



Planning & Zoning Commission
Town of Westlake
Council Chamber, 1500 Solana Blvd
Building 7, Suite 7100 Westlake, TX 76262

Tuesday, August 4, 2026, 5:00 PM

Agenda

In an effort of transparency, this meeting will be viewable to the public via Live Stream and recorded and available for playback. In an effort of meeting efficiency, any individual wishing to speak during citizen comments or during public hearings must submit a speaker request form and provide to the Recording Secretary.

NOTE: As authorized by Section 551.071 of the Texas Government Code, the Planning and Zoning Commission may enter into closed Executive Session for the purpose of seeking confidential legal advice from the Town Attorney on any agenda item listed herein.

- A. CALL REGULAR PLANNING AND ZONING COMMISSION MEETING TO ORDER (5 P.M.) AND ANNOUNCE A QUORUM PRESENT**
- B. PLEDGES OF ALLEGIANCE**
- C. CITIZEN COMMENTS**
- D. APPROVAL OF MINUTES**

D.1. Consider and act to approve the March 3, 2026 Planning and Zoning Commission Regular Meeting Minutes.

E. PUBLIC HEARINGS AND CORRESPONDING ACTION ITEMS

E.1. Hold public hearing, discuss, consider, and provide a recommendation to the Town Council on proposed text amendments to Sections 102-411(b)(9), 102-412(c), 102-415(b), and 102-416(a) of Article IX, "TC, Town Center Form-Based Development District," of the Town of Westlake Code of Ordinances relating to building frontage requirements, modifying the list of building functions, monument signage, and standards for swimming pools, hot tubs, and outdoor woodburning fireplaces and fire pits.

E.2. Hold public hearing, discuss, consider and provide a recommendation to the Town Council on a request from Ocean Equities, Ltd to rezone approximately 1.33 acres of land located at 1550 Solana Boulevard and currently zoned as PD, Planned Development District 1-2, to the TC, Town Center Form-Based Development District (town center core zone).

F. REGULAR AGENDA ITEMS

F.1. Discuss, consider, and act on a site plan application prepared and submitted by Kimley-Horn for the development of a data center on approximately 87.96 acres of land generally located at the northeast corner of the intersection of United States Highway 377 and Westport Parkway Lots in PD, Planned Development District 3-8.

G. COMMISSION ANNOUNCEMENTS

H. STAFF ANNOUNCEMENTS

I. ADJOURNMENT

I certify that the above notice was posted on the bulletin board at Town of Westlake, Town Hall, located at 1500 Solana Blvd., Building 7, Suite 7100, Westlake, TX 76262, in compliance with the Texas Open Meetings Act, Chapter 551 of the Texas Government Code.



Recording Secretary

Disabilities Notice: If you plan to attend the meeting and have a disability that requires special needs, please contact the Town Secretary's Office 48 hours in advance at Ph. 817-490-5711 and reasonable accommodations will be made to assist you.



Planning & Zoning Commission AGENDA ITEM REPORT

DATE: August 4, 2026 **AGENDA ITEM NO:** D.1.
FROM: Jason Alexander, Deputy Town Manager, Planning and Development
SUBJECT: Consider and act to approve the March 3, 2026 Planning and Zoning Commission Regular Meeting Minutes.

ATTACHMENTS:

1. 03.03.2026 PandZ Meeting Minutes

SUMMARY :

The March 3, 2026 Planning and Zoning Commission Regular Meeting Minutes are attached for review and consideration of approval.

BACKGROUND AND DISCUSSION:

Approval of meeting minutes is a formal process ensuring accuracy, transparency, and compliance with the Texas Open Meetings Act. Meeting minutes must document a quorum being present, accurately reflect the meeting's proceedings, and record specific actions taken. Upon approval and execution, the minutes become the official transcript and permanent record of the meeting. Minutes of open meetings are considered public records and are available upon approval for inspection as outlined by the Texas Public Information Act upon request.

FISCAL IMPACT:

N/A

LEGAL REVIEW:

RECOMMENDATION:

Approve the March 3, 2026 Planning and Zoning Commission Regular Meeting Minutes as presented.

ACTION OPTIONS:

Motion to Approve as Presented

Motion to Approve with Changes/Conditions

Motion to Deny

Motion to Continue or Table



Planning & Zoning Commission
Town of Westlake
Council Chamber, 1500 Solana Blvd
Building 7, Suite 7100 Westlake, TX 76262

Tuesday, March 3, 2026, 5:00 PM
Meeting Minutes - Final

In an effort of transparency, this meeting will be viewable to the public via Live Stream and recorded and available for playback. In an effort of meeting efficiency, any individual wishing to speak during citizen comments or during public hearings must submit a speaker request form and provide to the Recording Secretary.

NOTE: As authorized by Section 551.071 of the Texas Government Code, the Planning and Zoning Commission may enter into closed Executive Session for the purpose of seeking confidential legal advice from the Town Attorney on any agenda item listed herein.

A. CALL REGULAR MEETING TO ORDER AND ANNOUNCE A QUORUM PRESENT

Chair Coffey called the meeting to order at 5PM and announced a quorum present. COMMISSIONERS GUPTA AND WILKINSON (excused) WERE ABSENT.

B. PLEDGES OF ALLEGIANCE

Chair Coffey led the Pledges of Allegiance.

C. CITIZEN COMMENTS

There were no citizen comments at this time.

D. APPROVAL OF MINUTES

D.1. Consider and act to approve the Planning and Zoning Commission November 10, 2025 Regular Meeting Minutes

Motion to approve the November 10, 2025 minutes by Commissioner Konz-Alt and Motion Second by Commissioner Didarali. Chair Coffey called for the vote. Motion approved.

COMMISSIONERS GUPTA AND WILKINSON (excused) WERE ABSENT.

E. PUBLIC HEARING AND ACTION ITEM

E.1. Hold a public hearing to discuss, consider and act on proposed text amendments related to Sections 102-61 and 1-1 of the Unified Development Code by establishing and defining the land uses "hotel" and "motel", by amending the land use schedule, and by establishing performance standards in a new Article X that is entitled "Supplemental Land Use Regulations"

Town Planner Cole Davenport presented the item. This request is to amend the text found existing in Section 102-61 and 1-1 of the Unified Development Code, as well as the creation of Article X, which is consistent with the Comprehensive Plan, the Strategic Plan and the shared vision for development and growth throughout the Town of Westlake. The proposed text amendments are in response to increased demand for lodging, and would not impact hotel projects that are currently underway.

Discussion held. Chair Coffey opened the public hearing at 5:08 PM and closed the public hearing at 5:09 PM. Chair Coffey called for a vote. The P&Z recommended approval with the recommendation that the Marriott is informed of the proposed changes. Motion to approve as written and amended by Commissioner Huggins, and Motion Second by Commissioner Konz-Alt. Motion passed.

COMMISSIONERS GUPTA AND WILKINSON (excused) WERE ABSENT.

F. COMMISSION ANNOUNCEMENTS

There were no announcements at this time.

G. STAFF ANNOUNCEMENTS

There were no announcements at this time.

H. REVIEW MEETING CALENDAR TO ADD, AMEND OR CANCEL MEETINGS AS NEEDED

Staff will reach out to Commissioners when next meeting is needed.

I. ADJOURNMENT

Chair Coffey adjourned the meeting at 5:09 PM.

ATTEST:



Recording Secretary

Chair

Disabilities Notice: If you plan to attend the meeting and have a disability that requires special needs, please contact the Town Secretary's Office 48 hours in advance at Ph. 817-490-5711 and reasonable accommodations will be made to assist you.



Planning & Zoning Commission AGENDA ITEM REPORT

AGENDA ITEM NO: E.1.

Date: August 4, 2026

From: Cole Davenport, Town Planner Planning and Development

Item Name: Hold public hearing, discuss, consider, and provide a recommendation to the Town Council on proposed text amendments to Sections 102-411(b)(9), 102-412(c), 102-415(b), and 102-416(a) of Article IX, "TC, Town Center Form-Based Development District," of the Town of Westlake Code of Ordinances relating to building frontage requirements, modifying the list of building functions, monument signage, and standards for swimming pools, hot tubs, and outdoor woodburning fireplaces and fire pits.

Attachments:

1. Exhibit A - TC Town Center Form-Based Development District (Redline)
2. Exhibit B - TC Town Center Form-Based Development District (Clean)

Summary:

This is a request initiated by the Department of Planning and Development to amend Sections 102-411(b)(9), 102-412(c), 102-415(b), and 102-416(a) of Article IX of the Unified Development Code governing the TC, Town Center Form-Based Development District.

The proposed amendments are intended to clarify and refine development standards within the Town Center Form-Based Development District by:

- Exempting lodging and office building functions from shopfront building frontage requirements;
- Updating the list of permitted building functions within the Town Center Core Zone;
- Establishing design standards for ground-based monument signs serving commercial buildings within the building frontage; and
- Governing the location and design of swimming pools, hot tubs, outdoor woodburning fireplaces, and outdoor woodburning fire pits.

The proposed amendments will improve the usability of the Town Center Form-Based Development District while maintaining the Town of Westlake's commitment to high-quality architecture, urban design, and development standards. The Department of Planning and Development recommends approval of the proposed text amendments as presented.

Background:

The Town Center Form-Based Development District --- adopted by the Town Council on June 17, 2025 by Ordinance No. 1024 --- is a form-based development district that is further divided into three (3) town center zones: town center edge, town center core, and town center civic. The emphasis of the TC, Town Center Form-Based Development District is on the delivery of a predictable set of building regulations and building rules that guide and direct development and growth in the Town of Westlake at the intersection of architecture, landscape architecture, land use, and infrastructure. The town center zones may be applied throughout the Town of Westlake --- and are intended to encourage and to reinforce existing and future development patterns that are of an elevated visual quality, that will sustain a robust tax base, and that will afford a premium quality of life to residents, businesses, and visitors alike.

The proposed ordinance amends four sections of the TC, Town Center Form-Based Development District to clarify development standards and improve implementation of the Unified Development Code.

The amendments would:

- Exempt lodging and office building functions from the shopfront building frontage requirement, recognizing that these uses typically require increased privacy and shopfront-oriented architecture do not afford the privacy and other design considerations necessitated by those building functions.
- Revise and update the list of permitted building functions within the town center core zone by adding, removing, clarifying, and renumbering permitted uses to better reflect the Town's development objectives.
- Permit ground-based monument signs within the private lot for commercial building functions while establishing standards for their size, location, and construction materials to maintain a high-quality visual character (it should be noted that a regulating plan could allow for a taller and larger ground-based monument sign).
- Establish standards for the location and visual screening of swimming pools and hot tubs and require that outdoor woodburning fireplaces and fire pits to comply with the minimum separation distances established by the International Fire Code.

Collectively, the proposed amendments provide greater flexibility, improve clarity within the interpretation and application of the Town Center Form-Based Development District, and remain consistent with the Town's vision for high-quality development throughout the district.

Fiscal Impact:

N/A

Legal Review:

Planning and Zoning Commission:

N/A

Department of Planning and Development Recommendation:

The Department of Planning and Development recommends approval of the proposed text amendments to Sections 102-411(b)(9), 102-412(c), 102-415(b), and 102-416(a) of Article IX of the Unified Development Code as presented.

ORDINANCE NO. [REDACTED]

AN ORDINANCE OF THE TOWN OF WESTLAKE, TEXAS, AMENDING SECTIONS 102-411(B)(9), 102-412(C), 102-415 (B), AND 102-416(A) OF THE TOWN OF WESTLAKE, TEXAS CODE OF ORDINANCES BY EXEMPTING LODGING BUILDING FUNCTIONS AND OFFICE BUILDING FROM REQUIRING A SHOPFRONT BUILDING FRONTAGE; BY MODIFYING THE LIST OF THE PERMITTED BUILDING FUNCTIONS WITHIN THE TOWN CENTER CORE ZONES; BY PERMITTING GROUND-BASED, MONUMENT SIGNS FOR COMMERCIAL BUILDING FUNCTIONS; ESTABLISHING STANDARDS FOR LOCATING AND DESIGNING SWIMMING POOLS, HOT TUBS, AND OUTDOOR WOODBURNING FIRE PITS AND FIRE PLACES; PROVIDING A PENALTY NOT TO EXCEED THE AMOUNT OF TWO THOUSAND DOLLARS FOR EACH OFFENSE AND A SEPARATE OFFENSE SHALL BE DEEMED TO HAVE BEEN COMMITTED EACH DAY DURING OR ON WHICH SUCH A VIOLATION OCCURS OR CONTINUES TO OCCUR; PROVIDING A CUMULATIVE CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; AUTHORIZING PUBLICATION; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the Town of Westlake, Texas (the “Town”) is a general law municipality;
and

WHEREAS, the Town Council of the Town (the “Town Council”) finds it necessary for the public health, safety, and welfare for development to occur in a controlled and orderly manner in accordance with the Town’s Comprehensive Plan; and

WHEREAS, the Planning and Zoning Commission met on August 4, 2026 and reviewed and considered the proposed text amendments to the provisions for the TC, Town Center Form-Based Development District as found in the Unified Development Code, and provided a recommendation to the Town Council; and

WHEREAS, the Planning and Zoning Commission and the Town Council of the Town, in compliance with the laws of the State of Texas with reference to the text amendments to the Unified Development Code and have given the requisite public hearing notices by publication and, after holding due meetings in accordance with the Texas Open Meetings Act, is of the general opinion that the Unified Development Code should be amended; and

WHEREAS, upon the recommendation of the Planning and Zoning Commission provided on August 4, 2026, the Town Council believes that, in the interests of the Town and its present and future residents, adopting this Ordinance will advance the economic development and physical development of the Town while preserving its distinct character and shared community values; and

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF WESTLAKE, TEXAS:

SECTION 1: That all matters stated in the preamble are found to be true and correct and are incorporated herein as if copied in their entirety.

