

Exhibit F
PD Development Standards

Statement of Intent and Purpose for
Dean Ranch Mixed-Use
Planned Development

The Dean Ranch Mixed-Use Planned Development District (hereinafter the "District") is intended to promote the creation of mixed-use development consisting of commercial and/or retail, restaurants, office, various types of residential housing, light industrial, and open spaces. The District is designed to encourage and permit a wide range of integrated land uses within a framework of public streets. The intent is to accommodate a range of compatible land uses, mixing employment opportunities with housing, retail, and service uses. The District emphasizes control over the scale and urban form of each building, such as building setback, size, and height as well as the relationship of development to the street, street landscaping, and other characteristics. Dean Ranch Mixed-Use will utilize architectural design elements will be portrayed throughout the District. Chain retailers and restaurants will incorporate the paving, lighting, landscape, and site furnishings found throughout the District. The consistency of elements will enhance and epitomize the overall character of the development.

The purpose of the residential component is to provide suitable areas for the development of residential housing in the form of urban residential units. The development will be designed in an architecturally unified manner and provide adequate vehicular parking and circulation needs for both vehicular and pedestrian means of travel.

These Dean Ranch Mixed-Use Planned Development District Standards (hereinafter the "PD Development Standards") included as Exhibit F define the regulations applicable to new development within the District including its sub-districts, park area, and wetlands preserve area. The PD Standards are intended to ensure the provision of a quality planned development over time.

Dean Ranch Mixed-Use is envisioned to be a contemporary mixed-use development comprised of a pedestrian oriented residential and commercial community which provides traditional destination retail and restaurants. In this fashion, Dean Ranch Mixed-Use enhances community opportunities for the City while at the same time enabling the City to serve regional needs.

Exhibit F
PD Development Standards

1. **Definitions.**
 - a. Accessory use means any use that is customarily incidental to the primary use of the property on which it is located. An accessory use may include accessory buildings and structures. Amenity centers and clubhouses are accessory uses to single family detached development, and may be located on separate platted lots. No accessory use shall be construed as allowing articles or material to be in the open or on the outside of the building.
 - b. Conceptual Plan means the Conceptual Plan attached as **Exhibit C**, as amended in accordance with **Section 3**,
 - c. Property means the property depicted and described on **Exhibit B**.
 - d. Townhome means a single-family dwelling unit horizontally attached to another dwelling unit by a common wall. Townhomes may be located on the same platted lot or on separate platted lots. The term townhome does not include a dwelling unit located above another dwelling unit. Townhomes are not included in the definition of a multi-family dwelling.
 - e. Zoning Ordinance means the comprehensive zoning ordinance of the City of Willow Park attached as **Exhibit N**.
2. **Applicable Regulations.** Development and use of the Property shall comply with the Zoning Ordinance, as amended by Ordinance No. ____ establishing these planned development district zoning regulations. In the event of a conflict between the Zoning Ordinance or any other City ordinance, rule, or regulation and these planned development district zoning regulations, these planned development district zoning regulations shall control. With the exception of the Zoning Ordinance and these planned development district zoning regulations, no other zoning regulations shall apply to the development or use of the Property.
3. **Site Plan: Future Approvals.**
 - a. Development and use of the Property shall comply with the Conceptual Plan or Site Plan.
 - b. The Site Plan may be amended from time to time, and administratively approved, provided each planning area shown on the Conceptual Plan maintains roadway contiguity as shown on the original Conceptual Plan attached as **Exhibit C**. City approval of a plat confirms the Site Plan amendment. Once the city approves the plat, the Site Plan attached as **Exhibit C** is automatically amended consistent with the approved plat.

