Vested Interest/Repeal. No developer or property owner shall acquire any vested interest in this Ordinance or in any other specific regulations contained herein. Any portion of this Ordinance may be repealed by the City Council in the manner provided for by law.

SECTION 5. Unlawful Use of Property. It shall be unlawful for any person, firm, entity or corporation to make use of the Property in some manner other than as authorized by this Ordinance, and it shall be unlawful for any person, firm, entity or corporation to construct on the

Property any building that is not in conformity with the permissible uses under this Ordinance.

**SECTION 6. Penalty.** Any person, firm, corporation or entity violating any provision of this Ordinance or the Zoning Ordinance, as they exist or may be amended, shall be deemed guilty of a misdemeanor, and upon conviction thereof, shall be fined in an amount not exceeding TWO THOUSAND AND NO/100 DOLLARS (\$2,000.00). Each continuing day's violation shall constitute a separate offense. The penal provisions imposed under this Ordinance shall not preclude Frisco from filing suit to enjoin the violation. Frisco retains all legal rights and remedies available to it pursuant to local, state and federal law.

**SECTION 7. Severability.** Should any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional and/or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. Frisco hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof, regardless of whether any one or more sections, subsections, sentences, clauses or phrases is declared unconstitutional and/or invalid.

**SECTION 8. Savings/Repealing Clause.** The Zoning Ordinance shall remain in full force and effect, save and except as amended by this or any other Ordinance. All provisions of any ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict, but such repeal shall not abate any pending prosecution for violation of the repealed ordinance, nor shall the repeal prevent a prosecution from being commenced for any violation if occurring prior to the repeal of the ordinance. Any remaining portions of said ordinances shall remain in full force and effect.

**SECTION 9. Effective Date.** This Ordinance shall become effective from and after its adoption and publication as required by law and the City Charter.

**DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF FRISCO, TEXAS** on this \_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
Maher Maso, Mayor

**ATTESTED TO AND  
CORRECTLY RECORDED BY:**

\_\_\_\_\_  
Jenny Page, City Secretary

**APPROVED AS TO FORM:**



\_\_\_\_\_  
Abernathy Roeder Boyd & Hullett, P.C.  
Ryan D. Pittman, City Attorneys

Dates of Publication: \_\_\_\_\_, *Frisco Enterprise*

**Exhibit A**  
**Legal Description of the Property**

**TRACT 2 - EAST OF PRESTON ROAD - 995.2620 ACRES**

Being situated in Collin County, Texas, in the John W. Cox Survey, Abstract No. 159, the M. E. P. & P. R. R. Survey, Abstract No. 645, the P. W. Hobbs Survey, Abstract No. 407, the Geo. Wilcox Survey, Abstract No. 973, the W. B. Watkins Survey, Abstract No. 1005, and the Clayton Rogers Survey, Abstract No. 1084, and being a resurvey of a called 889.266 acre tract of land, a called 42.251 acre tract of land, and a 60.0975 acre tract of land in said surveys, and being more particularly described as follows:

BEGINNING at an iron rod found at the Northeast corner of the said called 889.266 acre tract in the center of County Road No. 23;

**THENCE** South 00° 24' 25" East, 1510.34 feet along the East line of the said called 889.266 acre tract to an iron rod found therein;

**THENCE** North 85° 25' 59" West, 9.96 feet to an iron rod set at the Northeast corner of a fence corner post;

**THENCE** South 00° 14' 57" East, 1707.66 feet along a fence on the East line of said called 889.266 acre tract to an iron rod found therein;

**THENCE** North 86° 10' 15" West, 11.05 feet to an iron rod found in an established fence;

**THENCE** South 01° 59' 11" East, 361.00 feet along said fence on the East line of the said called 889.266 acre tract to a concrete post found at a fence corner;

**THENCE** North 89° 32' 15" East, 1332.23 feet along an established fence on a North line of the said called 889.266 acre tract to an iron rod set at the base of an old fence corner post in the East line thereof;

**THENCE** South 00° 52' 23" East, 976.19 feet along an established fence on the East line of the said called 889.266 acre tract to a fence corner post therein;

**THENCE** South 00° 31' 00" East, 759.17 feet along an established fence on the East line of the said called 889.266 acre tract to an iron rod found in the center of Rockhill Road at the Southeast corner of said tract;

**THENCE** in a Westerly direction along the center of said Rockhill Road and the South line of the said called 889.266 acre tract as follows:

South 89° 12' 21" West, 4031.23 feet to an iron rod found;

South 84° 04' 05" West, 250.74 feet to an iron rod found;

South 88° 44' 09" West, 1061.02 feet to a 60 d nail set;

South 89° 45' 33" West, 1217.46 feet to a 60 d nail set;  
North 58° 43' 23" West, 171.37 feet to a 60 d nail set;  
North 00° 03' 16" West, 178.76 feet to a 60 d nail set;  
South 89° 49' 05" West, 1288.00 feet to a 60 d nail set;  
North 78° 49' 51" West, 125.42 feet to a 60 d nail set;  
South 80° 17' 53" West, 159.07 feet to a 60 d nail set;  
South 88° 27' 05" West, 409.75 feet to a 60 d nail set;  
And North 88° 46 ' 37" West, 635.00 feet to an iron rod found at the Southwest corner of said tract in the East line of State Highway No. 289;

**THENCE** North 00° 52' 46" West, 1997.12 feet along the West line of the said called 889.266 acre tract and the East line of State Highway No. 289 to a fence corner post therein;

**THENCE** North 89° 35' 40" East, 830.53 feet along an established fence to a fence corner post;

**THENCE** North 01° 24' 48" West, 860.50 feet along an established fence to a fence corner post;

**THENCE** South 89° 02' 55" West, 815.05 feet along an established fence to an iron rod found in the West line of the said called 889.266 acre tract and in the East line of State Highway No. 289;

**THENCE** North 00° 02' 37" West, 1815.28 feet along the West line of the said 889.266 acre tract and along the East line of State Highway No. 289 to an iron rod set therein;

**THENCE** South 88° 53' 14" East, 839.26 feet along an established fence to a fence corner post;

**THENCE** North 00° 12' 51" East, 561.12 feet along an established fence to an iron rod found at the most Northerly Northwest corner of the said called 889.266 acre tract in the center of County Road No. 23;

**THENCE** North 89° 24' 37" East, 1775.45 feet along the center of said County Road No. 23, to an iron rod set in the East line of the said W. B. Watkins Survey;

**THENCE** South 00° 15' West, 97.87 feet along the East line of said W. B. Watkins Survey, to an iron rod set therein;

**THENCE** North 89° 39' 26" East, 1184.36 feet along the center of said County Road No. 23, to an iron rod found therein;

**THENCE** North 84° 43' 30" East, 235.61 feet along the center of said County Road No. 23 to an iron rod found therein;

**THENCE** South 82° 06' 06" East, 141.82 feet along the center of said County Road No. 23, to an iron rod found therein;

**THENCE** North 86° 39' 28" East, 129.79 feet along the center of said County Road No. 23, to an iron rod set at the Northwest corner of a called 2.5 acre tract described in Volume 735, Page

879 of the Deed Records of Collin County, Texas;

**THENCE** South 00° 26' 56" East, 451.96 feet along the West line of the said called 2.5 acre tract to an iron rod set at the Southwest corner thereof, same being the most Westerly Northwest corner of the said 60.0975 acre tract;

**THENCE** North 89° 32' 15" East, 300.81 feet along the South line of the said called 2.5 acre tract to an iron rod found at the Southeast corner thereof ;

**THENCE** North 00° 27' 45" West, 340.11 feet along the East line of the said called 2.5 acre tract to an iron rod at the Northeast corner thereof in the center of County Road No. 23;

**THENCE** South 69° 31' 30" East, 275.71 feet along the center of County Road No. 23 and along the North line of the said 60.0975 acre tract to an iron rod found therein;