SECTION 2: That the provisions under Section 102-411 (b)(9) of Article IX entitled, “TC, Town Center Form-Based Development District”, are hereby amended to provide new provisions for exempting all lodging and office building functions from having to provide a shopfront building frontage as follows:

(9) All first floor commercial building functions at locations along an arterial thoroughfare, a collector thoroughfare, and a civic space shall provide a shopfront building frontage at a minimum, **except as provided in below.**

a. Lodging building functions and office building functions are exempted from all shopfront building frontage standards in this section.

SECTION 3: That the provisions under Section 102-412 (c) of Article IX entitled, “TC, Town Center Form-Based Development District”, are hereby amended to provide for new building functions, to clarify existing building functions, and to remove building functions, and renumbered as follows:

(c) *Allowable building functions in town center core.* The allowable building functions in the town center core zones shall be limited to the following:

(1) Amphitheater.

(2) Bakery.

(23) Bank.

(34) Bar.

(45) Barber shop.

(56) Bistro.

(67) Café.

(78) Childcare center.

(89) Coffee shop.

(910) Community garden.

(1011) Conference center.

(1112) Day spa.

(1213) Dry cleaner.

(1314) Electric vehicle charging station.

(1415) Entertainment establishment.

(1516) Food truck park.

(1617) Fountain.

(1718) Funeral home.

(1819) Home occupation.

(1920) Hotel (no room limit).

(2021) Light manufacturing facility (no noxious noise, odor, or traffic generation).

(2122) Live-work building.

(2223) Medical clinic.

(24) Meeting hall.

(2325) Mixed-use building.

(2426) Multi-family residential (allowed only in mixed-use buildings located within the building height waiver overlay district).

~~(2527)~~ Office building.

~~(2628)~~ Open-market building.

~~(2729)~~ Parking structure.

~~(2830)~~ Private garden (located within the building frontage).

~~(2931)~~ Public art.

~~(3032)~~ Research facility.

~~(3133)~~ Restaurant.

~~(3234)~~ Retail building, provided that the specific building function **shall** be further limited to the following:

a. An apparel store;

b. An appliance store;

c. An artisan goods store;

ed. A bicycle shop;

de. A book store;

ef. A corner market (provided that a minimum of 50 percent of the total building area of the retail sales establishment is exclusively **allocated and exclusively** dedicated to the display and the sale of fresh fish, fresh meat, fresh produce, seasonal fruit, **vegetables,** and other perishable agricultural products);

fg. A dairy goods store;

gh. A department store;

i. A display gallery;

hj. An electronics store;

ik. A farmers market;

jl. A fitness center;

km. A florist;

ln. A furniture store;

mo. A grocery store;

np. A hardware store;

oq. A home furnishings store;

pr. A jewelry store;

qs. A liquor store;

rt. A mail center;

su. An optical goods store;

tv. A paint store;

uw. A pet store;

vx. A pharmacy; **and**

y. A shoe store; and

wz. A sporting goods store.

(3335) Salon.

(3436) Single-family residential (attached and detached).

(3537) Veterinary (no outdoor kennel).

(3638) Winery.

SECTION 4: That the provisions under Section 102-415 (b) of Article IX entitled, “TC, Town Center Form-Based Development District”, are hereby amended to provide new provisions for the location and the design of ground-based, monument signs as follows:

(6) Ground-based, monument signs. One ground-based, monument sign, and that is not more than four feet in height and eight square feet in area, may be located within the building frontage.

a. All ground-based, monument signs shall be constructed of a metal material, and the ground-based, monument signs bases and supports shall be made of a brick material, a stone material, and / or a stucco material matching the principal building on the lot.

SECTION 5: That the provisions under Section 102-416 (a) of Article IX entitled, “TC, Town Center Form-Based Development District”, are hereby amended to provide new provisions for the design and the location of swimming pools, hot tubs, and outdoor woodburning fireplaces and outdoor woodburning fire pits as follows:

(9) All swimming pools and all hot tubs shall maintain a low profile and shall be visually screened from all views from thoroughfares and civic spaces and surrounding lots with a wall.

(10) All outdoor woodburning fireplaces and all outdoor woodburning fire pits shall be separated from all combustible structures and all trees by the minimum distance as found existing in the International Fire Code.

SECTION 6: That this Ordinance shall be cumulative of all other Ordinances adopted by the Town of Westlake and all provisions of other Ordinances as adopted by the Town of Westlake which are inconsistent with the provisions or terms of this Ordinance are hereby repealed.

SECTION 7: That any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Code of Ordinances of the Town of Westlake, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense. Each day that a violation is permitted to exist shall constitute a separate offense.

SECTION 8: It is hereby declared to be the intention of the Town Council of the Town of Westlake, that sections, paragraphs, clauses and phrases of this Ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this Ordinance shall be declared legally invalid or unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such legal invalidity or unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this Ordinance since the same would have been enacted by the Town Council of the Town of Westlake without the incorporation in this Ordinance of any such legally invalid or unconstitutional, phrase, sentence, paragraph or section.

SECTION 9: This ordinance shall take effect immediately from and after its passage as the law in such case provides.

PASSED AND APPROVED ON THIS [REDACTED] DAY OF AUGUST 2026.

[REDACTED]

Kim Greaves, Mayor

ATTEST:

[REDACTED]

Dianna Buchanan, Town Secretary

APPROVED AS TO FORM:

[REDACTED]

Matthew C.G. Boyle, Town Attorney

ORDINANCE NO. [REDACTED]

AN ORDINANCE OF THE TOWN OF WESTLAKE, TEXAS, AMENDING SECTIONS 102-411(B)(9), 102-412(C), 102-415 (B), AND 102-416(A) OF THE TOWN OF WESTLAKE, TEXAS CODE OF ORDINANCES BY EXEMPTING LODGING BUILDING FUNCTIONS AND OFFICE BUILDING FROM REQUIRING A SHOPFRONT BUILDING FRONTAGE; BY MODIFYING THE LIST OF THE PERMITTED BUILDING FUNCTIONS WITHIN THE TOWN CENTER CORE ZONES; BY PERMITTING GROUND-BASED, MONUMENT SIGNS FOR COMMERCIAL BUILDING FUNCTIONS; ESTABLISHING STANDARDS FOR LOCATING AND DESIGNING SWIMMING POOLS, HOT TUBS, AND OUTDOOR WOODBURNING FIRE PITS AND FIRE PLACES; PROVIDING A PENALTY NOT TO EXCEED THE AMOUNT OF TWO THOUSAND DOLLARS FOR EACH OFFENSE AND A SEPARATE OFFENSE SHALL BE DEEMED TO HAVE BEEN COMMITTED EACH DAY DURING OR ON WHICH SUCH A VIOLATION OCCURS OR CONTINUES TO OCCUR; PROVIDING A CUMULATIVE CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; AUTHORIZING PUBLICATION; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the Town of Westlake, Texas (the “Town”) is a general law municipality;
and

WHEREAS, the Town Council of the Town (the “Town Council”) finds it necessary for the public health, safety, and welfare for development to occur in a controlled and orderly manner in accordance with the Town’s Comprehensive Plan; and

WHEREAS, the Planning and Zoning Commission met on August 4, 2026 and reviewed and considered the proposed text amendments to the provisions for the TC, Town Center Form-Based Development District as found in the Unified Development Code, and provided a recommendation to the Town Council; and

WHEREAS, the Planning and Zoning Commission and the Town Council of the Town, in compliance with the laws of the State of Texas with reference to the text amendments to the Unified Development Code and have given the requisite public hearing notices by publication and, after holding due meetings in accordance with the Texas Open Meetings Act, is of the general opinion that the Unified Development Code should be amended; and

WHEREAS, upon the recommendation of the Planning and Zoning Commission provided on August 4, 2026, the Town Council believes that, in the interests of the Town and its present and future residents, adopting this Ordinance will advance the economic development and physical development of the Town while preserving its distinct character and shared community values; and

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF WESTLAKE, TEXAS:

SECTION 1: That all matters stated in the preamble are found to be true and correct and are incorporated herein as if copied in their entirety.

SECTION 2: That the provisions under Section 102-411 (b)(9) of Article IX entitled, “TC, Town Center Form-Based Development District”, are hereby amended to provide new provisions for exempting all lodging and office building functions from having to provide a shopfront building frontage as follows:

- (9) All first floor commercial building functions at locations along an arterial thoroughfare, a collector thoroughfare, and a civic space shall provide a shopfront building frontage at a minimum, except as provided in below.
 - a. Lodging building functions and office building functions are exempted from all shopfront building frontage standards in this section.

SECTION 3: That the provisions under Section 102-412 (c) of Article IX entitled, “TC, Town Center Form-Based Development District”, are hereby amended to provide for new building functions, to clarify existing building functions, and to remove building functions, and renumbered as follows:

- (c) *Allowable building functions in town center core.* The allowable building functions in the town center core zones shall be limited to the following:
 - (1) Amphitheater.
 - (2) Bakery.
 - (3) Bank.
 - (4) Bar.

- (5) Barber shop.
- (6) Bistro.
- (7) Café.
- (8) Childcare center.
- (9) Coffee shop.
- (10) Community garden.
- (11) Conference center.
- (12) Day spa.
- (13) Dry cleaner.
- (14) Electric vehicle charging station.
- (15) Entertainment establishment.
- (16) Food truck park.
- (17) Fountain.
- (18) Funeral home.
- (19) Home occupation.
- (20) Hotel (no room limit).
- (21) Light manufacturing facility (no noxious noise, odor, or traffic generation).
- (22) Live-work building.
- (23) Medical clinic.
- (24) Meeting hall.
- (25) Mixed-use building.

- (26) Multi-family residential (allowed only in mixed-use buildings located within the building height waiver overlay district).
- (27) Office building.
- (28) Open-market building.
- (29) Parking structure.
- (30) Private garden (located within the building frontage).
- (31) Public art.
- (32) Research facility.
- (33) Restaurant.
- (34) Retail building, provided that the specific building function shall be further limited to the following:
 - a. An apparel store;
 - b. An appliance store;
 - c. An artisan goods store;
 - d. A bicycle shop;
 - e. A book store;
 - f. A corner market (provided that a minimum of 50 percent of the total building area of the retail sales establishment is exclusively allocated and exclusively dedicated to the display and the sale of fresh fish, fresh meat, fresh produce, seasonal fruit, vegetables, and other perishable agricultural products);
 - g. A dairy goods store;
 - h. A department store;

- i. A display gallery;
- j. An electronics store;
- k. A farmers market;
- l. A fitness center;
- m. A florist;
- n. A furniture store;
- o. A grocery store;
- p. A hardware store;
- q. A home furnishings store;
- r. A jewelry store;
- s. A liquor store;
- t. A mail center;
- u. An optical goods store;
- v. A paint store;
- w. A pet store;
- x. A pharmacy; and
- y. A shoe store; and
- z. A sporting goods store.

(35) Salon.

(36) Single-family residential (attached and detached).

(37) Veterinary (no outdoor kennel).

(38) Winery.

SECTION 4: That the provisions under Section 102-415 (b) of Article IX entitled, “TC, Town Center Form-Based Development District”, are hereby amended to provide new provisions for the location and the design of ground-based, monument signs as follows:

- (6) Ground-based, monument signs. One ground-based, monument sign, and that is not more than four feet in height and eight square feet in area, may be located within the building frontage.
 - a. All ground-based, monument signs shall be constructed of a metal material, and the ground-based, monument signs bases and supports shall be made of a brick material, a stone material, and / or a stucco material matching the principal building on the lot.