- c. Any revision to the Site Plan that does not meet the requirements of Section 3b shall constitute a zoning amendment that requires compliance with the procedures for a change in zoning.
 - d. When the Site Plan is amended pursuant to Section 3(b), the Developer shall file a copy of the updated Site Plan that includes the date of the amendment with the Planning & Development Department and the City Secretary, and a copy of the amended plan shall be included in the City's official files for this planned development district.
 - e. With the exception of amended Site Plans, which shall be governed exclusively by Sections 3(b)-(d), there shall be no requirements for approval of site plans, concept plans, or development plans referenced in the Zoning Ordinance. The Building Official shall issue a building permit if the permit application demonstrates compliance with these planned development district zoning regulations.
4. Base Zoning Districts. Each planning area shown on the Conceptual Plan as Exhibit C-1 shall have a base zoning district as follows (base zoning is defined as the zoning classifications adopted by the City of Willow Park that are in effect as of January, 2024, per Ordinances in Chapter 14, included herein as Exhibit N):
- a. The base zoning district for the single family (SF) planning area shall be "R-5" Single-Family High-Density District.
 - b. The base zoning district for the commercial (C) planning area shall be "C" Commercial District and allow for uses in "O" Office District and "LR" Local Retail District.
 - c. The base zoning district for the multi-family (MF) planning area shall be the "R-3" residential Multifamily District and the business (LR) Local Retail District.
 - d. In the multi-family (MF) planning area, the following uses are permitted by right: multi-family, single family detached homes and accessory uses. A maximum of 1,800 multi-family dwelling units are permitted in the multi-family (MF) planning area.
 - e. The base zoning district for the Industrial (I) planning area shall be the "LI" Light Industrial District.

5. **Development Standards** Development of the Property shall be subject to the development standards for the applicable base zoning district, as set forth in the Zoning Ordinance, except as follows. Any change in use which is not an existing approved use per city ordinance shall require a Special Use Permit or city approval with recommendation by the planning and zoning commission and approval by the city council.

a. Development Standards for “C” Commercial:

The purpose of the (C) Commercial area is to provide development of approximately 135.2 acres of regional commercial, shopping, and office uses.

In the commercial (C) planning area on the Conceptual Plan as “C” (Exhibit C-1), the following uses are permitted by right: All use regulations and zoning standards as stated in City of Willow Park zoning Section 14.06.014 – Class III – Business: “C” Commercial District, “O” Office District and “LR” Local Retail District with the following changes:

- (1) Maximum height: Not to exceed one hundred and fifty (150) feet for “C” Commercial District.
- (2) Minimum masonry per section 14.06.014 (75%) with masonry being defined as brick, tilt wall concrete panels, natural and manufactured stone, architectural concrete blocks, concrete blocks, cast stone, stucco, and glass.
- (3) Data Centers shall be a permitted use with a Special Use Permit upon recommendation by the planning and zoning commission and approval by the city council.
- (4) Parking Requirement changes from Willow Park Zoning 14.12.001:
 - a. Amusement and Entertainment: Theater, cinema, sports arena, gymnasium, auditorium, athletic fields: 1 space per 4 seats or bench seating places
 - b. Retail, Services and Commercial:
 - i. Mortuary or funeral home: 1 space per 250 sq. ft. of floor space in parlors or funeral service rooms
 - ii. Retail sales (other than antique stores): 1 space per 250 sq. ft.
 - iii. Large Retail stores of 60,000 square feet or more: 1 space per 300 sq. ft.
 - iv. Veterinary clinic: 1 space per 500 sq. ft
 - c. Office and Professional:
 - i. Office center: 1 space per 400 square feet
 - ii. Office or professional business: 1 space per 400 square feet
 - iii. Real Estate office: 1 space per 400 square feet
 - iv. Personal services stores: 1 space per 250 square feet
 - d. Additional exceptions to the Willow Park Zoning ordinance can be made administratively by the City Manager.

b. Development Standards for (MF) Multi-Family District:

The purpose of the Multi-Family District is to provide suitable area for the development of medium density multifamily community that also has the ability to incorporate uses allowed in the “LR” Local Retail District. The purpose of this mix of zoning is to better integrate land uses to create a

better community. Within the “MF” multi-family district the following uses that are permitted by right shall be multifamily, single family detached homes and accessory uses as defined by the uses found in the City of Willow Park zoning ordinance for Multi-Family Section 14.06.008, and all uses contained in the Local Retail District zoning Section 14.06.013 and the Office District zoning Section 14.06.012.

For purposes of applying the development standards herein the “MF” – Multi-Family District is approximately 91.7 acres on the Conceptual Plan as “MF” (Exhibit C-1).

