

DEVELOPMENT REGULATIONS “Exhibit D”

The subject property (the “Property”) shall be zoned “PD” – Planned Development District. Use and development of the Property shall conform to the regulations contained herein. All provisions contained in the City’s Zoning Ordinance relating to development within the Property which are not in conflict with the provisions contained herein shall continue to apply to the development of the Property.

Districts. The Property shall be divided into three (3) Districts (collectively, the “Districts” and each separately, a “District”) as shown on the Zoning Exhibit (Exhibit C), which identifies the general geographic location of permitted land uses within the Property. Each district shall contain the approximate number of acres shown on the Zoning Exhibit.

Regulation Plan. A regulation plan (“Regulation Plan”) for the development of Districts A, B, and C is attached hereto as Exhibit E which depicts the general location of the Districts. The preliminary plat and site plan will generally conform to the Regulation Plan.

District A. The regulations set forth below shall apply to development within District A shown on the Zoning Exhibit.

Permitted Land Uses (All use-specific criteria from UDC still apply):

- Assisted Living Facility
- Agricultural and ranching, private or wholesale
- Animal care and services, indoor only
- Arts or cultural center
- Banks and financial services
- Car Wash
- Civic club or fraternal organization
- Clinic medical or dental
- College or university
- Commercial entertainment, indoor
- Community Garden
- Cottage industrial
- Country Club
- Day care center
- Dispatch office
- Electric vehicle charging facility
- Farmers' market, permanent
- Fuel sales, passenger vehicles
- Government facilities (city, excluding airport uses)
- Government or public facility (non-city)
- Greenhouse or plant nursery
- Gun range, indoor
- Gym or fitness studio
- Hospital
- Hotel or motel
- Microbrewery, distillery, winery, or cidery
- Office
- Parking garage or lot, paid or private
- Personal service
- Radio or TV broadcast station
- Reception or event center, indoor
- Recreation area, private
- Religious assembly
- Restaurant, brew pub
- Restaurant, carry out and delivery only
- Restaurant, dine-in
- Restaurant, drive-in or drive-through
- Retail sales
- School, business or trade
- School, public, private or parochial
- Food truck operation sites

- Telecommunication Structure, Low rise
- Telecommunication Structure, Stealth

Uses Permitted with SUP:

- Independent Living
- Animal care and services, outdoor area
- Commercial entertainment, outdoor
- Funeral home or mortuary
- Reception or event center, outdoor
- Self-storage
- Utility substation
- Vehicle repair, minor
- Private club
- Telecommunication Structure, High Rise

Permitted Accessory Uses:

- Caretaker's or watchman's quarters
- Electric vehicle charging station
- Helistop
- Outdoor Storage
- Food truck courts
- Donation collection container

Temporary Uses:

- Construction field office
- Religious or philanthropic uses
- Seasonal sales
- Warming station

District A Space Limits:

- Minimum Lot Area: 0
- Minimum Lot Width: 0
- Minimum Lot Depth: 0
- Minimum Front Yard Setback: 20 feet
- Minimum Rear Yard Setback: 0
- Minimum Side Yard Setback (interior lots): 0
- Minimum Side Yard Setback (corner lots): 0
- Maximum building height: 45 feet
- Building setbacks with Residential Adjacency: When a non-residential use shares a property line(s) with a single-family, duplex, triplex, or quadplex residential use or a single-family residential zone, the following building setbacks shall apply along the shared property lines(s):

Building Stories	Setback (minimum)
1 story	30 feet
2 stories	50 feet
3 or more stories	2 feet of setback for each foot of building height

District B. The regulations set forth below shall apply to development within District B shown on the Zoning Exhibit.

Permitted Land Uses (All use-specific criteria from UDC still apply):

- Multi-family, cottage
- Multi-family, traditional
- Independent living
- Assisted living facility
- Community care home
- Crisis support home
- Agricultural and ranching, private or wholesale
- Amenity center, neighborhood
- Arts or cultural center
- Civic club or fraternal organization
- College or university
- Community Garden
- Country club
- Government facilities (city, excluding airport uses)
- Hospital
- Parking garage or lot, paid or private
- Recreation area, private
- Religious assembly
- School, public, private, or parochial
- Food truck operation sites
- Telecommunication Structure, Low Rise
- Telecommunication Structure, Stealth

Uses Permitted with SUP:

- Commercial entertainment, outdoor
- Funeral home or mortuary
- Utility substation
- Food truck courts
- Telecommunication Structure, High Rise

Permitted Accessory Uses:

- Accessory building, detached
- Accessory structure
- Electric vehicle charging station
- Home occupation
- Swimming pool

Temporary Uses:

- Construction field office
- Public storage container
- Religious or philanthropic uses
- Seasonal sales
- Warming station

District B Space Limits:

- Minimum Lot Area: N/A
- Minimum Lot Width: 60 feet
- Minimum Lot Depth: 100 feet
- Minimum Front Yard Setback: 35 feet
- Minimum Rear Yard Setback: 20 feet
- Minimum Side Yard Setback (interior lots): 20 feet
- Minimum Side Yard Setback (corner lots): N/A
- Maximum Building Height: 55 feet
- Maximum Density: 30 dwelling units per gross acre
- Building setbacks with Residential Adjacency:

Building Stories	Setback (minimum)
1 story	30 feet
2 stories	50 feet
3 stories	2 feet of setback for each foot of building height
4 stories	3 feet of setback for each foot of building height

District C. The regulations set forth below shall apply to development within District C shown on the Zoning Exhibit.