SECTION 5: That the provisions under Section 102-416 (a) of Article IX entitled, “TC, Town Center Form-Based Development District”, are hereby amended to provide new provisions for the design and the location of swimming pools, hot tubs, and outdoor woodburning fireplaces and outdoor woodburning fire pits as follows:

- (9) All swimming pools and all hot tubs shall maintain a low profile and shall be visually screened from all views from thoroughfares and civic spaces and surrounding lots with a wall.
- (10) All outdoor woodburning fireplaces and all outdoor woodburning fire pits shall be separated from all combustible structures and all trees by the minimum distance as found existing in the International Fire Code.

SECTION 6: That this Ordinance shall be cumulative of all other Ordinances adopted by the Town of Westlake and all provisions of other Ordinances as adopted by the Town of Westlake which are inconsistent with the provisions or terms of this Ordinance are hereby repealed.

SECTION 7: That any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Code of Ordinances of the Town of Westlake, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense. Each day that a violation is permitted to exist shall constitute a separate offense.

SECTION 8: It is hereby declared to be the intention of the Town Council of the Town of Westlake, that sections, paragraphs, clauses and phrases of this Ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this Ordinance shall be declared legally invalid or unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such legal invalidity or unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this Ordinance since the same would have been enacted by the Town Council of the Town of Westlake without the incorporation in this Ordinance of any such legally invalid or unconstitutional, phrase, sentence, paragraph or section.

SECTION 9: This ordinance shall take effect immediately from and after its passage as the law in such case provides.

PASSED AND APPROVED ON THIS [REDACTED] DAY OF AUGUST 2026.

[REDACTED]

Kim Greaves, Mayor

ATTEST:

[REDACTED]

Dianna Buchanan, Town Secretary

APPROVED AS TO FORM:

[REDACTED]

Matthew C.G. Boyle, Town Attorney



Planning & Zoning Commission AGENDA ITEM REPORT

AGENDA ITEM NO: E.2.

Date: August 4, 2026

From: Cole Davenport, Town Planner Planning and Development

Item Name: Hold public hearing, discuss, consider and provide a recommendation to the Town Council on a request from Ocean Equities, Ltd to rezone approximately 1.33 acres of land located at 1550 Solana Boulevard and currently zoned as PD, Planned Development District 1-2, to the TC, Town Center Form-Based Development District (town center core zone).

Attachments:

1. Exhibit A - Zoning Application
2. Exhibit B - Property Location
3. Exhibit C - Proposed Renderings

Summary:

This is a request from the from Ocean Equities, Ltd. to change the zoning for approximately 1.33 acres of land located at 1550 Solana Blvd from PD, Planned Development District 1-2 ("PD 1-2") to the TC, Town Center Form-Based Development District (town center core zone). The requested change is for the construction of an office building that will serve as the company's corporate headquarters. While the provisions of the existing zoning --- PD 1-2 --- allow office uses by-right, the provisions for architecture are disciplined to achieve a certain architectural vernacular. This discipline prevents the exploration in architecture and other placemaking that will create a suitable aesthetic and visual transition from existing residences and office buildings that present a strong visual identity along Solana Boulevard. Further, the change in zoning request, if approved, reinforces established land uses and development patterns on the property and in the surrounding area --- primarily corporate office and supporting commercial uses --- and is consistent with the Strategic Plan and the vision for development and growth in the Town of Westlake. The Department of Planning and Development recommends approval of the change in zoning request as presented.

Background:

The Town Center Form-Based Development District --- adopted by the Town Council on June 17, 2025 by Ordinance No. 1024 --- is a form-based development district that is further divided into three (3) town center zones: town center edge, town center core, and town center civic. The emphasis of the TC, Town Center Form-Based Development District is on the delivery of a predictable set of building regulations and building rules that guide and direct development and growth in the Town of Westlake at the intersection of architecture, landscape architecture, land use, and infrastructure. The town center zones may be applied throughout the Town of Westlake --- and are intended to encourage and to reinforce existing and future development patterns that are of an elevated visual quality, that will sustain a robust tax base, and that will afford a premium quality of life to residents, businesses, and visitors alike.

This change in zoning request is appropriate for the subject property --- and the surrounding area --- considering the land use and development patterns consist predominately of office buildings with regional and national headquarters (i.e., the Terraces), as well as existing and future detached single-family residential within the adjacent Knolls and Ventanas neighborhoods.

The impetus for the request to rezone the property is to allow for disciplined architecture and landscape architecture that contributes positively to the urban fabric, while also allowing for increased architectural expression and creativity. The existing zoning --- PD 1-2 --- does allow for limited architectural expression and creativity. However, the provisions for architecture and landscape architecture within the TC, Town Center Form-Based Development District for the town center core zones allow for greater architectural expression and creativity --- which allows for a more appropriate visual transition from The Terraces and The Knolls and Ventanas neighborhoods to Entrada. This transition will help to reinforce a strong visual identity along Solana Boulevard while “tying in” existing and future development patterns that make the Town of Westlake distinctive by design.

Further, should this request for a change in zoning be approved, it will be subject to all the provisions contained under the TC, Town Center Form-Based Development District for architecture (e.g., building walls, openings, roofs, and attachments); building height (i.e., principal buildings cannot exceed four (4) stories in height); landscape architecture; lot coverage (i.e., lot coverage cannot exceed 80 percent of the total area of the lot); signage; and parking (i.e., a minimum of 3.0 assigned parking spaces per 1,000 square feet of net office space).

Although a regulating plan is not required because the property is less than three (3) acres in area, the provisions found in the Town Center Form-Based Development District requires a Development Agreement to be approved by the Town Council. Permits for construction and other development-related activities may not occur until the Development Agreement has been reviewed and approved by the Town Council.

The requested change of zoning reflects the vision and the goals of the Strategic Plan and is consistent with the established land use and development patterns in the area.

Fiscal Impact:

N/A

Legal Review:

Planning and Zoning Commission:

N/A

Department of Planning and Development Recommendation:

The Department of Planning and Development recommends approval change of zoning request from PD 1-2 to the TC, Town Center Form-Based Development District (town center core zone).



ZONING APPLICATION

Planning and Development Department

Submittal Policy

Upon completion of a pre-application conference with town staff, application is due no later than 12:00pm on the application submittal deadline. All required fees, forms and supporting documents are due at the time of application submittal. Incomplete applications and/or application submitted without a prior pre-application conference will not be accepted.

All applications shall not be considered filed, and administratively complete, until town staff, including the Development Review Committee (DRC), determines that the application meets all requirements of applicable town regulations and/or all DRC comments have been addressed. Applications will not be scheduled for consideration by the Planning and Zoning Commission and the Town Council until all comments have been addressed and required items submitted. Therefore, meeting consideration dates on the [Development Review Calendar](#) are merely shown as guidelines and are subject to change for any given application pending the filing date and determination of administrative completeness by town staff for said application.

Any development related application, including any revisions responsive to staff comments, shall NOT be accepted at the front counter. Application and revisions will only be accepted through a **pre-scheduled** appointment with a pertinent member of Town development review staff. The purpose of the appointment requirement is to ensure all required items are included and/or addressed prior to acceptance by the Town.

Application Submittal Checklist

Applicants must submit the following information for the application to be deemed complete and accepted. An application missing any of the items below will be considered incomplete and cannot be processed until the missing items are provided. All information must be submitted following the specifications listed in the [Development Submittal Guidelines](#) document.

- ☒ Pre-Application Meeting Held
- ☐ ~~Application fees furnished~~ **Not Applicable**
 - Payment is accepted by check, credit card (3% charge), or [ACH](#). Pay by credit card at the front counter or online. Make checks out to [Town of Westlake](#) and mail or submit to the address below:

1500 Solana Blvd. Bldg. 7, Suite 7200
Westlake, TX 76262
- ☒ Rezoning Request (mm-dd-yyyy)
 - Written description of proposal
- ☐ ~~Zoning request checklist filled out~~ **Not Applicable**
 - [Concept Plan Checklist](#) or [Development Plan Checklist](#) filled out

1500 Solana Blvd, Bldg. 7, Ste 7200 | Westlake, TX 76262 | www.westlake-tx.org

Phone: 817-430-0941 | Email: planning@westlake-tx.org



ZONING APPLICATION

Planning and Development Department

**** Town Staff Only ****

<u>Item</u>	<u>Date</u>	<u>Staff Signature</u>
☐ Pre-Application Meeting:	<u>May 26, 2026</u>	<u></u>
☐ Application Submittal:	<u></u>	<u></u>
☐ Application Fees Furnished:	<u></u>	<u></u>
☐ Application Accepted for Review:	<u></u>	<u></u>

Case Number:

Total Fees:

Description of Property

Project Name: Ocean Equities
(e.g., Starbucks, QuikTrip, etc....)

Project Address: 1550 Solana Blvd, Westlake, TX 76262
(e.g., 1234 Westlake Pkwy)

Tax Parcel IDs: 43265785

General Location: Northwest Corner of Solana Blvd. and Knollwood Dr.
(e.g., Northeast Corner of Westlake Pkwy and SH 114)

Subdivision Name: WESTLAKE/SOUTHLAKE PARK # 1
(e.g., Entrada, Solana, Westlake Corners, etc....)

Lot(s): 21R1-5 Block(s): 1

Survey Name(s): N/A Abstract(s): N/A Tract(s): N/A

Development Statistics

Current Zoning: PD1-1
[\(Zoning Map\)](#)

Proposed Zoning: TC - Town Center Core
(e.g. PD, O, R-1, R-2, etc....)

Current Land Use: Commercial
[\(Land Use Map\)](#)

Proposed Land Use: Commercial
(e.g. Single Family, Office, Mixed-Use, Retail, etc....)

Current Lots: 1

Proposed Lots: 1

Commercial (sf): 57,989 sf (site)

Total Acres: 1.33



ZONING APPLICATION

Planning and Development Department

Applicant/Developer Information

Company: **Ocean Equities, Ltd.**

(e.g. Starbucks)

Contact: **Steven Udvar-Hazy**

(e.g. John Smith)

Address: **550 Reserve Street**

(e.g. 123 Happy Lane)

City, State, ZIP: **Southlake, TX 76092**

(e.g. Westlake, TX 76262)

Email: **suhjet@aol.com**

(e.g., John.smith@gmail.com)

Phone: **(979) 777-8736**

(e.g. 555-555-5555)

Owner Information

Company: **Ocean Equities, Ltd.**

(e.g. Starbucks)

Contact: **Steven Udvar-Hazy**

(e.g. John Smith)

Address: **550 Reserve Street**

(e.g. 123 Happy Lane)

City, State, ZIP: **Southlake, TX 76092**

(e.g. Westlake, TX 76262)

Email: **suhjet@aol.com**

(e.g., John.smith@gmail.com)

Phone: **(979) 777-8736**

(e.g. 555-555-5555)



ZONING APPLICATION

Planning and Development Department

Designation of Agent Form

I hereby authorize the person designated below, to act in the capacity as my agent for the application, processing and the representation of this request. The designated agent shall be the principal contact person with the Town of Westlake (and vice versa) in processing and responding to requirements, information requests or other issues relative to this request.

PROPERTY OWNER

Printed Name: Ocean Equities Ltd.

Signature: Steven Udvar-Hazy

Date: 6-22-2026

APPLICANT

Printed Name: Ocean Equities, Ltd.

Signature: Steven Udvar-Hazy

Date: 6-22-2026

DESIGNATED AGENT

Printed Name: Curnutt & Hafer, L.L.P.

Signature: [Signature]

Date: 6-22-2026

Property Address: 311 W. Abram Street

City, State, ZIP: Arlington, TX 76010

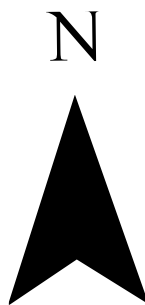
Email: chaddad@curnutthafer.com

Phone: (817) 233-8342



THE TOWN OF
WESTLAKE

DISTINCTIVE BY DESIGN



0 0.010.02 0.04 Miles

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Microsoft, Vantor

SALANA BLVD



PRIVATE OFFICE BUILDING
LOT 2R 1-5
WESTLAKE/SOUTHLAKE PARK #1
TOWN OF WESTLAKE, TARRANT COUNTY, TEXAS
76262

CS 1.1
SITE PLAN

ISSUE DATE:
6/22/2026



CS 1.2
NORTH EAST
ELEVATION

ISSUE DATE:
6/22/2026



CS 1.3
SOUTH WEST
ELEVATION

ISSUE DATE:
6/22/2026



CS 1.4
WEST ELEVATION

ISSUE DATE:
6/22/2026



CS 1.5
SOUTH WEST
ELEVATION

ISSUE DATE:
6/22/2026



CS 1.6
SOUTH EAST
ELEVATION

ISSUE DATE:
6/22/2026



Planning & Zoning Commission AGENDA ITEM REPORT

AGENDA ITEM NO: F.1.