Use regulations and zoning standards as stated in City of Willow Park zoning Chapter 14.06.008 – Class II – Residential: “R-3” Multifamily District with the following changes:

- (1) Any uses permitted in section 14.06.013 (Local Retail District)
- (2) Density: Maximum number of apartments dwelling units shall be limited to 35 units per gross acre.
- (3) Height regulations: Maximum height: 5 stories, not to exceed 70 feet.
- (4) Area regulations:
 - a. Maximum lot coverage by structure: 60%
 - b. Minimum building separations: 3 story 30 feet, 4 story 35 feet, 5 story 40 feet
 - c. Minimum front (and street) yard setback: 50 feet for 4 or 5 story building
- (5) Exterior construction and design regulations:
 - a. Minimum standard masonry construction: 60% of the exterior cladding of the structure with materials defined in the exterior construction design regulations in section 14.06.008 for stone and brick material.
 - b. Façade articulation (offsets) of not less than 4 feet in depth are required for every 100 feet in building surface length.
 - c. Patios can protrude more than 1 foot from surrounding building exterior.
 - d. Maximum multifamily dwelling width: No maximum
- (6) Parking regulations:
 - a. 1.25 parking spaces for each studio or 1 bedroom unit
 - b. 2.5 parking spaces for each 2- or 3-bedroom unit
 - c. 1 additional parking space per bedroom for any units over 3 bedrooms.
 - d. 40% of all required parking to be covered
 - e. 10% of parking must be garages (garages count as required spaces and as covered parking).
- (7) No Screening or fencing requirements
- (8) No Park Impact Fee – Since the development will have excess land for open space and future trails, per the Conceptual Plan, the multifamily units shall not be subject to Park Impact Fees or Park Land Dedication.
- (9) Data Center shall be a permitted use within this zoning district with the following standards with a Special Use Permit upon recommendation by the planning and zoning commission and approval by the city council.
 - a. Zoning standards of 14.06.012 Class III – Business “O” Office District with the following exceptions:

- b. No data center building may be constructed closer than two hundred (200) feet from any lot platted to be for residential use.
- c. The permitted height of a data center shall be a maximum of sixty (60) feet.
- d. Floor space permitted to 750,000 square feet per building
- e. Parking Requirement for Data Center to be a Minimum of five (5) parking spaces.

c. Development Standards for (SF) Single Family Residential Medium Density District:

The purpose of the Single Family (SF) residential district is to provide suitable area for the development of residential housing in the form of single family detached (villas), single family attached (duplex and cluster homes), row houses and townhomes. For purposes of applying the development standards herein the “SF” – Single Family district is approximately 35.3 acres. Any fee simple residential housing may be located anywhere within the “SF” zone on the Conceptual Plan (Exhibit C-1).

Use regulations and zoning standards as stated in City of Willow Park zoning Chapter 14.06.010 – Class II – Residential: “R-5” Single-Family Medium Density District with the following changes:

- (1) **Single family** detached homes may be developed pursuant to the following standards that shall be the exclusive lot size, density, setback, building height, lot coverage, and living area requirements for a singly family detached home;
 - i. Single family detached homes shall be subject to the following masonry requirement:
 - The front elevation of each residence shall be 75 percent masonry, exclusive of doors, windows, dormers, and other architectural elements. Each side and rear elevations of a residence shall be at least 50 percent masonry, exclusive of doors, windows, dormers, and other architectural elements, except that a side elevation abutting a side street shall be at least 75 percent masonry, exclusive of doors, windows, dormers, and other architectural elements. For purposes of this paragraph, masonry means stucco, EIFS, brick, and stone,
 - ii. Single family detached homes shall have a minimum roof pitch of 3:12.
 - iii. Required Screening. Rear and side yards shall be enclosed with masonry or wooden screening. Screening shall be a minimum of six (6) feet and a maximum of eight (8) feet in height. Screening poles shall be metal and set in concrete. All screening shall be uniform throughout individual subdivisions. Developments done in phases shall ensure that screening is complimentary in style and color. Fencing will not include a concrete footer.
 - iv. Lot to lot drainage is allowed from front to back, but not from side to side.
 - v. Parking Requirement for Single Family (SF) Residential District:
 - Minimum off-street parking per City of Willow Park Development Code.
 - A two-car garage shall be provided for each single-family residential

dwelling.

