

**Sec. 146-99. - REC regional employment center overlay district (suffix).**

(a) *Purpose.* The REC regional employment center overlay district is designed to provide design standards for the development of properties north of State Highway 121 between FM 2478 (Custer Road) and U.S. Highway 75 (Central Expressway). State Highway 121 is planned as a future freeway connecting U.S. Highway 75 (Central Expressway) to the Dallas/Fort Worth Airport. These standards recognize the significance of State Highway 121 as a proposed freeway and the importance of the Regional Employment Center (REC) as a coherent and largely undeveloped expanse of land, quite unique among all undeveloped properties in the city (see appendix B to this chapter).

(b) *Areas encompassed.* The area encompassed by these standards shall include all those properties that extend generally from the centerline of State Highway 121 northward to FM 720 and including some properties north of FM 720. This district will span from FM 2478 (Custer Road) to U.S. Highway 75 (see appendix B to this chapter).

(c) *Applicable regulations.* All applicable regulations for use, yards, area, lot dimensions, utility placement, urban design and landscaping shall be those specified for each district, including planned development stipulations. Where any of the above conflict with those of the overlay district, the standards in this chapter and the associated "Urban Design Standards for the Regional Employment Center (REC)" shall prevail except for zoning that existed prior to the effective date of the ordinance from which this chapter is derived. For such properties, the permitted densities, permitted uses, and general lot development or site plan development standards as set forth in the existing zoning district shall apply. However, all other REC Overlay District standards shall apply to such properties.

(d) *General development plan.* In order for the city's planning staff to adequately review the site elements detailed in this chapter and the accompanying design standards a general development plan defined herein, shall be submitted for all proposed developments in conjunction with a site plan and/or a preliminary/final plat application.

(e) *Rezoning requests.* Rezoning requests for any property within the REC shall be accompanied by a general development plan as well as all other requirements of the City Code.

(f) *Urban design guidelines.* Rezoning requests shall adopt the urban design guidelines of the REC unit development standards for the base districts shown on the future land use plan (FLUP) of the city, which have been adopted as part of the city zoning ordinance.

(g) *General provisions.*

- (1) For the purposes of this section, a general development plan shall include, but not be limited to, a map or series of maps and an accompanying document demonstrating compliance with all provisions of the "Urban Design Standards for the Regional Employment Center (REC)" that may be applicable to a proposed development, depending on its location within the regional

employment center (REC). Those provisions shall include, but not be limited to, the following, all of which are further detailed in the "Urban Design Standards for the Regional Employment Center (REC)":

- a. Gateways and vistas;
  - b. Connectivity, linkages and access;
  - c. Land use mix and allocation;
  - d. Site design;
  - e. Parks, plazas and civic open space; and
  - f. Parking.
- (2) A general development plan, as further described in this section of this chapter, shall be submitted for review and approval in conjunction with all requests for a zoning change, subdivision plat approval, or site plan approval for property located in the REC, after the effective date of the ordinance from which this chapter is derived. The general development plan and accompanying adopted zoning application, plat, site plan, or other land use regulatory action shall demonstrate and ensure compliance with the provisions of the "Urban Design Standards for the Regional Employment Center (REC)," which are incorporated herein and attached hereto by reference (see appendix B to this chapter).
- (3) The minimum size of a development or portion of a development to be used in making calculations to determine compliance with the requirements of this chapter is 40 acres, unless a waiver is granted by the director of planning.
- (4) The maximum size of a development or portion of a development to be used in making calculations to determine compliance with the requirements of this chapter is 200 acres. Tracts larger than 200 acres shall be developed as multiple neighborhood developments, each individually subject to all such provisions of this chapter, unless a waiver is granted by the director of planning.
- (h) *Development and/or redevelopment.* Development and/or redevelopment shall meet the following landscaping requirements: A landscape plan shall be submitted as per the landscape requirements of section 146-135, and as amended. The landscape plan shall be approved in conjunction with the associated site plan. Landscaping shall be provided in a manner that is in keeping with the spirit of the "Urban Design Standards for the Regional Employment."