- District C shall have a maximum of 300 dwelling units. Up to a maximum of 135 units may develop using the dimensional standards of the R5 zoning district (Table B in this document). The remainder of the District shall develop using the dimensional standards of the R8 district (Table A in this document).

Permitted Land Uses (All use-specific criteria from UDC still apply):

- Single-family detached
- Community care home
- Crisis support home
- Agricultural and ranching, private or wholesale
- Amenity center, neighborhood
- Community Garden
- Country club
- Government facilities (city, excluding airport uses)
- Recreation area, private
- Religious assembly
- School public, private, or parochial
- Telecommunication Structure, Low Rise
- Telecommunication Structure, Stealth

Uses Permitted with SUP:

- Arts or cultural center
- Utility substation
- Bed & breakfast

Permitted Accessory Uses:

- Accessory building, detached
- Accessory dwelling unit
- Accessory structure
- Electric vehicle charging station
- Home occupation
- Swimming pool

Temporary Uses:

- Batch plant (outdoor), temporary
- Construction field office
- Model home
- Public storage container
- Religious or philanthropic uses

- Seasonal sales
- Warming station

District C Space Limits:

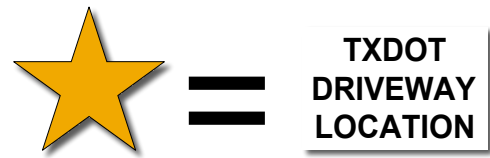
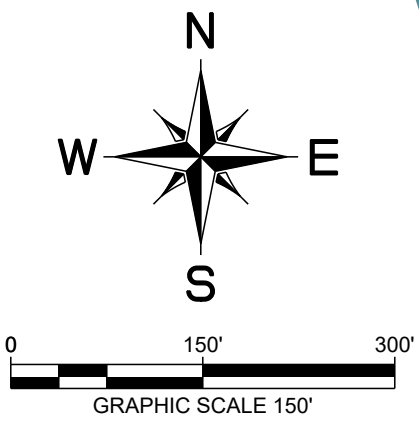
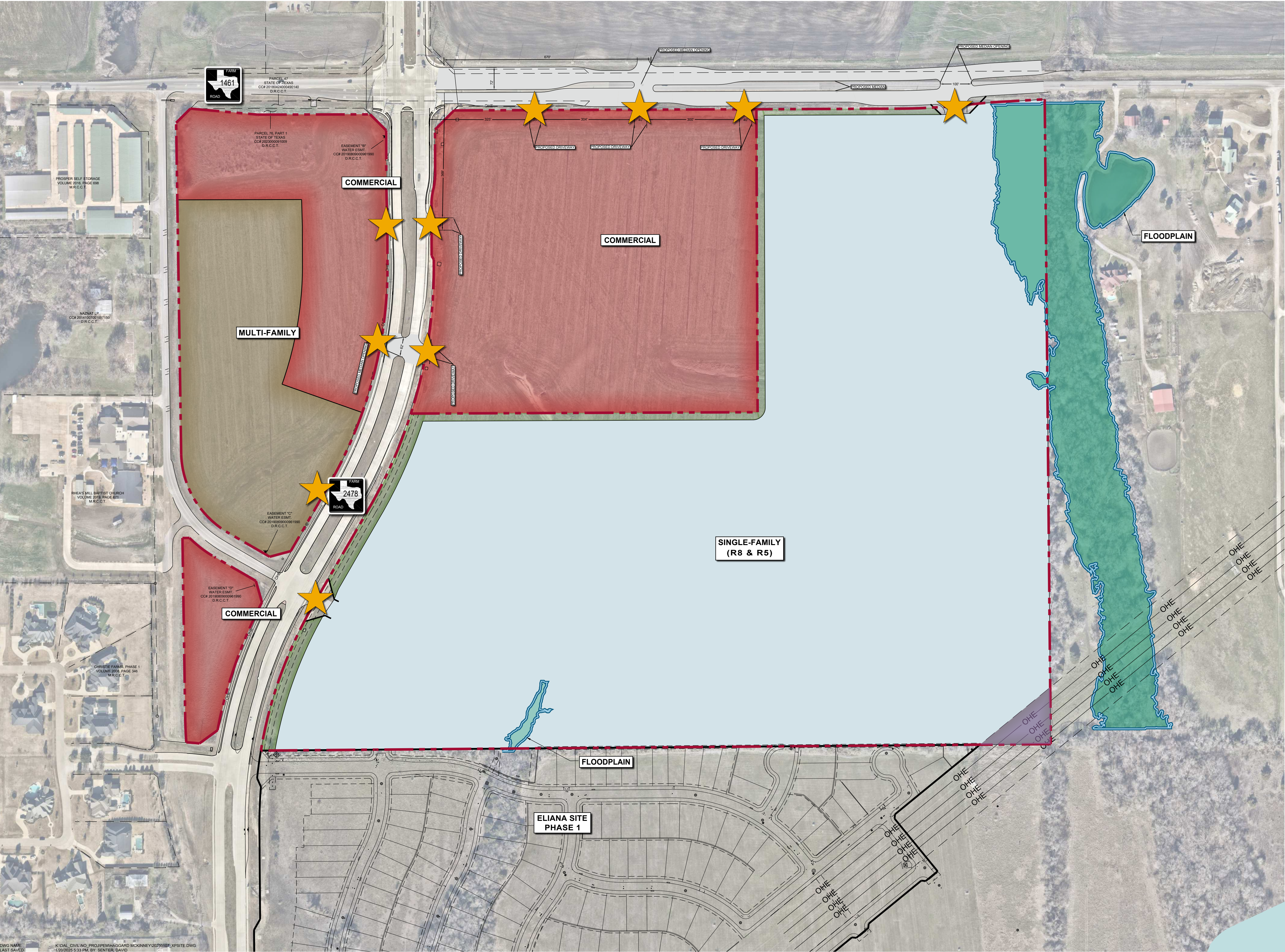
Table A: R8 Dimensional Standards