- vi. Minimum lot size: 5,000 square feet
- vii. Minimum lot width: fifty (50) feet
- viii. Minimum lot depth: one hundred-five (105) feet
- ix. Minimum front yard setback: twenty (20) feet.
- x. Minimum side yard setback: five (5) feet, except a corner lot shall have a ten (10) setback.
- xi. Minimum rear yard setback: ten (10) feet.
- xii. Maximum lot coverage: 100%, excluding setbacks
- xiii. Maximum building height: 35 feet and two stories
- xiv. Two car front entry garages are permitted.

(2) **Single family “Villa”** detached homes may be developed pursuant to the following standards that shall be the exclusive lot size, density, setback, building height, lot coverage, and living area requirements for a single family detached home:

- i. Minimum lot size: 4,200 square feet
- ii. Minimum lot width: forty (40) feet
- iii. Minimum lot depth: one hundred-five (105) feet
- iv. Minimum front yard setback: 10 feet. A corner lot shall be deemed have one front yard, which shall be the yard with the least street frontage. If the home has a front entry garage, then the Minimum front yard setback of 22 feet is required.
- v. Minimum side yard setback: one side yard may be reduced down to zero if the other side yard has a minimum of five (5) feet. A minimum five (5) foot maintenance easement shall be required on the lot adjacent to the reduced side yard.
- vi. Minimum rear yard setback: ten (10) feet
- vii. Maximum lot coverage: 100% of lot width excluding required side yard setbacks.
- viii. Maximum building height: 35 feet and two stories
- ix. Maximum density: nine dwelling units per gross acre
- x. Minimum gross living area per dwelling unit: 1,500 square feet

xi. Two car front entry garages are permitted.

(3) **Townhomes and Row Houses** may be developed pursuant to the following standards that shall be the exclusive lot size, setback, building height, density, lot coverage, living area, and exterior construction and design requirements for a townhome:

- i. Minimum lot size: 1,750 square feet
- ii. Minimum lot width: twenty-five (25) feet
- iii. Minimum lot depth: seventy (70) feet
- iv. Minimum front yard setback: 10 feet. A corner lot shall be deemed have one front yard, which shall be the yard with the least street frontage.
- v. Minimum side yard setback: none, except a minimum five-foot side setback is required on a corner side yard that abuts a street.
- vi. Minimum rear yard setback: none
- vii. Maximum lot coverage: 100%
- viii. Maximum building height: 35 feet and two stories unless sprinklers installed throughout the structure then 50 feet and three stories
- ix. Maximum density: twenty dwelling units per gross acre
- x. Minimum gross living area per dwelling unit; 1,500 square feet

(4) **Cluster Homes or duplexes** may be developed pursuant to the following standards that shall be exclusive of lot size, setback, building height, density, lot coverage, living area, and exterior construction and design requirements for cluster homes:

- i. Minimum lot size: 1,750 square feet
- ii. Minimum lot width: twenty-five (25) feet
- iii. Minimum lot depth: seventy (70) feet
- iv. Minimum front yard setback: 10 feet. A corner lot shall be deemed have one front yard, which shall be the yard with the least street frontage.
- v. Minimum side yard setback: none, except a minimum five-foot side setback is required on a corner side yard that abuts a street.
- vi. Minimum rear yard setback: none.

- vii. Maximum lot coverage: 100%.
- viii. Maximum building height: 35 feet and two stories unless sprinklers installed throughout the structure then 50 feet and three stories.
- ix. Maximum density: twenty dwelling units per gross acre.
- x. Minimum gross living area per dwelling unit; 1,500 square feet.
- xi. Two car front entry garages are permitted.

(5) Data Center shall be a permitted use within this zoning district with the following standards with a Special Use Permit upon recommendation by the planning and zoning commission and approval by the city council.

