

ZONE-26-0007

EXHIBIT "C"

PLANNED DEVELOPMENT STANDARDS

A. Conformance with the Town's Zoning Ordinance and Subdivision Ordinance.

1. Unless expressly identified and referenced within this ordinance, the regulations of the Town's Unified Development Code, as it exists on the date of approval of this Planned Development (the "UDC"), shall apply. Upon approval by the Town Council of the ordinance establishing this District, this District is vested in accordance with Tex. Loc Gov't Code Ch. 245 and this Planned Development Ordinance, inclusive of exhibits herein, is a vesting document for purposes of Chapter 245 of the Texas Local Government Code.
2. The zoning exhibits attached and incorporated into this Planned Development shall serve as a guide for development of the Property. The ultimate layout (including streets, site layout, building uses, and open space areas) shall be determined at the time of Preliminary Site Plan approval by the Planning & Zoning Commission.
3. This Planned Development document shall be the governing document for development of the Property and in the event of any conflict or inconsistency between any Town Ordinances and this document, the terms and provisions of this Planned Development shall control. This PD document is a vesting document for purposes of Chapter 245 of the Texas Local Government Code.

B. Exhibits. Use and development of the Property shall be in general conformance with the following exhibits:

1. Exhibit A-1, Metes & Bounds
2. Exhibit A-2, Survey
3. Exhibit B, Statement of Intent and Purpose
4. Exhibit C, Development Standards
5. Exhibit D, Conceptual Plan
6. Exhibit E, Tentative Development Schedule
7. Exhibit F, Conceptual Elevations
8. Exhibit G, Open Space/Green Space Plan

C. Conceptual Plan:

1. Development of the Property shall be in general conformance with the Conceptual Plan attached hereto as Exhibit D. General locations of proposed uses are generally shown on the Conceptual Plan.
2. The Director of Development Services or his/her designee may approve a minor amendment to the Conceptual Plan. Minor amendments are limited to minor changes in the Conceptual Plan that otherwise comply with this Planned Development District and do not:
 - a. Alter the basic relationship of the proposed development to adjacent property;
 - b. Alter the uses permitted;
 - c. Increase the density;
 - d. Increase the building height;
 - e. Increase the coverage of the site;
 - f. Reduce the off-street parking ratio;
 - g. Reduce the building lines provided at the boundary of the site; or
 - h. Significantly alter any open space plans.
3. Disapproval of a minor amendment request by the Director may be appealed by the Developer to the Planning and Zoning Commission and reviewed by the Planning and Zoning Commission in accordance with Section 2.05.D of the UDC.
4. All other amendments shall be considered major amendments and will be considered by the Planning and Zoning Commission at a public meeting in accordance with the same procedures and requirements for the approval of a plan.

D. Uses:

1. Data Center, as defined in this Section, and its associated accessory uses as listed in this Section, are permitted by right.
2. *DATA CENTER* means a facility or facilities used to house, operate, maintain and replace from time to time, computer systems and associated components, including but not limited to telecommunications and storage systems, cooling systems, power supplies and systems for managing electrical and mechanical performance, and equipment used for the transformation, transmission, distribution and management of electricity for on-site uses, internet-related equipment, data communications connections, private communication towers, environmental controls and security devices.

In addition, uses customarily accessory to a Data Center are permitted by right and may include, but are not limited to the following:

- a. Antennas
- b. Backup Generators
- c. Battery Storage Equipment
- d. Central Utility Buildings
- e. Electrical Substations/Switching Stations
- f. Flow Equalization Basins or Tanks
- g. Fuel Storage Tanks
- h. Laydown Yard
- i. Offices and Office Buildings
- j. Restroom Buildings
- k. Security Guardhouses
- l. Storm Shelters
- m. Temporary Construction Trailers
- n. Temporary Utility Services
- o. Water Holding Tanks

E. Development Standards. Development of the Property shall be in general conformance with the Commercial (C) District Regulations set forth in the UDC except as modified herein.

- 1. Minimum lot dimensions.
 - a. Minimum lot width is 100 feet.
 - b. Minimum lot depth is 100 feet.
- 2. Front Yard Setback. Minimum 60 feet.
- 3. Side Yard Setback. Minimum 60 feet.
- 4. Rear Yard Setback. Minimum 60 feet.
- 5. Height. Maximum building height is 40 feet. An additional maximum height of 20 feet is allowed for rooftop equipment, which shall be individually screened.
- 6. Floor to Area Ratio. Maximum 0.5:1.
- 7. Lot Coverage. Maximum 50%.
- 8. Parking.
 - a. Required parking for Data Center: 1 space per 10,000 square feet of gross floor area.
- 9. Enhanced Perimeter Screening Along the South and East Boundaries of the Property adjacent to residentially zoned property. The following

screening elements shall be provided along the South and East boundaries of the Property adjacent to residentially zoned properties:

In lieu of a six-foot wall along South and East property lines, a 15-foot-wide landscape buffer consisting of an enhanced living screen shall be provided as generally shown on the Open Space/Green Space Plan ("Exhibit G"), and designed as follows (the "Living Screen"):

- a. Preservation of Existing Vegetation: As shown on Exhibit G, existing vegetation within the landscape setback shall be preserved. Where existing vegetation is healthy, full, and contiguous, no additional landscape buffer elements will be required.
- b. Primary Canopy Row: A continuous row of canopy trees shall be planted 30 feet on-center within the approximate location as shown on Exhibit G.
- c. Secondary Canopy Row: A second row of canopy trees, planted 30 feet on center or at a measurement otherwise determined by the Director of Development Services, shall be provided in areas where no existing vegetation provides partial screening within the approximate location as shown on Exhibit G.
- d. Evergreen Shrub Screening: A continuous row of evergreen shrubs measuring a minimum 5 gallons [] at planting, shall be planted 4 feet on center within the approximate location as shown on Exhibit G.
- e. Exception: The Living Screen is not required where it would conflict with the following:
 - i. Vehicular drives ingress/egress and associated visibility triangles.
 - ii. Public or private sidewalks, hike and bike trails, and pedestrian paths where they cross the Landscape Buffer.
 - iii. Existing or proposed utility infrastructure and easements.