- Minimum Lot Area: 8,000 square feet
- Minimum Lot Width: 60 feet
- Minimum Lot Depth: 100 feet
- Minimum Front Yard Setback: 20 feet
- Minimum Rear Yard Setback: 15 feet
- Minimum Side Yard Setback (interior lots): 5 feet; setback may be reduced to zero feet, so long as, a minimum building separation of ten feet shall be maintained between buildings. If a zero-lot line product is to be constructed, this condition shall be applied on a block—by-block basis. The desired zero lot line side of each lot indented to accommodate such a residential product shall be indicated on a setback exhibit associated with an approved plat.
- Minimum Side Yard Setback (corner lots): 15 feet
- Maximum building height: 35 feet

For side and rear yard setbacks, a minimum driveway length of 20 feet shall be provided from the garage door to the street or alley right-of-way lines, as required by the Engineering Design Manual. The driveway length may be reduced if a variance is granted by the Director of Engineering and the number of required spaces is provided in an offsite common area or approved on-street parking per table 2-38: Minimum Vehicle Parking and Stacking Requirements.

Table B: R5 Dimensional Standards

- Minimum Lot Area: 5,000 square feet
- Minimum Lot Width: 40 feet
 - Lots less than 50 feet in width shall be accessed via alleys abutting the rear of the lot, as required by the Engineering Design Manual
- Minimum Lot Depth: 80 feet
- Minimum Front Yard Setback: 20 feet
- Minimum Rear Yard Setback: 10 feet
- Minimum Side Yard Setback (interior lots): 5 feet; setback may be reduced to zero feet, so long as, a minimum building separation of ten feet shall be maintained between buildings. If a zero-lot line product is to be constructed, this condition shall be applied on a block—by-block basis. The desired zero lot line side of each lot indented to accommodate such a residential product shall be indicated on a setback exhibit associated with an approved plat.
- Minimum Side Yard Setback (corner lots): 15 feet
- Maximum building height: 35 feet
- For side and rear setback, a minimum driveway length of 20 feet shall be provided from the garage door to the street or alley right-of-way lines, as required by the Engineering Design Manual. The driveway length may be reduced if a variance is granted by the Director of Engineering and the number of required spaces is provided in an offsite common area or approved on-street parking per table 2-38: Minimum Vehicle Parking and Stacking Requirements.
- Maximum Lot Count: 135 lots



Overall Land Use Acreage Summary

District A: Local Commercial C2	34.44
District B: Multi-Family Residential MF30	10.85
District C: Single-Family Detached (R8 & R5)	79.03
Total	124.32

NOTES:
1. UP TO A MAXIMUM OF 135 LOTS MAY DEVELOP USING THE DIMENSIONAL STANDARDS OF THE R5 ZONING DISTRICT. THE REMAINDER OF THE DISTRICT SHALL DEVELOP USING THE DIMENSIONAL STANDARDS OF THE R8 DISTRICT.

- NOTES:
1. THIS PLAN IS CONCEPTUAL IN NATURE AND MAY HAVE BEEN PRODUCED WITHOUT THE BENEFIT OF A SURVEY OR CONTACT WITH THE CITY, COUNTY, ETC.
 2. FLOOD PLAN SHOWN IS SUBJECT TO CHANGE BASED ON A MORE DETAILED FULLY DEVELOPED FLOOD STUDY ANALYSIS.
 3. AERIAL IMAGE BY NEARMAP. COPYRIGHT 2025.

CONCEPT PLAN
**Haggard
McKinney**
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Kimley»Horn

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