- a. Zoning standards of 14.06.012 Class III – Business “O” Office District with the following exceptions:
- b. No data center building may be constructed closer than two hundred (200) feet from any lot plated for residential use.
- c. The permitted height of a data center shall be a maximum of sixty (60) feet.
- d. Floor space permitted up to 750,000 square feet per building
- e. Parking Requirement for Data Center to be a Minimum of five (5) parking spaces.

d. Development Standards for (LI) Light Industrial District:

The purpose of the Light Industrial (LI) district is to provide suitable area for the development of a limited range of low-intensity industrial uses, provided the uses are not noxious or offensive due to odors, smoke, dust, noise, fumes or vibrations. The district is intended to serve the entire community. The light industrial district can have all of the permitted uses defined below, the uses found in the City of Willow Park zoning ordinance for Light Industrial Section 14.06.015, all uses contained in the Office “O” District zoning Section 14.06.012, and the Local Retail “LR” District zoning Section 14.06.013. For purposes of applying the development standards herein the “LI” – Light Industrial District is approximately 55.5 acres as show on the Conceptual Plan as “LI” (Exhibit C-1).

Use regulations and zoning standards as stated in City of Willow Park zoning Chapter 14.06.015 – Class IV – Industrial: “LI” Light Industrial District with the following allowed uses and changes:

- i. Warehouses and distribution or fulfillment centers
- ii. Self-storage (mini-storage)
- iii. Tech and Data Centers
- iv. Telecommunication towers with a maximum height of two hundred (200) feet

- (1) Maximum floor space area: none
- (2) Maximum Height: Not to exceed sixty (60) feet.
- (3) Maximum lot coverage by structure: Sixty-Five percent (65%)
- (4) Required screening: Screening per zoning chapter 14, section 14.09.001 shall only apply when a platted or preliminary platted single-family residential lot is within 150 feet of the Light Industrial zoned lot.
- (5) Minimum masonry coverage: Buildings constructed using exterior materials other than masonry or concrete shall have a minimum masonry coverage of thirty-five percent (35%), with any side of a building facing a public street having no less than seventy (70%) masonry. When calculating the percentage of masonry, glass shall be included as part of the masonry percentage.
- (6) Screening: No fencing or screening requirements.
- (7) Data Center Parking Requirement: Minimum of five (5) parking spaces

e. Oil and Gas Wells:

Two (2) Oil and Gas pad sites currently exist within the LI – Light Industrial District. These pad sites provide for the reasonable right to explore and extract minerals from below the land surface of the Development. Each pad site is approximately 300 feet by 300 feet in size (90,000 square feet); thus, giving adequate drilling access space for multiple wells and above ground oil and gas production and storage infrastructure.

- (1) Drilling of any additional wells shall be restricted to the two existing pad site locations within the LI – Light Industrial District, and shall comply with the City of Willow Park Chapter 4 “Business Regulations” Article 4.400 “Regulation of the Drilling and Operation of Gas and Oil Wells.
- (2) Non-Residential structures may be constructed with a minimum setback of two hundred (200) feet from the well bore.
- (3) The Developer shall not construct any publicly dedicated street within fifty (50) feet of a well bore.
- (4) Parking and parking lots, open space, trails or sidewalks are allowed within the gas well setback
- (5) No additional setbacks are required to existing or proposed gas collection lines or storage tanks owned by the oil and gas exploration company.
- (6) If the wells are capped and the well sites are abandoned, development may occur in compliance of setbacks identified by the Railroad Commission (RRC).

6. Development Matrix. With each plat approval and building permit issuance, the developer shall submit an updated matrix that tracks the total number of single family detached homes, townhomes, and multi-family dwelling units to establish ongoing compliance with the requirements of these planned development district zoning regulations.

7. Overlay Districts. No overlay zoning district regulations shall apply to the Property,

including, but not limited to, the I-20 overlay district regulations.

8. Landscaping. The City Manager may approve an alternative landscape plan for a platted lot provided the alternative plan meets or exceeds the total amount of landscaping required by the Zoning Ordinance for that lot.
9. Signs: The District will have entry features that indicate that the District is part of Dean Ranch and will be marketed as a part of Dean Ranch. Entry feature pylon type signs shall be allowed with tenant signage. In an effort create more of a unified aesthetic, and reduce individual signage along I-20 and FM 1187; the District will be allowed to construct pylon signs that have signage for businesses within the District. Such pylon or monument type signs can be constructed to seventy-five (75) feet in height and thirty (30) feet in width on properties that are immediately adjacent to the I-20 frontage road or FM 1187.

The purpose of the large pylon signs is an attempt to eliminate pole signs along I-20 and FM 1187, and as an alternative have several large multi-tenant pylon signs, along with shorter monument type multi-tenant signs.

