

**EXHIBIT “C”
DEVELOPMENT STANDARDS**

**DEVELOPMENT STANDARDS
NISD HIGH SCHOOL NO. 2
TROPHY CLUB, TEXAS**

The development of the Land described in Exhibit “A” – Legal Description (a copy of which is attached hereto and incorporated herein) (hereinafter “Tract 1”) consisting of approximately 92.655 acres of land shall be in accordance with Exhibit “B” – Zoning Exhibit of the development (a copy of which is attached hereto and incorporated herein), all other Exhibits attached to or incorporated herein, the Zoning Code, all other applicable codes and regulations of the Town of Trophy Club, and the following Development Standards, conditions and requirements:

- A. Purpose: This Planned Development is designed to accommodate a high school and other appurtenant uses as applicable with a high school site. For development purposes, the land is one contiguous tract. The use and development of the tract shall be in accordance with the Code of Ordinances of the Town, Section 14.02.164 NS – Neighborhood Service District Regulations with the following exceptions:

1. Size of Tract:

Tract 1 shall contain approximately 92.655 acres of land

2. Uses Generally: In the development and use of Tract 1, no land shall be used and no building or structure shall be installed, erected, or converted to any use other than the following Permitted Uses:

3. Permitted Uses:

(a) Tract 1 shall allow all uses indicated in the following Use List.

Athletic Fields, Stadium, Auditorium, Gyms	Bldg for auxiliary uses on HS site
Children’s Day Care Center & Kindergarten	Equestrian facilities
Park, Playground, Play lots, Related Facilities	Private Stable
Public Safety Facilities	Recreational
School	Social, Recreational, Assembly Buildings
Storage (auxiliary uses for HS site)	Swimming Pool
Tennis, Handball, Racquet Ball Clubs	Utility Facilities, Garage, Storage

4. Limitation of Uses: Except as provided below, any use not expressly permitted herein or allowed by temporary, conditional or specific use permit is prohibited:

- (a) Sporting Events and any applicable appurtenances shall be granted as a permanent use.
- (b) Educational or informational displays.

- (c) A temporary use as defined in the Zoning Code shall not be permitted or located nearer than one-hundred feet (100') to a residentially zoned district.
- (d) An accessory use as defined in the Zoning Code shall not be located within any identified easement. In addition, accessory structures permitted in these districts shall not exceed one story in height, except for storage/ utility structures which shall not exceed fifteen feet (15') in height. Utility structures may include lift stations and other operational utility structures required for full functionality of a high school.

5. Area Building and Site Regulations:

The building and site regulations will generally follow Chapter 14 of the Code of Ordinances of the Town, Section 14.02.164 NS – Neighborhood Service District Regulations, with the exception of those items listed below:

- (a) Building Height: No building or structure shall exceed eighty-five feet (85') or three (3) stories in height.
- (b) Lighting: Prior to the issuance of a building permit for the Land or any part thereof, an overall lighting plan, accompanying the Final Site Plan for the Land must be approved by the Town Council upon recommendation of the Planning & Zoning Commission. Additionally, written standards shall be approved by the Town Council upon recommendation of the Planning & Zoning Commission at a later date, in the form of an amendment to this Ordinance.
- (c) Fencing: Chain link fencing may be used for athletic fields only as long as it has 100% vinyl coverage. Black vinyl is an acceptable color. All other colors shall be approved by the Town Council upon recommendation of the Planning & Zoning Commission. Additional fencing shall meet the requirements of Chapter 14, Section 14.02.351 of the Town's Code of Ordinances.
- (d) Outdoor Storage: No outdoor storage, except for refuse disposal, shall be permitted on the land. Dumpster locations shall be subject to the prior approval of the Planning & Zoning Commission, as indicated on the Final Site Plan. Dumpsters are to be enclosed on all sides with three (3) masonry walls and one (1) gate of a similar architectural style of buildings. Minimum height of the enclosures shall be determined by the height of the dumpster.