Date: August 4, 2026

From: Jason Alexander, Deputy Town Manager Planning and Development

Item Name: Discuss, consider, and act on a site plan application prepared and submitted by Kimley-Horn for the development of a data center on approximately 87.96 acres of land generally located at the northeast corner of the intersection of United States Highway 377 and Westport Parkway Lots in PD, Planned Development District 3-8.

Attachments:

1. Exhibit A - Site Plan Application
2. Exhibit B - Property Location
3. Exhibit C - Proposed Site Plan

Summary:

This is a request for site plan review and approval for the construction of a data center on an approximately 87.96-acre tract of land that is generally located at the northeast corner of United States Highway 377 and Westport Pkwy. Pursuant to the provisions in PD, Planned Development District 3-8 ("PD 3-8"), the first data center is allowed by-right; all successive data centers require the approval of a specific use permit as set forth in the Code of Ordinances of the Town of Westlake, Texas (the "Town"). The proposed site plan has been reviewed by Town staff and has been found to substantially comply with the Town of Westlake Unified Development Code, applicable engineering design standards, the approved zoning district regulations, and other applicable Town ordinances. The Department of Planning and Development recommends approval of the site plan as presented.

Background:

The subject property is currently zoned as PD 3-8. The provisions for PD 3-8 were adopted under Ordinance No. 314 by the Town Council on September 14, 1998. The provisions for PD 3-8 were further amended by the Town Council pursuant to Ordinance No. 322 on December 14, 1998 and amended again pursuant to Ordinance No. 1015 on January 6, 2025. It should be noted that PD 3-8 is divided into three (3) sub-districts: Retail, Office, and Office / Industrial. As set forth by ordinance, a data center is allowed by-right within the Office / Industrial Sub-District provided, however, that Ordinance No. 1015 stipulates that after site plans have been submitted for the first data center in the Office / Industrial Sub-district for review and approval, that each successive data center thereafter shall require a specific use permit ("SUP"). The provisions under Ordinance No. 1015 further stipulate exterior finish material requirements and other architectural features on the building façades facing United States Highway 377 and residential properties. As proposed, the data center is intended to

provide secure digital infrastructure that supports cloud computing, enterprise technology, artificial intelligence, and related information technology services. The provisions within this PD 3-8 provide that site plan approval (subject to review and approval by the Planning and Zoning Commission) is required prior to the issuance of development permits and building permits. It should be noted, too, that a development agreement is also required, and that such agreement has the express intent of ensuring “balanced intensity of development to avoid overloading existing public facilities during construction, and to ensure the proper development and care for common areas.” Summarily, grading permits and building permits may not be issued until the development agreement has been reviewed and approved by the Town Council. The purpose of Site Plan review is to ensure that proposed development complies with adopted zoning regulations, development standards, access management requirements, landscaping standards, architectural requirements, utility design criteria, drainage regulations, and other applicable provisions of the Unified Development Code and PD3-8.

The Site Plan has been reviewed for compliance with the Town’s adopted development regulations, including but not limited to the provisions set forth in PD 3-8 and other applicable codes, ordinances, and regulations as adopted by the Town:

- Building setbacks;
- Building height;
- Lot coverage;
- Landscaping standards;
- Architectural design standards;
- Fire access requirements;
- Engineering standards; and
- Public works regulations.

Further, considering the nature of the development --- a data center --- the developer introduced elements of architecture and landscape architecture that are intended to elevate the aesthetic of the project and ensure compatibility with the surrounding area:

- Installing a heavily landscaped berm parallel to United States Highway 377 to visually screen the data center from view along the highway;
- Visually screening all building mechanical equipment located at grade and on-top of buildings from all sides;
- Designing the building façades along United States Highway 377 and other areas that take inspiration from other developments within the community; and
- Locating and designing buildings on the site to minimize visual and other disruptions to the surrounding properties.

The proposed development complies with the adopted zoning regulations and maintains alignment with the development plan established for the Circle T Ranch development.

The applicant has addressed all technical review comments related to the site plan as raised by the Town’s Development Review Committee (“DRC”). Further, it should be noted that the switchyard and the sub-station, while shown on the site plan, are not part of the site plan review and approval and will require separate site plans for review and approval by the Planning and Zoning Commission.

Should the site plan be approved by the Planning and Zoning Commission, the applicant must then prepare (or have prepared on their behalf) a development agreement to be presented to the Town

Council for review and approval. No construction is permitted to take place on the site until the development agreement has been approved by the Town Council.

Fiscal Impact:

N/A

Legal Review:

Planning and Zoning Commission:

N/A

Department of Planning and Development Recommendation:

The Department of Planning and Development recommends approval of the site plan as submitted.

SITE PLAN APPLICATION

Planning and Development Department

Submittal Policy

Upon completion of a pre-application conference with town staff, application is due no later than 12:00pm on the application submittal deadline. All required fees, forms and supporting documents are due at the time of application submittal. Incomplete applications and/or application submitted without a prior pre-application conference will not be accepted.

All applications shall not be considered filed, and administratively complete, until town staff, including the Development Review Committee (DRC), determines that the application meets all requirements of applicable town regulations and/or all DRC comments have been addressed. Applications will not be scheduled for consideration by the Planning and Zoning Commission and the Town Council until all comments have been addressed and required items submitted. Therefore, meeting consideration dates on the [Development Review Calendar](#) are merely shown as guidelines and are subject to change for any given application pending the filing date and determination of administrative completeness by town staff for said application.

Any development related application, including any revisions responsive to staff comments, shall NOT be accepted at the front counter. Application and revisions will only be accepted through a **pre-scheduled** appointment with a pertinent member of Town development review staff. The purpose of the appointment requirement is to ensure all required items are included and/or addressed prior to acceptance by the Town.

Application Submittal Checklist

Applicants must submit the following information for the application to be deemed complete and accepted. An application missing any of the items below will be considered incomplete and cannot be processed until the missing items are provided. All information must be submitted following the specifications listed in the [Development Submittal Guidelines](#) document.

- ☒ Pre-Application Meeting Held
- ☒ [Application fees](#) furnished
 - Payment is accepted by check, credit card (3% charge), or [ACH](#). Pay by credit card at the front counter or online. Make checks out to [Town of Westlake](#) and mail or submit to the address below:
1500 Solana Blvd. Bldg. 7, Suite 7200
Westlake, TX 76262
- ☒ [Concept](#), [Development](#), or [Site Plan](#) checklist attached with submittal
- ☐ One (1) PDF set of plans

1500 Solana Blvd, Bldg. 7, Ste 7200 | Westlake, TX 76262 | www.westlake-tx.org

Phone: 817-430-0941 | Email: planning@westlake-tx.org



SITE PLAN APPLICATION

Planning and Development Department

**** Town Staff Only ****

<u>Item</u>	<u>Date</u>	<u>Staff Signature</u>
☐ Pre-Application Meeting:		
☐ Application Submittal:		
☐ Application Fees Furnished:		
☐ Application Accepted for Review:		

Case Number:

Total Fees:

Description of Property

Project Name:
(e.g., Starbucks Site Plan,
Charles Schwab Development
Plan, etc...)

Circle T Data Center

Type of Plan:
(Check one or multiple)

☐ Concept Plan

☐ Development Plan

☒ Site Plan

Project Address:
(e.g., 1234 Westlake Pkwy)

13580 Denton Highway, Westlake, TX 76262

Tax Parcel IDs:

43226402

General Location:
(e.g., Northeast Corner of
Westlake Pkwy and SH 114)

Westport Pwky & Highway 377, Westlake, TX 76262

Subdivision Name:
(e.g., Entrada, Solana,
Westlake Corners, etc...)

Lot(s):

Block(s):

Survey Name(s):

HUFF, WILLIAM SURVEY

Abstract(s): **648**

Tract(s): **4A**

Development Statistics

Current Zoning: **PD 3-8**

[\(Zoning Map\)](#)

Proposed Zoning
(e.g. PD, O, R-1, R-2, etc....)

PD 3-8

Current Land Use: **Residential Agricultural**

[\(Land Use Map\)](#)

Proposed Land Use:
(e.g. Single Family, Office, Mixed-Use,
Retail, etc....)

Data Center

Current Lots: **1**

Proposed Lots: **1**

Commercial (sf): **3,831,408**

Total Acres: **87.96**

1500 Solana Blvd, Bldg. 7, Ste 7200 | Westlake, TX 76262 | www.westlake-tx.org

Phone: 817-430-0941 | Email: planning@westlake-tx.org



SITE PLAN APPLICATION

Planning and Development Department

Applicant/Developer Information

Company: Kimley Horn

(e.g., Starbucks)

Contact: Grant Decker

(e.g., John Smith)

Address: 801 Cherry St, Ste 1300, Unit 11

(e.g., 123 Happy Lane)

City, State, ZIP: Fort Worth, TX 76102

(e.g., Westlake, TX 76262)

Email: grant.decker@kimley-horn.com

(e.g., John.smith@gmail.com)

Phone: (817)-962-2188

(e.g., 555-555-5555)

Owner Information

Company: Circle T Owner LP, a Delaware limited partnership

(e.g., Starbucks)

Contact: Douglas Fleit

(e.g., John Smith)

Address: 1660 International Drive, Ste 500

(e.g., 123 Happy Lane)

City, State, ZIP: McLean, VA 22102

(e.g., Westlake, TX 76262)

Email:

(e.g., John.smith@gmail.com)

Phone:

(e.g., 555-555-5555)

1500 Solana Blvd, Bldg. 7, Ste 7200 | Westlake, TX 76262 | www.westlake-tx.org

Phone: 817-430-0941 | Email: planning@westlake-tx.org



SITE PLAN APPLICATION

Planning and Development Department

Designation of Agent Form

I hereby authorize the person designated below, to act in the capacity as my agent for the application, processing and the representation of this request. The designated agent shall be the principal contact person with the Town of Westlake (and vice versa) in processing and responding to requirements, information requests or other issues relative to this request.

Circle T Owner LP,
a Delaware limited partnership

PROPERTY OWNER

By: Circle T Owner GP LLC,
a Delaware limited liability company,
its General Partner

Printed Name: Douglas Fleit, Authorized Signatory

Signature:

Date: 5/7/2026

APPLICANT

Printed Name: Kimley-Horn, Grant Decker

Signature:

Date: 05/05/2026

DESIGNATED AGENT

Printed Name: Grant Decker

Signature:

Date: 05/05/2026

Property Address: 801 Cherry St, Ste 1300, Unit 11

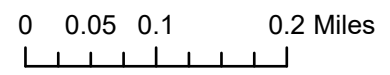
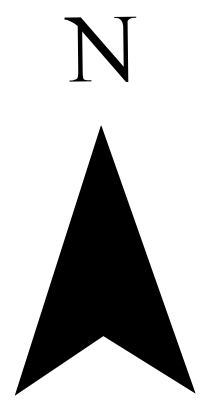
City, State, ZIP: Fort Worth, TX 76102

Email: grant.decker@kimley-horn.com

Phone: (817)-962-2188

1500 Solana Blvd, Bldg. 7, Ste 7200 | Westlake, TX 76262 | www.westlake-tx.org

Phone: 817-430-0941 | Email: planning@westlake-tx.org



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Microsoft, Vantor

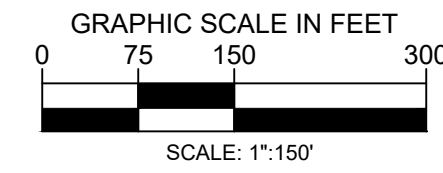


Diagram illustrating the proposed site layout and boundaries:

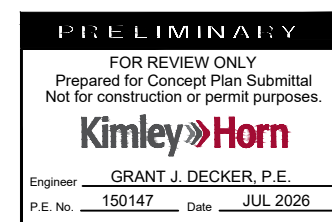
- PROPERTY LINE
- PERIMETER FENCE
- PROPOSED SCREENING
- EASEMENT LINE
- EXISTING 100 YEAR FLOODPLAIN
- PROPOSED 100 YEAR FLOODPLAIN
- SUBSTATION / SWITCHYARD
- PROPOSED RETAINING WALL



Know what's **below**.
Call before you dig.

