

Development Regulations

The subject property shall develop in accordance with “C3” – Regional Commercial District, and as amended, except as follows:

1. The subject property shall generally develop in accordance with Exhibit “X” - Zoning Exhibit.
 - a. The following uses shall be prohibited:
 - i. Boardinghouse or rooming house
 - ii. Independent living facility
 - iii. Watchman or caretaker’s quarters
 - iv. Halfway house
 - v. Amusement, commercial (outdoor)
 - vi. Country club
 - vii. Golf course (public)
 - viii. Golf course (private)
 - ix. Auto painting or body shop
 - x. Auto parts sales (indoor)
 - xi. Automobile, trailer, light truck or tool rental
 - xii. Automobile, motorcycle, boat (sales, repair, storage)
 - xiii. Bus station
 - xiv. Garage, auto repair
 - xv. Service station or motor vehicle fuel sales
 - xvi. Taxi or shuttle service
 - xvii. Building material sales or monument sales
 - xviii. Frozen food lockers
 - xix. Pawnshops
 - xx. Mini-warehouse
 - xxi. Warehousing
 - xxii. Creamery (dairy products)
 - xxiii. Livestock auction
 - xxiv. Stable, commercial
 - xxv. Recreational vehicle sales
 - b. Existing GCEC power poles along State Highway 121 (Sam Rayburn Tollway) and Collin McKinney Parkway shall be removed and replaced with underground electrical lines as shown on Exhibit “X” – Zoning Exhibit.
 - i. No permits shall be issued for Tract 1 until the removal and replacement is complete.
2. Tracts 1 and 2 shall generally develop in accordance with Exhibit “X” - Zoning Exhibit and Exhibit “X” - Site Layout.

- a. A utility substation shall be permitted on Tract 1.
 - b. All structures and buildings on Tract 1 shall be limited to a maximum height of 35'.
 - c. An 8' tall solid masonry wall shall be provided around the perimeter of Tract 1 as shown on Exhibit "X" – Site Layout.
 - d. A 10' wide landscape buffer shall be provided along the northern and southern property lines of Tract 1 as shown on Exhibit "X" – Site Layout.
 - i. A solid living plant screen (3' tall at time of planting, spaced 3' on center) consisting of Eastern Red Cedar and/or Nellie R. Stevens shall be planted within the buffer.
 - e. A 5' wide landscape buffer shall be provided along the eastern property lines of Tract 1 as shown on Exhibit "X" – Site Layout.
 - i. A solid living plant screen (3' tall at time of planting, spaced 3' on center) consisting of Eastern Red Cedar and/or Nellie R. Stevens shall be planted within the buffer.
 - f. A communication tower (stealth or monopole design) shall only be permitted on Tract 1 as shown on Exhibit "X" – Site Layout, and limited to a maximum height of 35'.
 - g. Development on Tract 2 shall be a minimum of 35' in height.
 - i. American Elm trees (12' tall and 4" caliper at time of planting) shall be planted 20' on center within the landscape buffer along State Highway 121 (Sam Rayburn Tollway).
3. Tracts 3 and 4 shall generally develop in accordance with Exhibit "X" – Zoning Exhibit.
- a. Development on Tract 3 shall be a minimum of 35' in height.