The City Manager may approve an alternative sign plan for a platted lot provided the alternative plan meets the spirit and intent of the City's sign ordinance.

10. Parking. Required parking spaces may be located at any location within the Property, including within the floodplain, Required parking spaces are not required to be located on the same platted lot as the use that the parking serves but must be adjacent to or accessible from the use that the parking serves. Each townhome shall include a minimum of two parking spaces in an attached garage. For multi-family uses, a minimum of ten percent of the dwelling units shall have a garage, which shall count towards any covered parking requirements.
11. Sidewalks. Public sidewalks shall be constructed adjacent to all public roadways within the Property at the time a builder constructs a building on the adjacent platted lot. In residential areas, sidewalks are required on only one side of the street. Sidewalks shall be located within the public right-of-way and maintained by the City. Sidewalks shall be a minimum of five feet in width with 4-inch-thick concrete and otherwise constructed in accordance with the City's standard specifications.
12. No tree mitigation or tree mitigation fees. It is understood that for the District to be developed that most of the property is going to have to be mass graded to accommodate a topography that is conducive for development on streets and building sites. To provide for such development, most of the existing trees will have to be removed. There shall not be any penalty for removal of such trees. Trees will be replaced as part of the City of Willow Park Development Standards for each base zoning section.
13. Hike and Bike Trail: Open Space and Green Belt Area. It is anticipated that the whole development will be pedestrian friendly and that trails will be constructed along the connector roadways, and in other parts of the development, particularly in the area shown on the Conceptual Plan as power or gas line easements, flood plain, and detention pond areas. The construction of such trails or sidewalks shall be considered Authorized Public Improvements. Preliminary trail locations are shown on the Conceptual Plan; however, trails may be added or altered within the Development for recreation and

pedestrian connectivity.

Areas that are shown on the Conceptual Plan as open space, flood plain, creeks that may be considered Waters of the United States, detention/retention ponds, or other ponds, large utility easements such as the power lines and gas lines that bisect the property, may become part of a Green Belt area. In such areas, the following uses are permitted by right: open space (passive or active), including horseback riding, hike and bike trails, parks, accessory uses, public parking, and food trucks and outdoor dining areas in accordance with the regulations of the easement holders.

A hike and bike trail that is a minimum of four (4) feet in width and a maximum of 11 feet in width shall be constructed within the District as generally depicted on the Conceptual Plan. The trail shall be constructed of crushed granite, hot mix asphaltic, concrete, or other material approved by the City. The trail system shall qualify as public improvements for the purposes of Authorized Improvements for the Public Improvement District (PID). Such Authorized improvements that are part of the trail system shall be the construction of the trail and accessories to the trail such as lighting, landscaping, irrigation, benches, shade structures, signs and other equipment that relates to the use of the trail system. Construction of the trail shall be phased with the development, and shown on the development plans. At the developer's written request and after a final plat for at least 80 percent of the Property has been recorded, the developer will dedicate by separate instrument some or all of the Green Belt area that includes power line and gas line easement areas, the flood plain area on the Conceptual Plan, including the hike and bike trail, and City will accept and maintain the dedicated area and improvements. The dedicated area may, at the developer's option, include ponds or lakes.

With the exception of the areas referenced in Section above that will be dedicated to the City, all other open space designed on a recorded final plat shall be privately owned and maintained by a property owners association.

There are no park land dedication, park fee, or open space requirements applicable to this Property.

14. Franchise Utilities. Franchise utilities, including but not limited to gas, phone, electric and data, may be allowed within the front yard setbacks, located within a utility easement of not less than 5 (five) feet behind the right-of-way or in separate easements in side or backyard setbacks.
15. Storm Water. Storm water detention and retention are not required for the development of the Property so long as the Property is in compliance with all applicable storm water regulations.
16. Streets.
 - a. Publicly dedicated street shall be constructed in accordance with the Development Standards adopted by the City of Willow Park.
 - b. Private street improvements will be designed to standards approved by an engineer licensed by the State of Texas.
 - c. All street and driveway connections to the I-20 service road are exclusively within the jurisdiction of the Texas Department of Transportation, and TxDOT shall be responsible for all permitting and regulatory control over such connections.

