

**EXHIBIT "C"**  
**CONDITIONS FOR PLANNED DEVELOPMENT**  
**2022-PD-CI**

**I. PURPOSE:**

This Planned Development District shall be established to provide warehousing, light industrial, light manufacturing, and commercial uses to support economic growth within the region.

**II. GENERAL CONDITIONS:**

1. This Planned Development District shall not affect any regulations within the Code of Ordinances, except as specifically provided herein.
2. The development shall be in general conformance with Exhibit “B” (Zoning Exhibit) and Exhibit “C” (Development Schedule).

**III. SPECIAL CONDITIONS:**

1. The following uses as defined in the April 2021 Comprehensive Zoning Ordinance shall be expressly permitted on Lot 1 the subject property:
  - a. Industrial (Inside)
  - b. Office Showroom/Warehouse
  - c. Light Assembly & Fabrication
  - d. Warehouse/Distribution Center
2. The following uses as defined in the April 2021 Comprehensive Zoning Ordinance shall be expressly permitted on the subject property, but limited to the Proposed Retail Pad sites, as shown on the Zoning Exhibit:
  - a. Other uses currently permitted by right under Corridor Commercial District zoning
  - b. Accessory uses to III.2.a-c
3. All other uses shall only be allowed by Special Use Permit on the subject property.
4. All commercial vehicles that utilize the site shall have access to Anson Parkway as generally depicted on the Zoning Exhibit.
5. Design criteria shall be in conformance with Commercial Corridor Architectural Design Requirements of the April 2021 zoning ordinance.

6. All fixed lighting, interior and exterior shall be Light Emitting Diode (LED).
7. Prior to development, approved plats and site plans shall be required.
8. The entire subject property shall be in conformance with all regulations of the Commercial Corridor Zoning District set forth in, Section 4.3, and Section 5.2 of the current Zoning Ordinance in every respect with exception to the uses indicated in Section III.1, III.2, and III.3 above, and Section III.10 below.
9. For Lot 1 (Industrial) only all regulations of Section 4.3 (Design Standards), Figures 4-7, 4-8, and 4-9 and their associated definitions set forth in the Comprehensive Zoning Ordinance (adopted as of April 2021) are hereby replaced with the following:

Figure 4-7 Site Design Requirements

<b>ELEMENT</b>	<b>BASE STANDARD (All Development Must Comply Fully with All Listed Below)</b>
<b>Building Placement</b>	1. Entrances and/or facades oriented to the street
<b>Parking Placement</b>	1. Parking spaces at least 25' from residential lot line 2. Pedestrian parking ratio of 1 per 2,000 GFA (gross floor area)
<b>Access Drives</b>	1. Minimum width drive of 24', turning radius of 28' 2. Access drive at least 150' from intersection 3. Landscaped treatments of entrances
<b>Location of Service and Loading Areas</b>	1. Shall be individually screened from view from a public street. Screening will be achieved by a combination of landscaping, berms, wing walls and building orientation as illustrated in the Zoning Exhibits.

Figure 4-8 Landscaping Design Requirements

<b>ELEMENT</b>	<b>BASE STANDARD</b> <b>(All Development Must Comply Fully with</b> <b>All Listed Below)</b>
<b>Site wide landscaping</b>	1. All landscape plantings excepting those immediately adjacent to structures shall be native to Texas and drought resistant species to the extent possible.
<b>Landscaping of Parking Lots</b>	1. Site plans requiring more than 12 spaces required to have 50 sq.ft. of landscaping per space. 2. No parking space further than 60' from landscaped area on site. 3. Parking rows 20 spaces or longer shall have landscaped island at the end. 4. All parking rows shall have landscaped areas at least every 20 spaces.
<b>Visual Screening</b>	1. Required screening in strip at least 5' wide, plants 3' in height when planted, included one flowering tree every 50 linear feet of area. This requirement will apply only to loading areas within the development. 2. Required screening along the southern boundary of the property includes a wall, utilizing complementary materials and elements, and landscaping, as shown on the Zoning Exhibits. Trees and shrubs shall be planted along the entirety of the southern lot line as generally depicted on the Zoning Exhibit. Trees shall be a minimum of 10' tall at planting with an expected growth to a minimum of 30'. Trees shall be spaced no more than 40' on-center to maximize screening to the adjacent property owners and minimize overgrowth into those same properties.

### **Landscaping of Street Frontages**

1. At least 50% of required front yard developed as landscaped buffer, at least 10' in width.
2. Trees required in buffer, in groves or belts on 30-40' spacing.
3. Required trees at least 3" in caliper.
4. At least 5' concrete walkway on perimeter when adjacent to thoroughfare.

Figure 4-9 Architectural Design Requirements

## **ELEMENT BASE STANDARD**

### **(All Development Must Comply Fully with All Listed Below)**

#### **Building Materials**

1. Allowed uses from Section III.2 shall have buildings constructed of masonry product with at least 20% stone on front façade. Tilt wall construction shall be permissible for Buildings on Lot 1.
2. Roofs with pitch greater than 2:12 use specified roofing materials.
3. Buildings shall provide consistent architectural styles and details, design themes, building materials, and colors throughout the development.

#### **Building Articulation, Form and Massing**

1. Walls not to exceed a height width ratio of 1 to 2 with variation in massing of facade. At least 20% of facade offset at least 4'.
2. Entrances must be emphasized with architectural elements.
3. Ground floor facades require specified features along 60% of length.

10. All regulations of the Commercial Corridor District (CC) set forth in Article 4, Section 4.1, 2 of the Comprehensive Zoning Ordinance (adopted as of April 2021) are hereby replaced with the following:

**Figure 4-3 – Commercial Corridor (CC)**

**Height**

Height of Main Structure (feet)	45
Number of Stories	4
Residential Proximity	3: 1 slope from residential lot line

**Building Placement and Coverage**

Front Yard Setback (feet)	25
Side Yard Setback (feet)	10
Rear Yard Setback (feet)	10
Building Coverage	50 %

**Buffering and Screening**

Service and Loading Areas	Shall be individually screened from view from a public street. Screening will be achieved by a combination of landscaping, wing walls, berms and building ation as illustrated in the Zoning Exhibits.
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