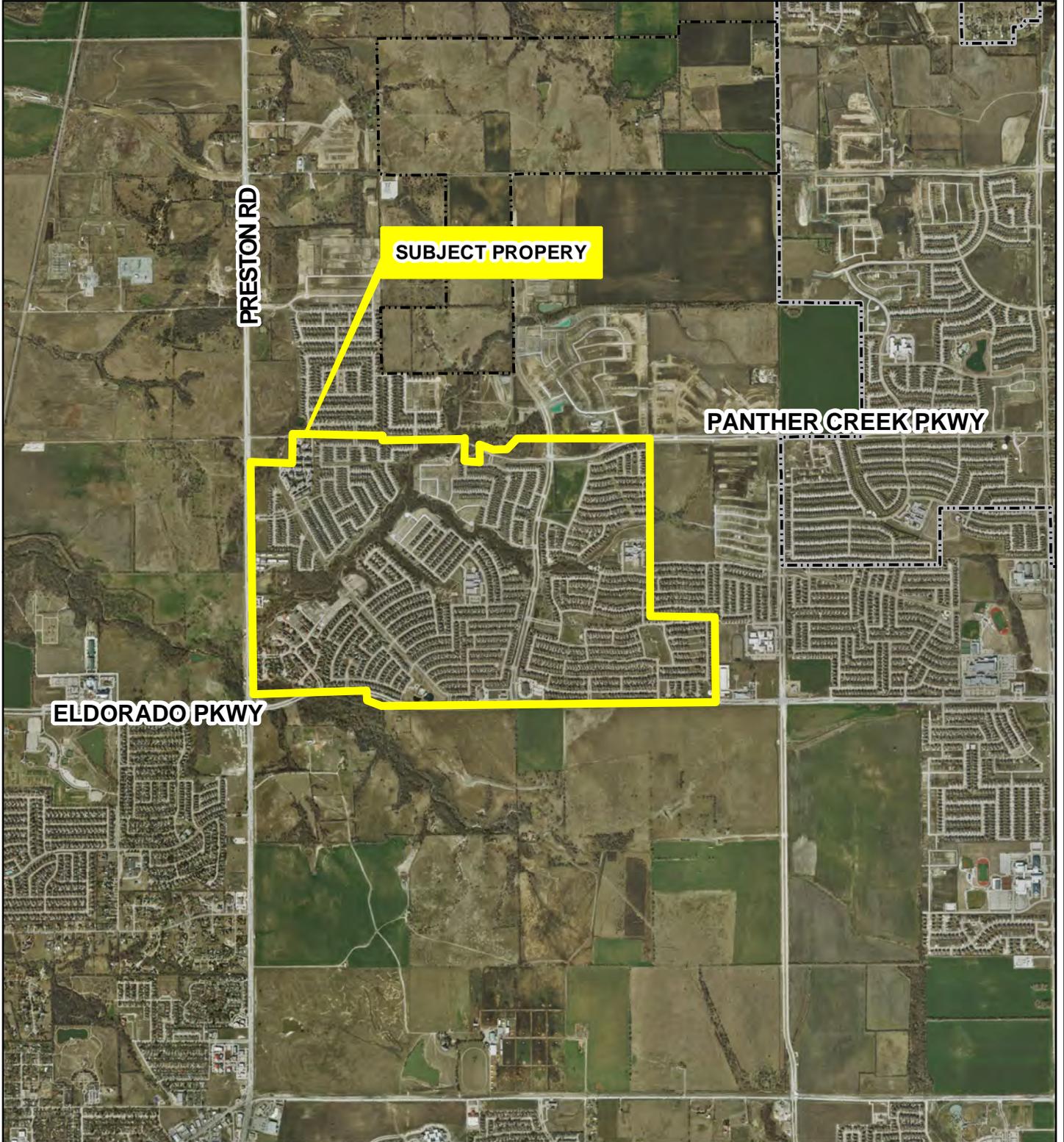
**THENCE** South 89° 08' 15" East, 294.15 feet along the center of said County Road No. 23 and along the North line of the said 60.0975 acre tract to an iron rod found therein;

**THENCE** North 41° 05' 05" East, 266.26 feet along the center of said County Road No. 23, and along the North line of the said 60.0975 acre tract to an iron rod found therein;

**THENCE** South 89° 59' 35" East, 806.32 feet along the center of said County Road No. 23 and along the North line of the said 60.0975 acre tract to an iron rod found at the Northeast corner thereof;

**THENCE** North 89° 39' 06" East, 1850.99 feet along the center of said County Road No. 23 to the PLACE OF BEGINNING and containing 995.2620 gross acres of land, more or less.

# Z16-0005 Amendment to PD-2



**Exhibit A-2**

Miramonte Park

Panther Creek Pkwy

Northeast Community Park (Undeveloped)

Hummingbird Park

Hillcrest Neighborhood Park

Coyote Crossing Park

Mourning Dove Park

Bobwhite Park

**PD-2**  
**995.27 ac.**

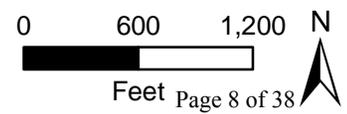
Panther Creek

Eldorado Pkwy

Preston Rd

Hillcrest Rd

Honey Grove Dr



**Exhibit B**  
**PLANNED DEVELOPMENT STANDARDS**

**1.0 PLANNED DEVELOPMENT - RESIDENTIAL VILLAGE**

1.1 **General Description:** The Residential Village, identified on the attached Exhibit "C", 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.