When possible, landscaping shall provide additional screening for the enclosure. Operating hours for trash service shall be in accordance with the Town of Trophy Club standards.

- (e) Signage: Illuminated LED and Non-Illuminated permanent marquee and monument signage will be allowed at drive approaches, intersections and the front of the building. Prior to the issuance of a building permit for the Land or any part thereof, an overall sign plan, accompanying the Final Site Plan for the Land must be approved by the Town Council upon recommendation of the Planning & Zoning Commission. Additionally, written standards shall be approved by the Town Council upon recommendation of the Planning & Zoning Commission at a later date, in the form of an amendment to this Ordinance.
- (f) Hours of Operation: The hours of operation shall be between 7:00am and 11:00pm for the standard calendar school year and shall be between 7:00am and 6:00pm for the summer session.
- (g) Mechanical & Electrical Equipment: Mechanical and electrical equipment, including air conditioning units, shall be designed and operated to minimize noise impact on surrounding property. All such Equipment shall be screened from public view. Equipment screening shall not be considered as a part of building height.

B. Additional Development Standards:

- 1. Landscaping: Landscaping shall be provided as required by applicable codes, including but not limited to the Zoning Code as amended, and Chapter 14, Section 14.02.352 Landscaping Regulations, and the Subdivision Regulations, Chapter 10, except as specifically provided herein below:
 - (a) Interior areas of parking lots shall contain planter islands or berms located so as to best relieve the expanse of paving. Planter islands or berms must be located no further apart than every twenty-four (24) parking spaces and at the terminus of all rows of parking. Such islands or berms shall contain at least one (1) tree. Each tree shall be a minimum of four (4) caliper inches as measured twelve inches (12") above final grade adjacent to the trunk of the tree. The remainder shall be landscaped with shrubs, lawn and ground. Shrubs shall be a minimum of three feet (3') in height when measured immediately after planting, and shall reach three feet (3') in height within one year of planting. Interior planter islands shall have a minimum size of nine feet (9') by eighteen feet (18').

- (i) Perimeter landscape areas shall contain at least one tree for each fifty (50) linear feet or fraction thereof of perimeter area. Shrubs shall meet the requirements of (B)(1)(a) above. Trees shall be planted in non-vehicular open space to meet the following requirements. Existing trees that are preserved on a developed site may be credited to the following requirements:
Percentage of Site in Non-Vehicular Open spaces: 0-100%
Tree Ratio per Non-Vehicular Open Space: 9 trees/ 4,000 sq. ft.

- 2. Fire Lanes: Fire lanes will be shown on the Final Site Plan. Location and details shall be provided at the time of the Final Site Plan submittal and shall be approved by the Fire Department.
- 3. Final Site Plan: The Final Site Plan shall be submitted to the Planning & Zoning Commission and Town Council for approval. Such approval shall be in the form of an ordinance duly adopted by the Town Council, upon recommendation from the Planning & Zoning Commission.

Upon approval, the Final Site Plan shall become an amendment to this Ordinance. In the event of any conflicts between this Ordinance and such approved Final Site Plan, the Ordinance adopting the Approved Final Site Plan shall control.

- 4. Amendments to the Site Plan: Amendments to the Site Plan for items that are not determined to be substantial by the Planning & Zoning Coordinator shall be permitted. The Planning & Zoning Coordinator shall determine items to be classified as not substantial.
- 5. Notwithstanding any contrary provision in the Ordinance or any exhibits hereto, the final approvals listed below must be obtained from the Town prior to the issuance of any building permits. Such approvals must be made by an Ordinance amending this Ordinance creating PD-Planned Development No. 28:
 - (a) Final Site Plan approval, including but not limited to Landscape Plan and Plant List
 - (b) Building Elevations
 - (c) Sight Line Studies
 - (d) Photometric Plan and Light Fixture Illustrations
 - (e) Signage

(f) Retaining Wall and Fencing