EXHIBIT "C"

Zoning Case No. 2026-14

Conditions to Planned Development Zoning District

PD 2026-XX

I. PURPOSE

1. The purpose of this Planned Development (PD) District is to allow for off-premise signage and reduced parking stall widths.

II. GENERAL CONDITIONS

1. This PD District request shall not affect any regulation found within the Code of Ordinances, unless specifically provided herein.
2. All regulations of the existing Commercial Corridor (CC) District set forth in Section 4.1.C of the Zoning Ordinance (as adopted May 22, 2025) and as amended are included by reference and shall apply except as specifically provided herein.

III. SPECIAL CONDITIONS

1. The following uses shall be permitted as a function of the PD.
    a. All uses allowed within the existing Commercial Corridor District.
2. Off-premise signage shall be allowed under the following conditions:
    a. A single entity (i.e. Baylor Healthcare System) located on Lot 4, as reference on Exhibit “B”, will be allowed to have signage on all or part of a monument sign located on Lot 1.
    b. Any business enterprise occupying all or part of Lot 1 will be allowed to have signage on all or part of a monument sign located on Lot 1, Lot 2, or Lot 3 with the condition that said enterprise can only have signage on one (1) monument sign located on either of Lot 1, Lot 2 or Lot 3
    c. Any business enterprise occupying all or part of Lot 2 will be allowed to have signage on all or part of a monument sign located on Lot 1, Lot 2, or Lot 3 with the condition that said enterprise can only have one signage on one (1) monument sign located on either of Lot 1, Lot 2,or Lot 3.

    d. Any business enterprise occupying all or part of Lot 3 will be allowed to have signage on all or part of a monument sign located on Lot 1, Lot 2, or Lot 3 with the conditions that said enterprise can only have signage on one (1) monument sign located on either of Lot 1, Lot 2, or Lot 3.

3. Parking for Lot 2, Block A of Cooper Retail Addition:
    a. This Planned Development shall allow for standard parking stalls with a minimum parking stall width of 9 feet in lieu of the typically required 10’ and the allowance of one compact space which measures a minimum width of 8.5’. The total amount of provided parking shall be 106 parking spaces with five being ADA accessible.
    b. This Planned Development shall allow for a parking row to have a maximum of 13 parking stalls per row in lieu of the typically allowed 12 parking stalls as allowed as generally shown on the Zoning Exhibit (Exhibit B).
    c. The Zoning Exhibit (Exhibit B) shall serve as the Site Plan for the development on Lot 2, Block A of Cooper Retail Addition. Approval of the PD shall act as site plan approval.