1.2 **Permitted Uses:**

- a. Residential uses (including modular homes) as described herein - Sections 1.10 through 1.17.
- b. Neighborhood Commercial uses as described herein - Section 1.18.
- c. 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.
- d. 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.*
- e. Parks, playgrounds and neighborhood recreation facilities including, but not limited to, swimming pools, club house facilities and tennis courts.
- f. Churches/rectories.
- g. Schools - public or private.
- h. Utility distribution lines and facilities.
- i. Fire stations and public safety facilities.
- j. Real estate sales offices during the development and marketing of the residential areas.
- k. Electronic security facilities including gatehouse and control counter.
- l. 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.

- m. 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.
- n. 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.

1.3 **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 .

1.4 **Required Parking:**

- a. 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.
- b. 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
- c. With the exception of Townhome and Multi-Family development, required parking for residential units shall be behind the front building line.

1.5 **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.

1.6 **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.

1.7 **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

1.8 **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.

**1.9 General Requirements:**

- a. 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.
- b. 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.
- c. 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.

- 1.10 **Single Family Homes - Type "A":** Single Family Homes - Type "A" area 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**

- 1.10a **Minimum Dwelling Size** - The minimum area of the main building shall be two thousand (2,000) square feet, exclusive of garages, breezeways and porticos.
- 1.10b **Lot Area** - The minimum area of any lot shall be eleven thousand, four hundred (11,400) square feet.
- 1.10c **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.
- 1.10d **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.
- 1.10e **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.
- 1.10f **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.
- 1.10g **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.

- 1.10h **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
- 1.10i **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.
- 1.11 **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**

- 1.11a **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.
- 1.11b **Lot Area** - The minimum area of any lot shall be nine thousand, six hundred (9,600) square feet.
- 1.11c **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.
- 1.11d **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.
- 1.11e **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.
- 1.11f **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.
- 1.11g **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.

- 1.11h **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.
- 1.11i **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.
- 1.12 **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**

- 1.12a **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.
- 1.12b **Lot Area** - The minimum area of any lot shall be seven thousand, seven hundred (7,700) square feet.
- 1.12c **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.
- 1.12d **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.
- 1.12e **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.
- 1.12f **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.
- 1.12g **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.
- 1.12h **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,

- 1.12i **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.

- 1.13 **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**

- 1.13a **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.
- 1.13b **Lot Area** - The minimum area of any lot shall be six thousand (6,000) square feet.
- 1.13c **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.
- 1.13d **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.
- 1.13e **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.
- 1.13f **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.
- 1.13g **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.
- 1.13h **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.
- 1.13i **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.

- 1.14 **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**

- 1.14a **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.
- 1.14b **Lot Area** - The minimum area of any lot shall be four thousand, five hundred (4,500) square feet.
- 1.14c **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.
- 1.14d **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 or 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.
- 1.14e **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.
- 1.14f **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.
- 1.14g **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.
- 1.14h **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.
- 1.14i **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.

- 1.15 **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**

- 1.15a **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.
- 1.15b **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.
- 1.15c **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.
- 1.15d **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.
- 1.15e **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.
- 1.15f **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.
- 1.15g **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.

- 1.15h **Rear Yard** - The minimum depth of the rear yard shall be ten (10) feet.
- 1.15i **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.
- 1.16 **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**

- 1.16a **Minimum Dwelling Size** - The minimum area of each dwelling unit shall be one thousand (1,000) square feet, exclusive of garages, breezeways and porticos.
- 1.16b **Lot Area** - The minimum area of any lot shall be two thousand, two hundred (2,200) square feet.
- 1.16c **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.
- 1.16d **Lot Width** - The minimum width of any lot shall be twenty-five (25) feet at the front building line.
- 1.16e **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.
- 1.16f **Front Yard** - The minimum depth of the front yard shall be twenty (20) feet.
- 1.16g **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.
- 1.16h **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.