[illegible]

801 CHERRY ST, UNIT 11, STE 1300, FORT WORTH, TX 76102
PHONE: 817-335-6511 FAX: 817-335-5070
TEXAS REGISTERED ENGINEERING FIRM F-928



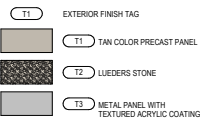
PROJECT No. 064622606
DATE: JULY 2026
SCALE: AS SHOWN
DESIGNED BY: KHA
DRAWN BY: KHA
CHECKED BY: KHA

CIRCLE T
TOWN OF WESTLAKE
TARRANT COUNTY, TEXAS

SITE PLAN

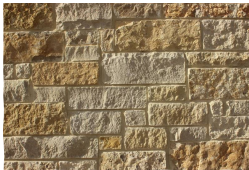
SHEET NUMBER
1 OF 1

ELEVATION LEGEND



GENERAL NOTES

1. APPLY PAINT ON EXTERIOR PRECAST CONCRETE UNO. REF. PAINT SPEC FOR ADDITIONAL INFORMATION. REFER TO LEGEND ON EXTERIOR ELEVATION SHEETS.
2. EXTERIOR DOORS TO BE PAINTED TO MATCH COLOR OF WALL IN WHICH THEY OCCUR. TYP.
3. GENERAL CONTRACTOR SHALL COORDINATE AND CONFIRM LOCATION AND SIZE OF ALL EXTERIOR WALL PENETRATIONS WITH ARCHITECT AND ENGINEER.
4. ELECTRICAL BUSDUCTS, CONDUITS, AND EQUIPMENT SHOWN FOR REFERENCE ONLY. SEE ELECTRICAL.



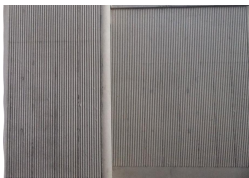
LUEDERS STONE



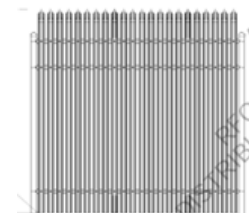
ALUMINUM COMPOSITE PANELS EYEBROWS



PRECAST SCREEN WALL WITH FORMLINER - PAINTED TO MATCH LUEDERS STONE COLOR

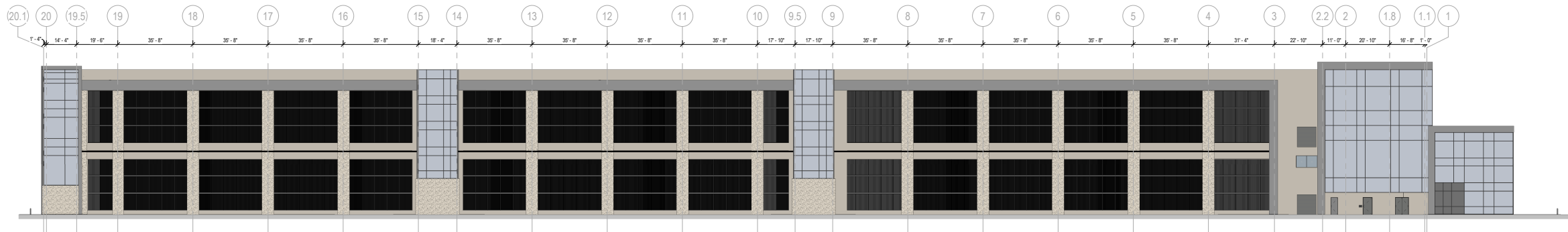


PRECAST SCREEN WALL WITH FORMLINER - PAINTED TAN



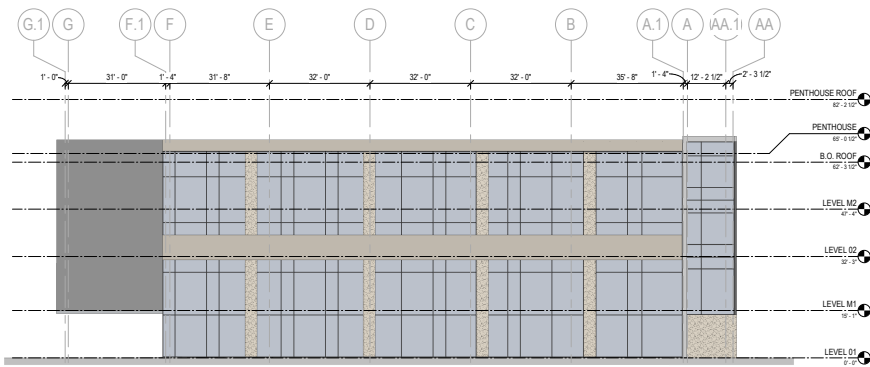
PERIMETER SECURITY FENCE - AMERISTAR PALISADE IMPASSE II GAUNTLET STYLE FENCE (V)

* NOT SHOWN IN ELEVATIONS*



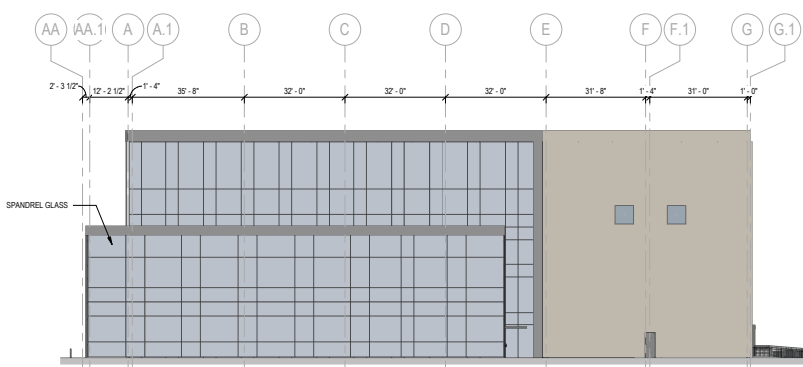
1 NORTH EXTERIOR ELEVATION

A-40000 | 1" = 20'-0"



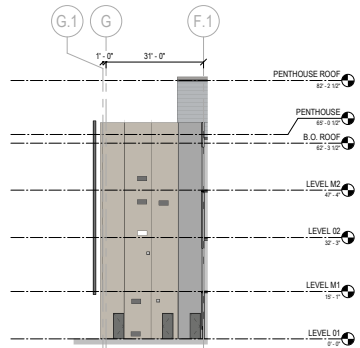
2 EAST EXTERIOR ELEVATION

A-40000 | 1" = 20'-0"



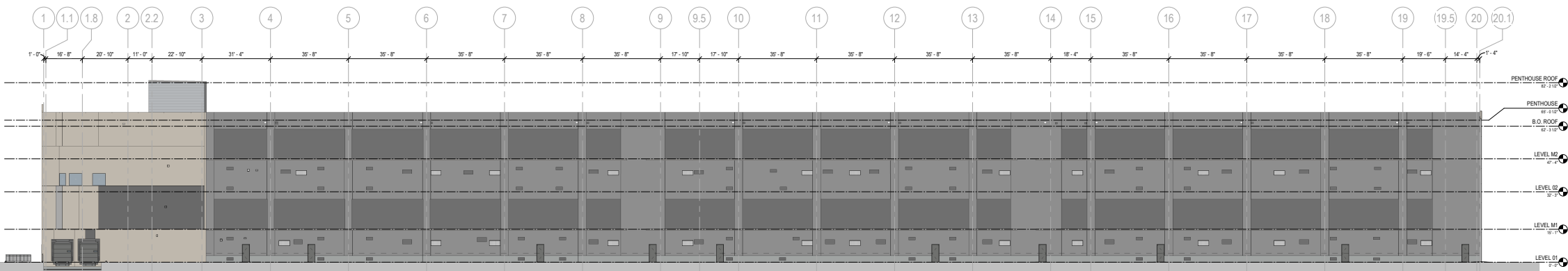
3 WEST EXTERIOR ELEVATION

A-40000 | 1" = 20'-0"



4 EAST EXTERIOR ELEVATION B

A-40000 | 1" = 20'-0"



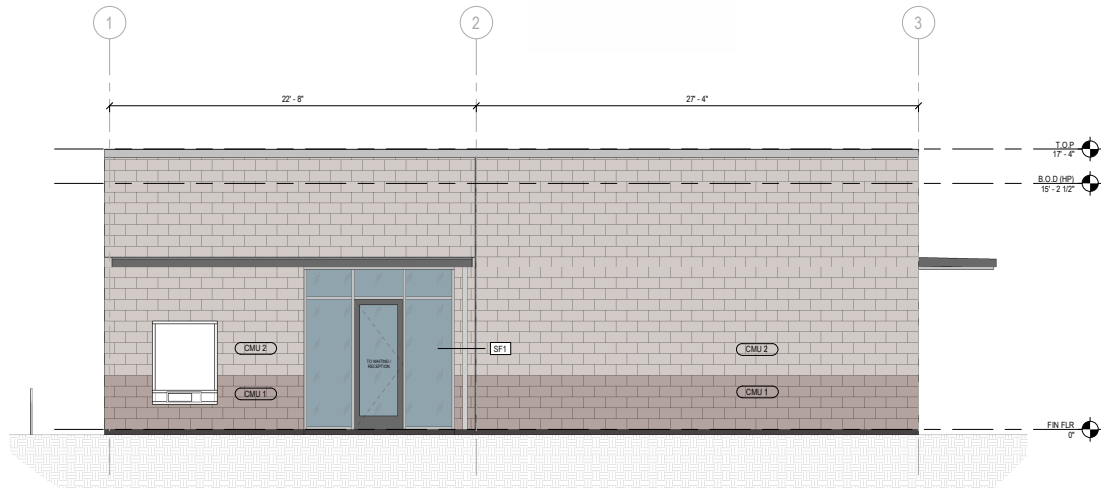
5 SOUTH EXTERIOR ELEVATION

A-40000 | 1" = 20'-0"

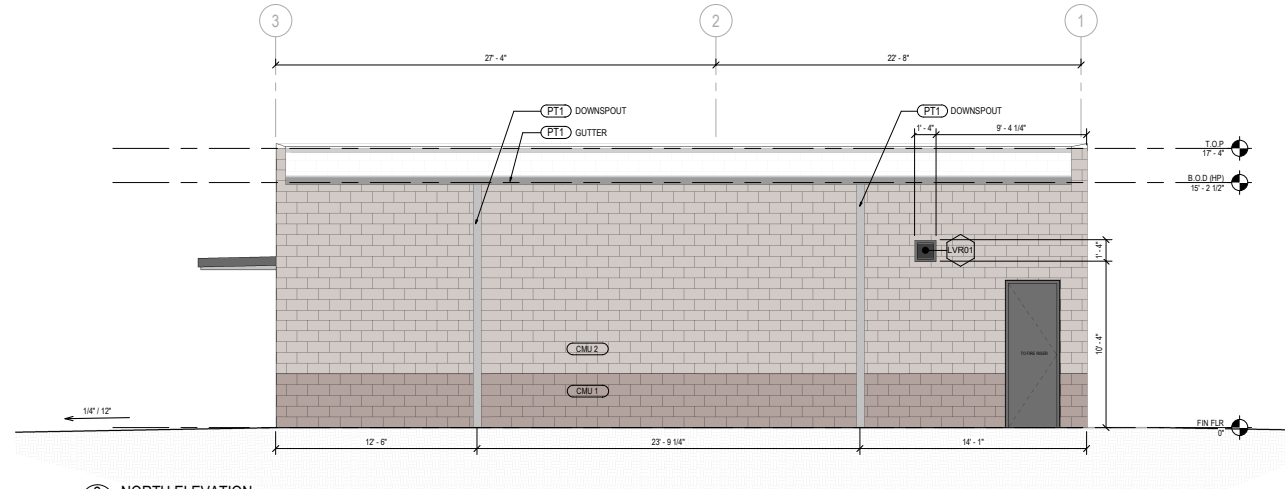


JULY 17th, 2026

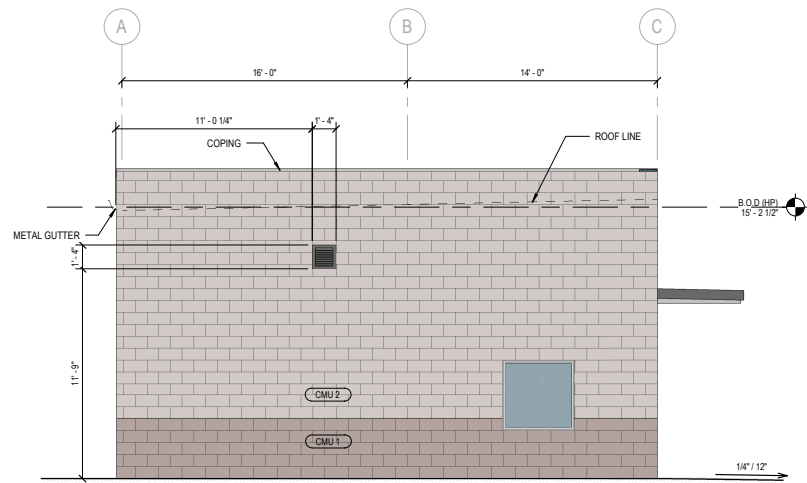
• Ci DESIGN, MISSION CRITICAL •



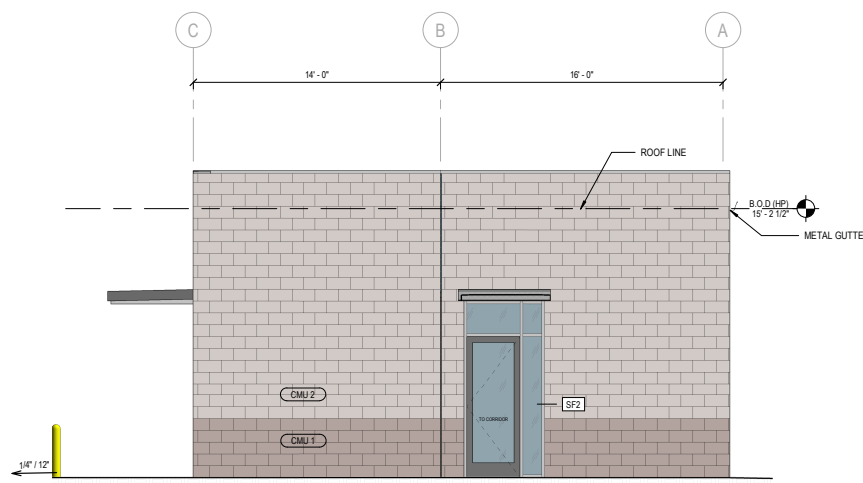
1 SOUTH ELEVATION
A-40000 1/4" = 1'-0"



