

DEVELOPMENT REGULATIONS

The following Development Regulations shall apply to the subject Property:

- A. **Tract A**. The 2.10 acres comprising Tract A depicted on the Zoning Exhibit shall conform to the regulations of C-2, Local Commercial District.
- B. **Tract B**. The 27.407 acres comprising Tract B depicted on the Zoning Exhibit shall conform to the regulations of MF-3, Multiple Family Residential Medium-High Density, with the following modifications:

i. Space Limits

- a. Maximum density: twenty-two (22) units per gross acre
- b. Maximum height: four (4) stories (not to exceed 55'), provided that no structure will exceed two (2) stories (not to exceed 35') in height within 250' of the *rear building setback line* of the adjacent single family residential lots in Phase 11 of the Craig Ranch North subdivision

ii. Screening Requirements

- a. Tubular steel (primed and painted) or ornamental iron fence (no masonry columns) with evergreen landscaping permitted along the north, east and south sides of Tract B

iii. Parking Requirements

- a. 1 space per bedroom with an additional 0.20 parking spaces per unit; no additional parking spaces shall be required for garages and tuck-under parking without associated tandem spaces

iv. Landscape Requirements

- a. Canopy trees within the landscape buffer along the east property line of Tract B shall be on 40' centers. All other required canopy trees shall follow Section 146-135- Landscape requirements and as amended.

v. Improvement to City Hike and Bike Trail

The following improvements shall be installed along that portion of the hike and bike trail to be constructed between the eastern property line of Tract B and Rowlett Creek:

- a. wayfinding signage,
- b. three bike racks,
- c. three six-foot long benches, and

- d. three pet stations dispersed along the trail with pedestrian lighting at +/- 150' o.c.