- 1.16i **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.
- 1.17 **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**

- 1.17a **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.
- 1.17b **Lot Area** - The minimum area of any lot shall be fourteen thousand (14,000) square feet.
- 1.17c **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.
- 1.17d **Lot Width** - The average width of any lot shall be no less than eighty (80) feet.
- 1.17e **Lot Depth** - The minimum depth of any lot shall be ninety (90) feet.
- 1.17f **Front Yard** - The minimum depth of the front yard shall be twenty-five (25) feet.
- 1.17g **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.
- 1.17h **Rear Yard** - The minimum depth of the rear yard shall be twenty (20) feet.
- 1.17i **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.
- 1.17j **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 with 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 with in the Residential Village area.
- 1.17k **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.

1.171 **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.

- 1.18 **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 "C", 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.

- 1.18a **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.
- Antique Shops - Indoor Display Only.
- Appliance Stores.
- Artist Materials and Supplies.
- Auto Laundries/Car Wash Facilities - Incidental to the primary business use.
- Auto Parts Sales - No Outdoor Storage/Display.
- Automobile Parking Lots and Parking Garages.
- Automobile Repairs - Excluding paint and body work.
- Baby Shops.
- Bakery and Confectionery Shops.
- Banks, Savings and Loan and Credit Unions.
- Banks, Savings and Loan and Credit Unions - With Drive-Thru Services.
- Barber/Beauty Shops.
- Beverage Stores – In accordance with other applicable City Ordinances, as they presently exist or may be amended.
- Book and Stationery Stores.
- Business Services.
- Cafeterias.
- Camera Shops.

- Candy and Cake Shops.
- Catering Establishments.
- Churches/Rectories.
- Cleaning, Dyeing, Pressing, Pick-up and Collection Agencies.
- 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 Sales and Repairs.
- Concrete Batching Plants – Temporary and incidental to On-Site Construction.
- Convalescent Homes.
- Convenience Stores.
- Convenience Stores - With Gas Service.
- Curio and Gift Shops.
- 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.
- Drapery Shops.
- Dress Shops.
- Drug Stores/Pharmacies.
- Dry Good Stores.
- Duplicating Centers, Mailing Services, Etc.
- Financial Institutions.
- Fitness and Health Centers.
- Florist and Garden Shops.
- Fraternal Organizations, Lodges and Civic Clubs.
- Frozen Food Lockers - Incidental to the primary business use. Warehousing of products shall not be permitted as the primary business use.
- Furniture, Home Furnishings and Equipment Showrooms and Sales.
- Furniture Stores.
- General Merchandise Stores.
- 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 Stores.
- Ice Cream Stores.
- Interior Decorating Stores.

- Jewelry Stores.
- Job Printing Centers.
- Key Shops/Locksmiths.
- Laundromats.
- Laundry and Dry Cleaning Establishments.
- Leather Goods Shops.
- Mass Commuter/Transit Stations.
- Meat Markets - No Slaughter Houses or Packing Plants.
- Medical and Health Care Facilities/Clinics/Emergency Centers.
- Medical Offices.
- Messenger/Courier and Telegraph Services.
- Municipal Buildings and Facilities.
- Museums, Libraries, Art Schools and Art Galleries.
- Musical Instrument Sales.
- Newspaper and Magazine Sales.
- Novelty/Notion Stores.
- Nursing Homes.
- 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.
- Office Businesses.
- Office Supplies and Sales.
- Optical Stores - Sales and Services.
- Paint Stores.
- Parks, Playgrounds, Recreational Facilities and Community Centers.
- Pet Grooming and Supplies.
- Pet Shops.
- Photographic Services.
- Play Equipment - Sales and Display.
- Plumbing Shops - No Outdoor Storage.
- Post Office Facilities.
- 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.
- Restaurants.
- Restaurants - With Drive-In/Drive-Thru Service.
- Retail Sales.
- Retail Shops and Stores.

- 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.
- 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.
- Theatrical Centers.
- Tire Dealers - No Outdoor Storage.
- Tool and Equipment Rental Stores - No Outdoor Storage Unless Screened.
- Toy Stores.
- Travel Bureaus.
- Trophies and Awards Shops.
- Utility Distribution Systems and Facilities.
- Variety Stores.
- Veterinarian Clinics and Kennels - Limited to small animals and containing no outside pens.
- Warehousing Facilities - Incidental to the primary business use and located within the same building.
- Watch Making Shops.
- Accessory buildings and uses customarily incidental to the permitted uses.
- Temporary buildings and uses incidental to construction work on the premises, which shall be removed upon completion of construction work.
- Uses similar to the above mentioned permitted uses, provided the Frisco City Council approves said uses prior to the issuance of a building permit.