2 NORTH ELEVATION
A-40000 1/4" = 1'-0"

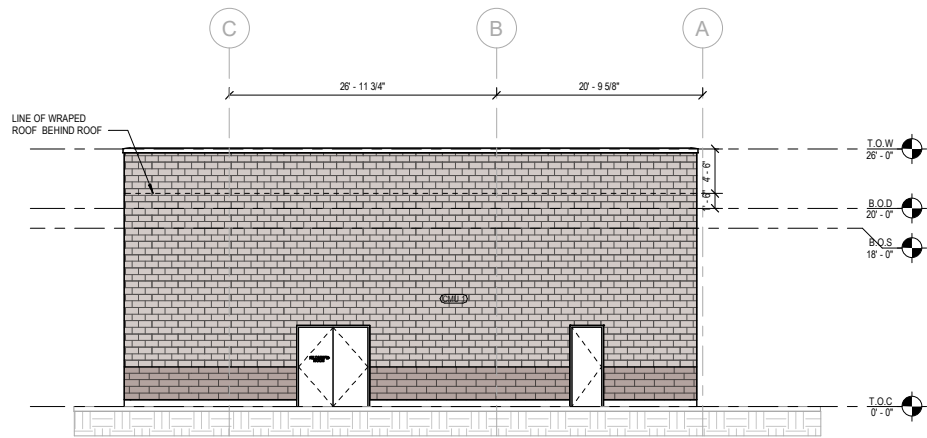


3 WEST ELEVATION
A-40000 1/4" = 1'-0"

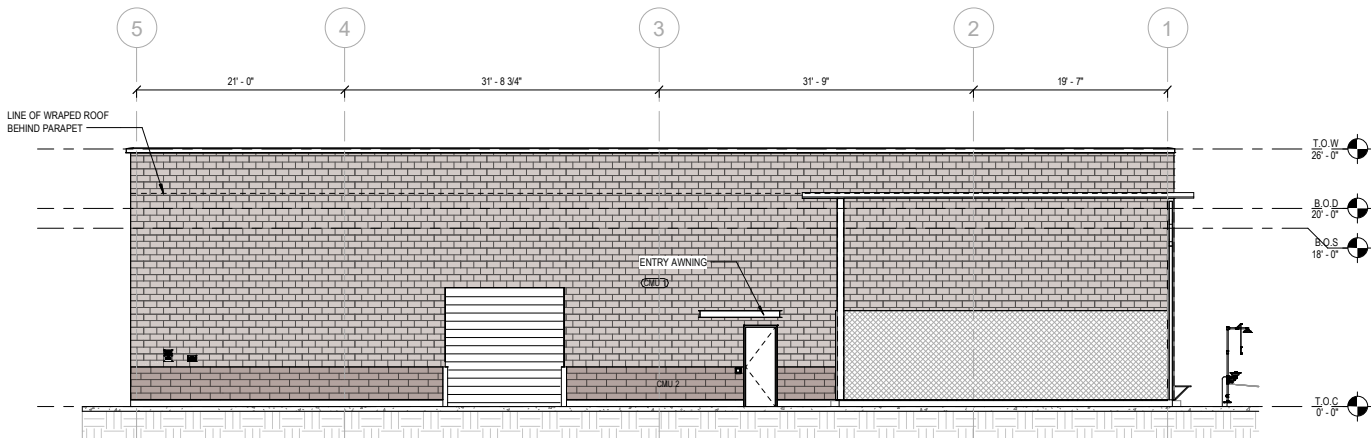


4 EAST ELEVATION
A-40000 1/4" = 1'-0"

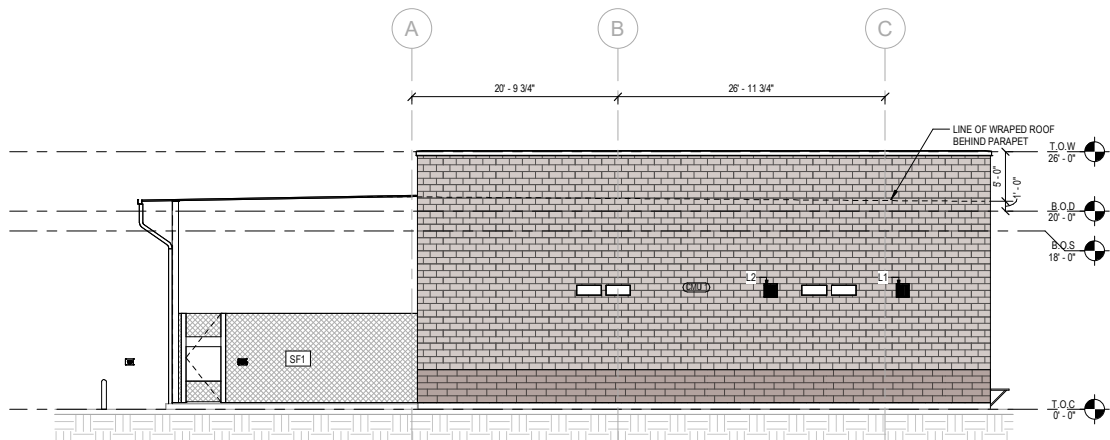
MATERIALS LEGEND	
	PAINTED SPLIT FACE BLOCK SIZE: 8X4X16 COLOR: ASH CHARCOL
	PAINTED SPLIT FACE BLOCK SIZE: 8X4X16 COLOR: KARMEL
	FENCE
ELEVATION LEGEND	
	WINDOW TAG, RE: SHEET A900
	ARCHITECTURAL ASSEMBLY TAG, RE: SHEET A910
GENERAL ELEVATION NOTES	
1. APPLY PAINT ON EXTERIOR PAINTED SPLIT FACE BLOCK. REF PAINT SPEC FOR ADDITIONAL INFORMATION. REFER TO LEGEND ON EXTERIOR ELEVATION SHEETS. 2. EXTERIOR DOORS TO BE PAINTED TO MATCH COLOR OF WALL IN WHICH THEY OCCUR, TYP. 3. GENERAL CONTRACTOR SHALL COORDINATE AND CONFIRM LOCATION AND SIZE OF ALL EXTERIOR WALL PENETRATIONS WITH ARCHITECT AND ENGINEER. 4. ELECTRICAL BUSDUCTS, CONDUITS, AND EQUIPMENT SHOWN FOR REFERENCE ONLY. SEE ELECTRICAL.	



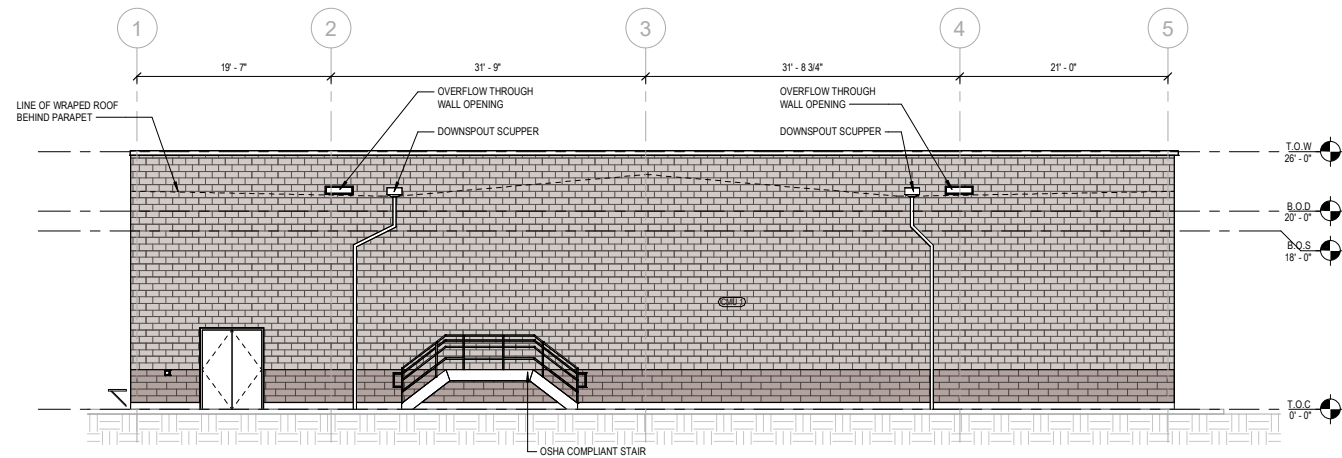
1 ARCHITECTURAL NORTH ELEVATION
A-40000 | 1/8" = 1'-0"



2 ARCHITECTURAL WEST ELEVATION
A-40000 | 1/8" = 1'-0"



3 ARCHITECTURAL SOUTH ELEVATION
A-40000 | 1/8" = 1'-0"



4 ARCHITECTURAL EAST ELEVATION
A-40000 | 1/8" = 1'-0"

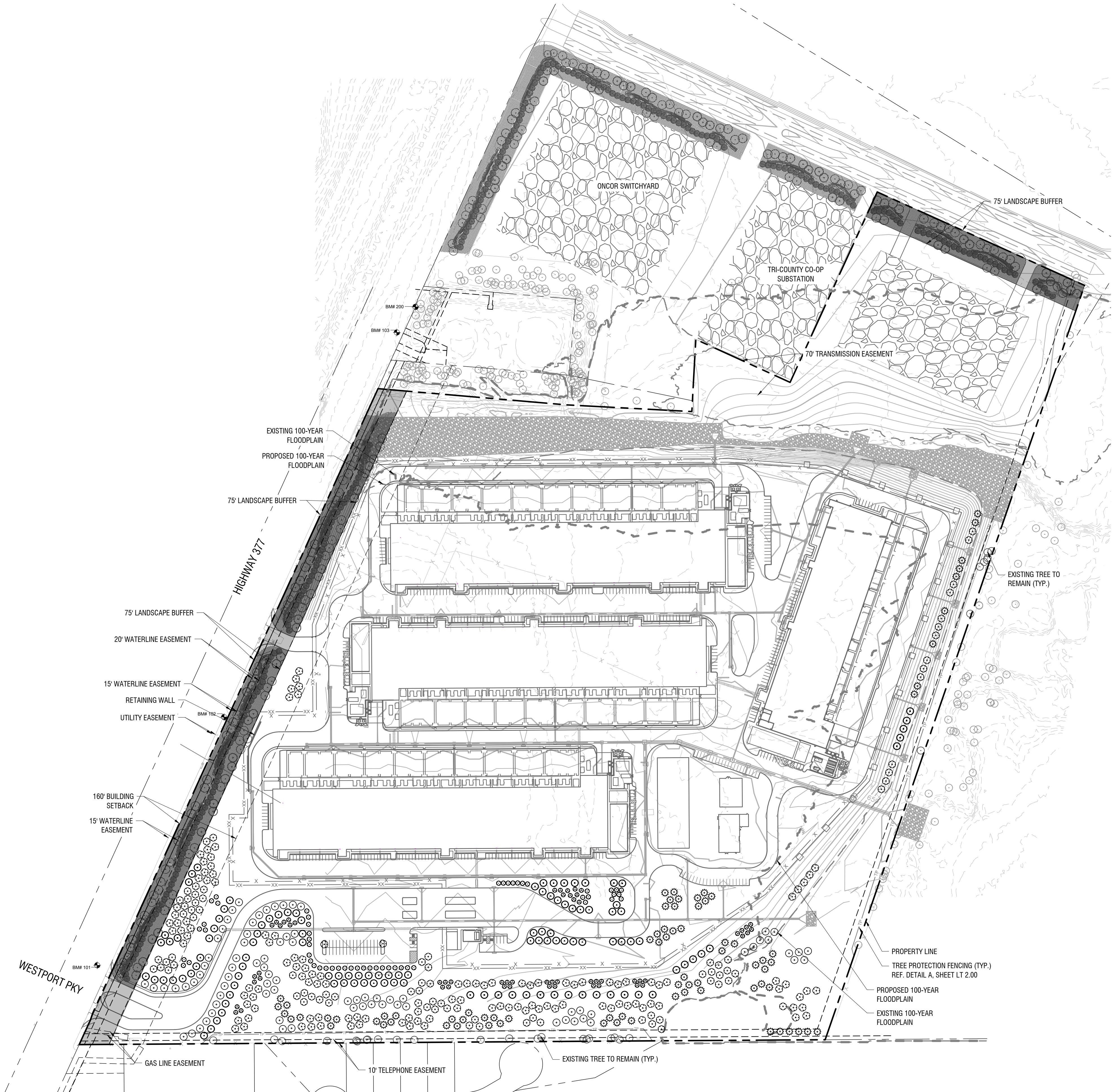
MATERIALS LEGEND

	CMU 1	PAINTED SPLIT FACE BLOCK SIZE: 8X4X16 COLOR: ASH CHARCOOL
	CMU 2	PAINTED SPLIT FACE BLOCK SIZE: 8X4X16 COLOR: KARMEL
		FENCE