10. Perimeter Screening Along the North and West Boundaries of the Property, and the South Boundary of the Property not adjacent to residentially zoned property. The following screening elements shall be provided along the North and West boundaries of the Property, and the South boundary of the Property which is not adjacent to residentially zoned property:

- a. Landscape Buffer: a 15-foot-wide landscape buffer consisting of evergreen shrubs and a row of canopy trees shall be provided as generally shown on the Open Space/Green Space Plan ("Exhibit G") and as provided below:
 - i. Evergreen Shrubs: The row of evergreen shrubs shall be planted 4 feet on center. Shrubs must reach a minimum height

of 36 inches within one year of planting, with a minimum mature height of 6 feet.

- ii. Canopy Tree Row: The row of canopy trees shall be planted 30 feet on center.

- b. Exception: the plantings within the Landscape Buffer are not required where they would conflict with the following:

- i. Vehicular drives ingress/egress and associated visibility triangles.
- ii. Public or private sidewalks, hike and bike trails and pedestrian paths.
- iii. Existing or proposed utility infrastructure and easements.

11. Security Fencing. Security fencing may be provided as shown on the Open Space/Green Space Plan ("Exhibit G") and shall be a minimum height of eight feet and consist of decorative metal, such as tubular steel or wrought iron material. Security fencing, security lighting, and landscape buffer shall be permitted in the Building Setback area, and shall be considered separate and independent improvements from the Perimeter Screening.

12. Exterior appearance of buildings. Data center buildings shall generally comply with the Conceptual Elevations attached hereto as Exhibit F. Elevations and building materials shall be included at the time of Preliminary Site Plan submission. Primary Building Façade Materials are permitted to include pre-cast concrete panels, tilt-up concrete panels, architectural concrete, masonry, brick, stone, sealed and painted split faced concrete block, or comparable materials of equal or higher quality. Secondary Building Façade Materials shall include any Primary Building Façade Material, cementitious fiber, finished metal panels, or similar materials approved by the Director of Development Services. Each facade shall consist of a minimum of 80% Primary Building Façade Materials.

13. Equipment Screening.

- a. Ground-mounted mechanical equipment shall be screened by walls, fences, vegetation, or a combination thereof, from view so as not to be visible from adjacent public right-of-way. Screening must be at least as tall as the tallest part of the equipment required to be screened. Vegetative screening shall be predominantly of evergreen trees.
- b. All roof-mounted equipment shall be screened so as not to be visible from adjacent public-right-of-way. Such screening shall be consistent with the building's façade materials.

14. Open Space.

- a. A minimum of twelve (12) percent of the lot area is required to be provided as open space and shall be provided in the approximate locations as shown on the Open Space/Green Space Plan ("Exhibit G"). The open space requirement set forth in this Ordinance is the exclusive open space requirement for the development of a Data Center.
 - b. The open space may consist of any element that is not one of the following:
 - i. Vehicular paving
 - ii. Required landscaping
 - iii. Building footprint including the Laydown Yard
 - iv. Required landscape setbacks
 - v. Sidewalks
 - c. Open Space provided for a data center shall provide at least three of the following amenities for occupants of the data center:
 - i. Picnic table,
 - ii. Hydration station,
 - iii. Art/sculpture,
 - iv. Planters with one ornamental tree per planter,
 - v. Landscape areas no less than 50 square feet in area in the aggregate with one ornamental tree per landscape area
 - vi. Enhanced walking trail,
 - vii. Pergola or gazebo area,
 - viii. Shaded seating area,
 - ix. Pedestrian-scaled lighting, or
 - x. Other amenities approved by the Director of Development Services.
15. Hike and Bike Trail: A Hike and Bike Trail, with a minimum width of ten (10) feet, shall be provided as generally shown on the Concept Plan ("Exhibit D").
16. Noise: The noise standards set forth in this section shall be the exclusive noise standards for development of the Property. Noise levels emanating from a data center shall be limited to 65 decibels ("dBA") (Hourly Equivalent (Leq) Sound level) at the Property boundary. The measurement of noise levels shall be conducted using an American National Standards Institute (ANSI) Type I Integrating Sound Level Meter over a minimum of 1 hour (60 minutes) in order to determine the hourly equivalent noise level at the Property boundary. This limit shall not apply during bona fide emergency operations, including response to power outages or life-safety events, and routine testing of generators provided that any routine testing and maintenance of emergency generators and similar equipment occurs only during daytime hours consistent with applicable local noise regulations.
17. Lighting: All outdoor luminaires shall be full-cutoff, fully shielded fixtures mounted and aimed to direct light downward and into the site so that the light source (bulb or lamp) is not directly visible from any adjacent

residentially-zoned property. Full-cutoff, fully shielded security and perimeter lighting directed downward and into the site is permitted within the required setbacks and the Building Setback area, including fixtures mounted on or adjacent to the Security Fencing. A photometric plan demonstrating compliance with this Section and applicable code shall be submitted with the Preliminary Site Plan.

18. Water: A closed-loop water system is required. Evaporative cooling towers are not a permitted use on the Property.