1.18b **Use Limitations:** No more than fifty-five (55) net acres shall be developed as neighborhood commercial uses as set forth in Section 1.18a above. The remaining acreage, with in 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.

Neighborhood commercial and use areas, with uses as described above in Section 1.18a, may be divided in to no more than two (2) parcels of land as more particularly described in Sections 1.18b (i) and (ii) 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 Eldorado Parkway and Panther Creek Parkway, 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.

- i) **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 Panther Creek Parkway; 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 Panther Creek Parkway.
- ii) **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 Eldorado Parkway; 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 Eldorado Parkway.

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 "C", 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.

1.18c **Building and Area Requirements:** The following development standards shall pertain to neighborhood commercial uses, as outlined in Section 1.18a above, developed within the Residential Village:

- i) **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.
- ii) **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.
- iii) **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.

- iv) **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.

- v) **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.

- vi) **Lot Area:** No minimum requirement.

- vii) **Lot Width:** No minimum requirement.

- viii) **Lot Depth:** No minimum requirement.

- ix) **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.

- x) **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.

- xi) **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.

- xii) **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.

## **2.0 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 1.18a.
- 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.

2.2a **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.

2.2b **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.

2.2c **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.

2.2d **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.

2.2e **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.

2.2f **Lot Area:** The minimum area of any lot shall be 0.5 acres.

- 2.2g **Lot Width**: No minimum requirement.
- 2.2h **Lot Depth**: No minimum requirement.
- 2.2i **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.
- 2.2j **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 three (3) stories in height and shall be limited to a maximum of thirty (30) percent of the total exterior wall surfaces.
- 2.2k **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.

- 2.2l **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.
- 2.2m **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.

### 3.0 GENERAL CONDITIONS:

#### 3.1 **Open Space and Yard Areas**:

- a. Open space area required for an existing building or structure shall not be counted as open space area for any other building or structure.
- b. Open eaves, window sills and belt courses may project into 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.

- c. 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.
- d. 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.

3.2 **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.

3.3 **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
Theatres	1:4 seats of the theatre(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.

3.4 **Conceptual Development Plan:** A Conceptual Development Plan/Zoning Exhibit is attached to and made a part of these Planned Development conditions, as Exhibit "C". 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 extension of Hillcrest Road of not less than one hundred (100) feet.
- g. 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.
- h. 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.

3.5 **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 "F" - "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.*

3.6 **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. 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.

- 3.7 **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.

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. Action 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.

3.8 **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.

- 3.9 **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.

3.10 **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.