GENERAL ELEVATION NOTES

1. APPLY PAINT ON EXTERIOR PAINTED SPLIT FACE BLOCK. REF PAINT SPEC FOR ADDITIONAL INFORMATION.
2. EXTERIOR DOORS TO BE PAINTED TO MATCH COLOR OF WALL IN WHICH THEY OCCUR. TYP.
3. GENERAL CONTRACTOR SHALL COORDINATE AND CONFIRM LOCATION AND SIZE OF ALL EXTERIOR WALL PENETRATIONS WITH ARCHITECT AND ENGINEER.
4. ELECTRICAL BUSDUCTS, CONDUITS, AND EQUIPMENT SHOWN FOR REFERENCE ONLY. SEE ELECTRICAL.

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.



PLANT SCHEDULE

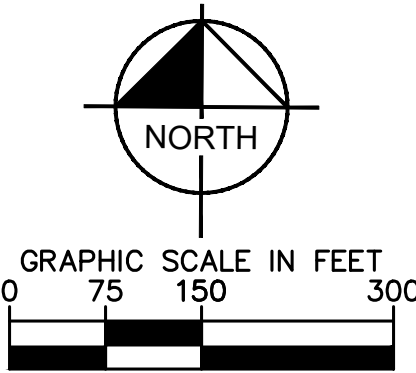
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CALIPER	REMARKS
TREES						
	JE4	80	JUNIPERUS VIRGINIANA / EASTERN RED CEDAR	16' -18' HT, 8' SPR	4" CAL.	FULL, STRAIGHT, SINGLE LEADER
	QV4	80	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK	16' -18' HT, 8' SPR	4" CAL.	FULL, STRAIGHT, SINGLE LEADER
	TD4	80	TAXODIUM DISTICHUM / BALD CYPRESS	16' HT, 6' SPR	4" CAL.	FULL, STRAIGHT, SINGLE LEADER
	UC4	40	ULMUS CRASSIFOLIA / CEDAR ELM	16-18' HT, 8' SPR	4" CAL.	FULL, STRAIGHT, SINGLE LEADER
	UP4	35	ULMUS PARVIFOLIA / LACEBARK ELM	16-18' HT, 8' SPR	4" CAL.	FULL, STRAIGHT, SINGLE LEADER
PARKING LOT TREE						
	CT2	56	CERCIS CANADENSIS / EASTERN REDBUD	10' HT, 5' SPR.	2" CAL.	FULL, STRAIGHT, SINGLE LEADER
	LT	52	LAGERSTROEMIA INDICA 'TUSCARORA' / GRAPE MYRTLE TUSCARORA	10' HT, 5' SPR.	2" CAL.	FULL, STRAIGHT, SINGLE LEADER
	UC	84	ULMUS CRASSIFOLIA / CEDAR ELM	14' HT, 6' SPR	3" CAL.	FULL, STRAIGHT, SINGLE LEADER
	UP	80	ULMUS PARVIFOLIA / LACEBARK ELM	14' HT, 6' SPR	3" CAL.	FULL, STRAIGHT, SINGLE LEADER

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	REMARKS
GROUND COVERS						
	SEED	TBD	CYNODON DACTYLON / COMMON BERMUDA GRASS	N/A	N/A	HYDROSEED

PLANTING NOTES:

- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES, AND LINE RUNS IN THE FIELD PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE LANDSCAPE ARCHITECT OF ANY CONDITION FOUND ON THE SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THESE DRAWINGS.
- ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AND MUST BE REPLACED WITH PLANT MATERIAL OF SAME VARIETY AND SIZE IF DAMAGED, DESTROYED, OR REMOVED.
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FINAL GRADING AND REMOVAL OF DEBRIS PRIOR TO PLANTING IN ALL AREAS.
- FINAL FINISH GRADING SHALL BE REVIEWED BY THE LANDSCAPE ARCHITECT. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL TOPSOIL REQUIRED TO CREATE A SMOOTH CONDITION PRIOR TO PLANTING.
- ALL PLANT QUANTITIES LISTED ARE FOR INFORMATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE FULL COVERAGE IN ALL PLANTING AREAS AS SPECIFIED IN THE PLANT SCHEDULE AND VERIFY ALL QUANTITIES.
- LANDSCAPE CONTRACTOR TO PROVIDE STEEL EDGING BETWEEN ALL PLANTING BEDS AND LAWN AREAS.
- ALL PLANT MATERIAL SHALL CONFORM TO THE SPECIFICATIONS AND SIZES GIVEN IN THE PLANT LIST AND SHALL BE NURSERY GROWN IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK. LATEST EDITION AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS. ANY PLANT SUBSTITUTION SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PURCHASE.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ANY COORDINATION WITH OTHER CONTRACTORS ON SITE AS REQUIRED TO ACCOMPLISH ALL PLANTING OPERATIONS.
- ALL NEW PLANTING AREAS TO BE AMENDED PER SPECIFICATIONS.
- ANY PLANT MATERIAL THAT DOES NOT SURVIVE SHALL BE REPLACED WITH AN EQUIVALENT SIZE AND SPECIES WITHIN THIRTY (30) DAYS.
- PLANT MATERIAL SHALL BE PRUNED AS NECESSARY TO CONTROL SIZE BUT NOT TO DISRUPT THE NATURAL GROWTH PATTERN OR CHARACTERISTIC FORM OF THE PLANT EXCEPT AS NECESSARY TO ACHIEVE HEIGHT CLEARANCE FOR VISIBILITY AND PEDESTRIAN PASSAGE OR TO ACHIEVE A CONTINUOUS OPAQUE HEDGE IF REQUIRED.
- LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, WEEDS, DEBRIS, AND DEAD PLANT MATERIAL.
- ALL LIME STABILIZED SOIL & INORGANIC SELECT FILL FOR BUILDING SHOULD BE REMOVED FROM PLANTING AREAS TO A DEPTH OF 24" & REPLACED WITH ORGANIC IMPORTED TOPSOIL FILL.
- TREES OVERHANGING PEDESTRIAN WALKWAYS AND PARKING SHALL HAVE A 8" MINIMUM CLEAR TRUNK HEIGHT TO MEET ACCESSIBILITY STANDARDS. TREES OVERHANGING PUBLIC STREETS, DRIVE AISLES, AND FIRE LANES SHALL HAVE A 14' MINIMUM CLEAR TRUNK HEIGHT.
- CONTRACTOR TO PROVIDE 12 MONTH WARRANTY AFTER ALL CONSTRUCTION IS COMPLETE.

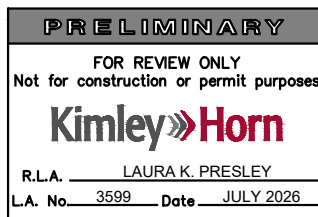
NOTE:
75' LANDSCAPE BUFFER DESIGN BY WESTWOOD.
REF. SHEET LP 2.02 FOR BUFFERYARD SCHEDULE.



Know what's below.
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Kimley»Horn

801 CHERRY ST., UNIT 11, STE 1300, FORT WORTH, TX 76102
PHONE: 817-335-6511 FAX: 817-335-5070
TEXAS REGISTERED ENGINEERING FIRM F-928



PROJECT No. 064622606	DATE: JULY 2026	SCALE: AS SHOWN	DESIGNED BY: SEH	DRAWN BY: SEH	CHECKED BY: KLP
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CIRCLE T
CITY OF WESTLAKE
TARRANT COUNTY, TEXAS

OVERALL PLANTING PLAN

SHEET NUMBER
LP 1.00

WESTLAKE, TX LANDSCAPE REQUIREMENTS		
LOT AREA:	3,831,407.71 SF (87.96 ACRES)	
ZONING	PD 3-8 West Commercial District	
GENERAL SITE TREE PLANTING	REQUIRED	PROVIDED
<i>(Chapter 98, Sec 98-108.b.2)</i> A minimum of 35 large trees shall be planted per acre of the site's permeable green space. The quantity of trees is in addition to trees required in parking areas, the town edge open space zone, roadway landscape zones, and in screening of loading and service areas. <i>Two ornamental trees may be substituted for one large tree. Refer to section 98-110 for tree sizes and approved species.</i> 35 LARGE TREES x 12 ACRE PERMEABLE GREEN SPACE = <u>420 TOTAL LARGE TREES at 3" CAL.</u>	420 LARGE TREES (3" Dbh = 1,260 TOTAL INCHES)	315 TREES, 4" CAL TREES (1,260 TOTAL CAL. INCHES)
TOWN EDGE OPEN SPACE ZONE	REQUIRED	PROVIDED
<i>(Chapter 98, Sec 98-102)</i> On US Highway 377 there shall be a landscape zone of 50 feet from the right-of-way.	YES	YES
<i>(Chapter 98, Sec 98-102.c.3)</i> Forested edge. As an alternative to creating an earth berm, a forested edge may be created which includes: a. A minimum of 17 trees per 10,000 square feet over the entire town edge open space zone per size and proportion described in subsection (c)(2)d of this section. b. Wildflowers must be provided over 25 percent of the town edge open space zone adjacent to the highway.	YES	YES*
ROADWAY LANDSCAPE ZONES	REQUIRED	PROVIDED
<i>(Chapter 98, Sec 98-104.d.1)</i> A minimum of 6 trees are required per 100 linear feet of landscape zone on each side of the roadway, which may be planted anywhere within the roadway landscape zone. There shall be a minimum of 60 percent large trees with the remainder being small trees. 2599 LF / 100 LF = 125.99 x 6 = <u>156 TOTAL TREES</u>	94 LARGE TREES, 3" CAL. (282 TOTAL CAL. INCHES) 62 SMALL TREES, 2" CAL. (124 TOTAL CAL. INCHES)	94 LARGE TREES, 3" CAL. (282 TOTAL CAL. INCHES)* 62 SMALL TREES, 2" CAL. (124 TOTAL CAL. INCHES)*
<i>(Chapter 98, Sec 98-104.d.2)</i> There shall be a minimum of 60 percent large trees with the remainder being small trees - per section 98-110.	YES	YES
PARKING LOT LANDSCAPING	REQUIRED	PROVIDED
<i>(Chapter 98, Sec 98-106.b.1)</i> Parking Lots shall maintain a minimum of 60 square feet of landscaped area for each required off-street parking space. All parking lot islands shall be planted with living plant materials. There shall be a minimum of 1 tree per parking space in all parking areas. There shall be a minimum of 60% large trees with the remainder being small trees. 272 PARKING SPACES = <u>272 REQUIRED TREES</u> 60 SF OF PERMEABLE GREEN SPACE x 272 PARKING SPACES = <u>16,320 FT REQUIRED LANDSCAPE AREA</u>	164 MIN. LARGE TREES, 3" CAL. (492 TOTAL CAL. INCHES) 108 SMALL TREES, 2" CAL. (216 TOTAL CAL. INCHES) 16,320 FT LANDSCAPE AREA	164 LARGE TREES, 3" CAL. (492 TOTAL CAL. INCHES)* 108 SMALL TREES, 2" CAL. (216 TOTAL CAL. INCHES)* 16,320 FT LANDSCAPE AREA
<i>(Chapter 98, Sec 98-106.b.2, c)</i> A parking lot edge shall surround each parking lot, and be a minimum of 12.5 feet wide...Landscape areas may take the form of "parking lot edges,"... All islands within parking areas shall occur in one of two general forms: spot islands or linear islands. All configurations shall: a. Be planted with living plant materials.	YES	YES