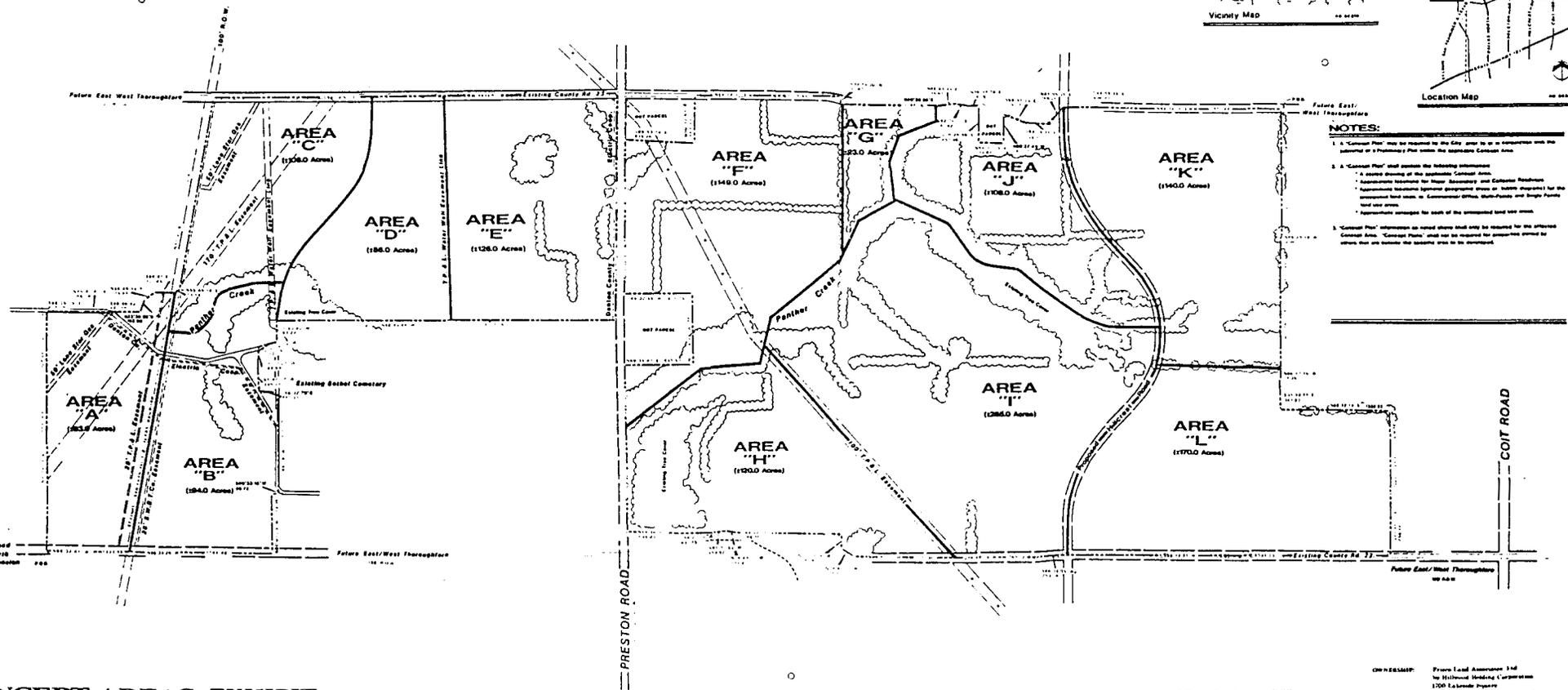
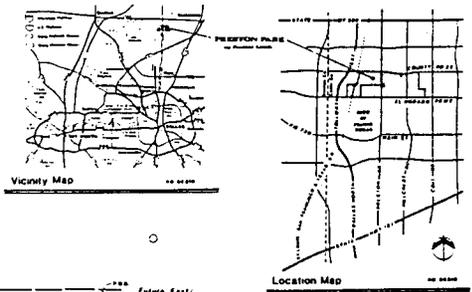
- 3.11 **Development Schedule:** This Ordinance shall be accompanied by a Development Schedule, indicating the approximate date on which construction is expected to begin and the approximate time frame to completion. The Development Schedule, if approved by the City Council, shall be generally adhered to by the Owner, Developer, and their successors in interest; unless amended by approval of the City Council.
- 3.12 **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.
- 3.13 **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.
- 3.14 **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.
- 3.15 **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.
- 3.16 **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.



**Exhibit D**  
**Area's "F" - "L"**

**PRESTON PARK on Panther Creek**

KISCO, TEXAS



- NOTES:**
- "Concept Plan" shall be prepared on the first date to be in accordance with the following of Preliminary Plan under the applicable Contract Area.
  - "Concept Plan" shall include the following information:
    - A scaled drawing of the applicable Contract Area.
    - Appropriations Schedule for Water, Sewerage and Electrical Facilities.
    - Appropriations Schedule for Storm Drainage and Sanitary Sewerage for the applicable Contract Area.
    - Environmental Data such as Environmental Effects, Soil/Floods and Single Points and use areas.
    - Appropriations Schedule for each of the applicable land use areas.
  - "Concept Plan" information as noted above shall only be required for the applicable Contract Area. "Concept Plans" shall not be required for uncontracted areas to show that an area is not specifically area to be developed.

**CONCEPT AREAS EXHIBIT**

**THE NELSON CORPORATION**  
10000 North Loop West, Suite 200  
Houston, Texas 77067  
Phone: 713-752-1100

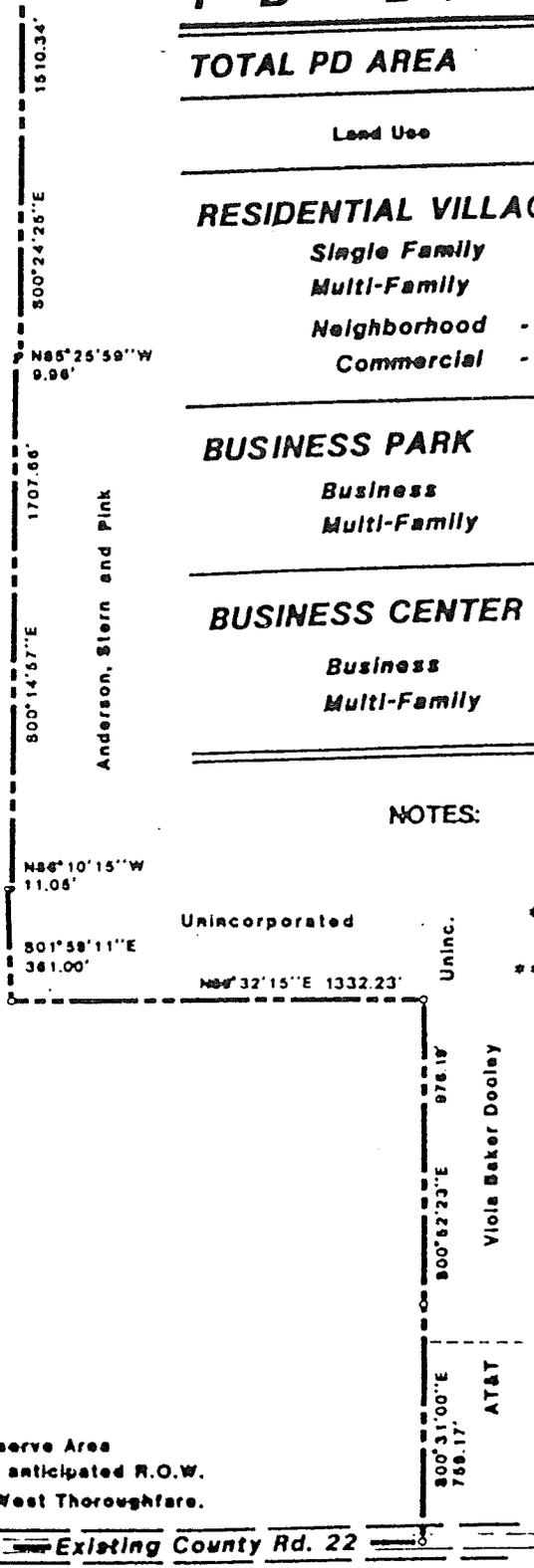
APPROVED  
JAN 31 2008

OWNER: Preston Land Association 3rd by Redwood Leasing Corporation  
1500 Lakeland Property  
15777 Moreau Drive Dallas, Texas 75282

# P D DATA SUMMARY

**TOTAL PD AREA 1489.92 GROSS ACRES**

Land Use	Acreage	Maximum Density	Maximum Units	Maximum Height
<b>RESIDENTIAL VILLAGE</b>				
Single Family	823.3	5.5 du/ac*	4528	-
Multi-Family	-	-	-	3
Neighborhood - A	(25.0)	unlimited	-	3
Commercial - B	(30.0)	unlimited	-	3
<b>BUSINESS PARK</b>				
Business	172.0	-	-	-
Multi-Family	-	unlimited	-	10
	-	21 du/ac	(2400)***	3
<b>BUSINESS CENTER</b>				
Business	494.6	-	-	-
Multi-Family	-	unlimited	-	15
	-	21 du/ac	1600	3



**NOTES:**

- \* Maximum density for the Residential Village has been shown as an overall, gross density figured on the total acreage and maximum units shown.
- \*\* A maximum of 1400 multi-family dwelling units shall be permitted within the Residential Village area.
- \*\*\* A maximum combined total of 2400 multi-family dwelling units shall be permitted within the Residential Village and the Business Park areas.
- With the exception of the acreage noted for Neighborhood Commercial Areas 'A' and 'B', all the above references to acreage are based on total gross land areas.
- Numbers indicated for Maximum Height are intended to reflect the maximum allowed building heights.
- Proposed roadway locations and right-of-way widths, as indicated on this exhibit, are subject to change and are not intended to indicate areas for roadway easement or dedication.
- Refer to Exhibit 'C' for:
  - all development standards and permitted uses for the Planned Development District;
  - definition of other PD Exhibits;
  - and for specific information relating to the above noted data.
- An analysis of flood prone areas along Panther Creek shall be made at the time development plans are submitted for structures to be located directly adjacent to the applicable drainageways.
- Dimensions defining the division between the Residential Village and the Business Park areas are approximate, scaled dimensions and are intended to follow the flowline of Panther Creek.

R.O.W. Reserve Area  
all of the anticipated R.O.W.  
on the East/West Thoroughfare.

4032 23' Existing County Rd. 22

Gibraltar Savings Association  
Ord.No.84-06-11(Z)