(Chapter 98, Sec 98-106.c.1,2) No parking space shall be more than 15 feet from a tree.	YES	YES
(Chapter 98, Sec 98-106.c.1,2) All parking areas shall be screened from view of public roadways and open space corridors. The screen shall be a minimum of 36 inches in height, and be achieved through one of the following methods. Screening shall generally be placed within the parking lot edge zone as defined in subsection 98-106(b)(2).	YES	YES
SCREENING OF LOADING AND SERVICE AREAS	REQUIRED	PROVIDED
(Chapter 98, Sec 98-109.b) Views of loading and service areas shall be screened entirely from any view of a public area, open space corridor, roadway, or residential area. No screen wall, berm or planting may exceed 4 feet in height within 10 feet of a property line adjacent to an open space corridor.	YES	YES
OPEN SPACE LINKAGES	REQUIRED	PROVIDED
(Chapter 98, Sec 98-103) Location of open space shall be consistent with the PD Concept Plan of Area 8 Circle T Ranch, Exhibit 4.	YES	YES
(Article VII, Sec 102-242.2.a) A minimum of 20 percent of the gross land area within the entire PD district shall be devoted open space. Open space may be satisfied by either public or a combination of public and private open space. Floodplain areas shall be preserved and maintained as open space and significant strands of native trees and shrubs shall be preserved and protected from destruction or alteration.	YES	YES
SCREENING OF DUMPSTERS	REQUIRED	PROVIDED
(Chapter 98, Sec 98-109) Dumpsters shall be screened on three sides, using one of the following methods: A masonry wall with a height one foot above top of dumpster, a planting enclosure of large evergreen shrubs four feet apart that shall create a solid screen to a minimum height of seven feet within two years, or a combination of both.	YES	YES
TREE REPLACEMENT AND MITIGATION	REQUIRED	PROVIDED
TOTALS	REQUIRED	PROVIDED
<u>TOTAL TREES</u>	678 LARGE TREES, 3" CAL. (2,034 CAL. INCHES), 170 SMALL TREES, 2" CAL. (340 CAL. INCHES)	170 2" TREES = 340" 258 3" TREES = 774" 315 4" TREES = 1,260" 743 TREES TOTAL
<u>TOTAL INCHES</u>	2,374 INCHES	2,374 INCHES
*Where utility or spatial conflicts exist, trees placed elsewhere on site.		
**75' landscape buffer to be designed by others.		



Know what's **below**.
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LP 1.01	SHEET NUMBER	PLANTING CODE CHART	CIRCLE T CITY OF WESTLAKE TARRANT COUNTY, TEXAS	PROJECT No. 064622606 DATE: JULY 2026 SCALE: AS SHOWN DESIGNED BY: SEH DRAWN BY: SEH CHECKED BY: KLP	FOR REVIEW ONLY Not for construction or permit purposes. KimleyHorn R.L.A. LAURA K. PRESLEY L.A. No. 3656 Date JULY 2026	KimleyHorn 801 CHERRY ST. UNIT 11, STE 1300, FORT WORTH, TX 76102 817.335.7700 TEXAS REGISTERED ENGINEERING FIRM F-928	No.	REVISIONS	DATE	BY

GENERAL LANDSCAPE SPECIFICATIONS AND NOTES

A. SCOPE OF WORK

1. THE WORK CONSISTS OF FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS, AS INCLUDED IN THE PLANT LIST, AND AS HEREIN SPECIFIED.

B. PROTECTION OF EXISTING STRUCTURES

1. ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, AND OTHER ITEMS OF CONSTRUCTION AND PLANTING ALREADY COMPLETED OR ESTABLISHED SHALL BE PROTECTED FROM DAMAGE BY THIS CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER.

C. PROTECTION OF EXISTING PLANT MATERIALS OUTSIDE OF LIMIT OF WORK

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE, CAUSED BY CARELESS OPERATION OF EQUIPMENT, STOCKPILING OF MATERIALS, ETC. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE OR THE SPILLING OF OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED WHERE THE HEAT WILL DAMAGE ANY PLANT. TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/ OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF ONE HUNDRED DOLLARS (\$100) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PER CENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.

D. MATERIALS

1. GENERAL

SAMPLES OF MATERIALS AS LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL, ON THE SITE OR AS OTHERWISE DETERMINED BY THE OWNER. UPON APPROVAL OF SAMPLES, DELIVERY OF MATERIALS MAY BEGIN.

MATERIALS SAMPLES
MULCH ONE (1) CUBIC FOOT
TOPSOIL ONE (1) CUBIC YARD
PLANTS ONE (1) OF EACH VARIETY

2. PLANT MATERIALS

- 2.A. PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. NOMENCLATURE SHALL CONFORM TO STANDARDIZED PLANT NAMES, 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS AS STATED IN THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSEYMEN. ALL PLANTS SHALL BE FRESHLY DUG, SOUND, HEALTHY, VIGOROUS, WELL-BRANCHED AND FREE OF DISEASE AND INSECTS. INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY UPON THE APPROVAL OF THE OWNER.

- 2.B. MEASUREMENTS: THE HEIGHT AND/OR WIDTH OF TREES SHALL BE MEASURED FROM THE GROUND OR ACROSS THE NORMAL SPREAD OF BRANCHES WITH THE PLANTS IN THEIR NORMAL POSITION. THIS MEASUREMENT SHALL NOT INCLUDE THE IMMEDIATE TERMINAL GROWTH. PLANTS LARGER IN SIZE THAN THOSE SPECIFIED IN THE PLANT LIST MAY BE USED IF APPROVED BY THE OWNER. IF THE USE OF LARGER PLANTS IS APPROVED, THE BALL OF EARTH OR SPREAD OF ROOTS SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT.

- 2.C. INSPECTION: PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER, FOR QUALITY, SIZE, AND VARIETY; SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.

E. SOIL MIXTURE (PLANTING MEDIUM, PLANTING MIX, TOPSOIL MIX)

1. ALL PLANTING BED PIT BACKFILL AREAS TO BE PREPARED USING COMPOST, SHARP SCREENED SAND AND EXPANDED SHALE BY SOIL BUILDING SOLUTIONS, LIVING EARTH, OR APPROVED EQUAL. TILL SOIL AMENDMENTS INTO EXISTING SOIL TO DEPTHS PER PLANTING DETAILS (12" DEPTH MIN). FINISHED GRADES OF PLANTING BEDS TO BE 1" BELOW FINISHED GRADE OF ADJACENT CONCRETE MOW STRIP OR AS SHOWN ON GRADING PLAN. PLANTING BED PIT SOIL SHALL BE A MIXTURE OF APPROXIMATELY 50% WEED-FREE EXISTING SOIL, 25% COMPOST, 10% EXPANDED SHALE, AND 5% SCREENED SHARP SAND. 98.5% OF THE PLANTING BED PIT SOIL PARTICLES WILL PASS THROUGH A 1/2 INCH SCREEN AND 99% OR MORE SHALL PASS THROUGH A 3/4 INCH SCREEN. COLOR TO BE A MEDIUM BROWN WITH A WEIGHT OF 1900-2250 LBS. PER CUBIC YARD (DEPENDING ON THE MOISTURE CONTENT).

2. ALL SOD AND SEED AREAS TO BE PREPARED USING COMPOST AND SHARP SCREENED SAND, BY SOIL BUILDING SOLUTIONS, LIVING EARTH, OR APPROVED EQUAL. TILL SOIL AMENDMENTS INTO EXISTING SOIL TO DEPTHS PER PLANTING DETAILS (4" DEPTH MIN.). TOPSOIL SHALL BE A MIXTURE OF APPROXIMATELY 50% WEED-FREE EXISTING SOIL, 40% COMPOST, AND 10% SHARP SCREENED SAND. TOPSOIL SHALL BE NATURAL, FRIABLE, FERTILE, pH RANGE OF 6.0-6.5 WITH 25% (MIN) ORGANIC MATERIAL, AND FREE OF TRASH, DEBRIS, STONES, WEEDS AND TWIGS/BRANCHES. THE PARTICLE SIZES SHALL BE SUCH THAT 98.5% OF THE TOPSOIL WILL PASS THROUGH A 1/2 INCH SCREEN AND 99% OR MORE SHALL PASS THROUGH A 3/4 INCH SCREEN. TOPSOIL SHALL BE REVIEWED/APPROVED BY OWNER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. CONTRACTOR TO SUBMIT SAMPLES IN 1 GAL. (MIN) CONTAINER.

3. THE CONTRACTOR SHALL REESTABLISH ANY ADDITIONAL DISTURBED AREAS NOT SHOWN ON THE PLANS WITH A FULL COVERING OF SOD OR SEED. THE CONTRACTOR SHALL PROVIDE 4" DEPTH (MIN) PREPARED TOPSOIL IN ALL AREAS TO RECEIVE SEED OR SOD AT NO ADDITIONAL COST.

4. TREE PLANTING PITS SHALL BE BACKFILLED WITH COMPOST BY SOIL BUILDING SOLUTIONS, LIVING EARTH OR APPROVED EQUAL AND NATIVE SOIL. THE TOP 1/3 OF EACH TREE PIT SHALL RECEIVE BACKFILL MATERIAL OF 80% WEED FREE NATIVE SOIL AND 20% COMPOST. THE BOTTOM 2/3 OF EACH TREE PIT SHALL RECEIVE BACKFILL MATERIAL OF 100% WEED FREE NATIVE SOIL.

5. EXISTING SOIL USED IN PLANT BACKFILL AND TOPSOIL PREP SHALL BE REASONABLY FREE OF STONES, LIME, LUMPS OF CLAY, ROOTS AND OTHER FOREIGN MATTER. EXISTING SOIL SHALL HAVE A MINIMUM ORGANIC COMPOSITION OF 25% AND THE ACIDITY SHALL BE BETWEEN 5.0 AND 7.0 pH. CONTRACTOR SHALL SUBMIT A 1 GAL. MINIMUM SAMPLE OF THE EXISTING SOIL TO AN APPROVED TESTING FACILITY TO VERIFY COMPOSITION, ACIDITY AND ORGANIC CONTENT.

6. IF SOIL FAILS TO ACHIEVE THE AFOREMENTIONED pH AND ORGANIC COMPOSITION QUANTITIES, THE CONTRACTOR SHALL TILL AN ADEQUATE AMOUNT OF COMPOST IN TO THE EXISTING SOIL UNTIL IT MEETS THE REQUIREMENTS PRIOR TO COMBINING WITH OTHER SPECIFIED SOIL AMENDMENTS.

7. CONTRACTOR TO SUBMIT SAMPLES OF SOIL MIXTURE AND AMENDMENTS FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.

8. WHERE LIME STABILIZED SOIL IS ENCOUNTERED, LAWN AREAS SHALL BE EXCAVATED TO A DEPTH OF 12", PLANT BEDS SHALL BE EXCAVATED TO A DEPTH OF 24", AND TREE PITS SHALL BE EXCAVATED TO A DEPTH OF 36", AND BACKFILLED WITH CLEAN NATIVE SOIL (E.5) AND APPROVED PLANTING SOIL (E.1-4).

F. WATER

1. WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN AN ADEQUATE GROWTH OF PLANTS AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC. IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SUCH SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.

G. COMMERCIAL FERTILIZER

1. COMMERCIAL FERTILIZER SHALL BE A COMPLETE FORMULA; IT SHALL BE UNIFORM IN COMPOSITION, DRY AND FREE FLOWING. THIS FERTILIZER SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED CONTAINERS, EACH BEARING THE MANUFACTURER'S GUARANTEED STATEMENT OF ANALYSIS. FIFTY PERCENT (50%) OF THE NITROGEN SHALL BE DERIVED FROM NATURAL ORGANIC SOURCES. THE FOLLOWING FERTILIZERS SHALL BE USED AND APPLIED AT RATES AS SUGGESTED BY MANUFACTURER'S SPECIFICATIONS:

SHRUBS AND TREES - MILORGANITE, OR APPROVED EQUAL
ANNUALS AND GROUNDCOVERS - OSMOCOTE/SIERRA BLEND 14-14-14
SOD - 8-8-8 FERTILIZER

IN ADDITION TO SURFACE APPLIED FERTILIZERS, ALL CONTAINER GROWN AND FIELD GROWN PLANT MATERIAL SHALL RECEIVE "AGRIFORM" PLANTING TABLETS 24-10-5 FORMULA, 21 GRAM OR EQUAL. THESE TABLETS SHALL BE PLACED AT A DEPTH OF ROOT BALL AT THE RATE AS SPECIFIED BY MANUFACTURER.

H. MULCH

1. MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A DEPTH OF 3 INCHES. MULCH TO BE HARDWOOD SHREDDED MULCH AND SHALL BE FREE OF MAN-MADE FOREIGN MATTER, LUMBER, TREATED MATERIALS, PALLETS, WEEDS, GRASS, AND LEAVES.

I. DIGGING AND HANDLING

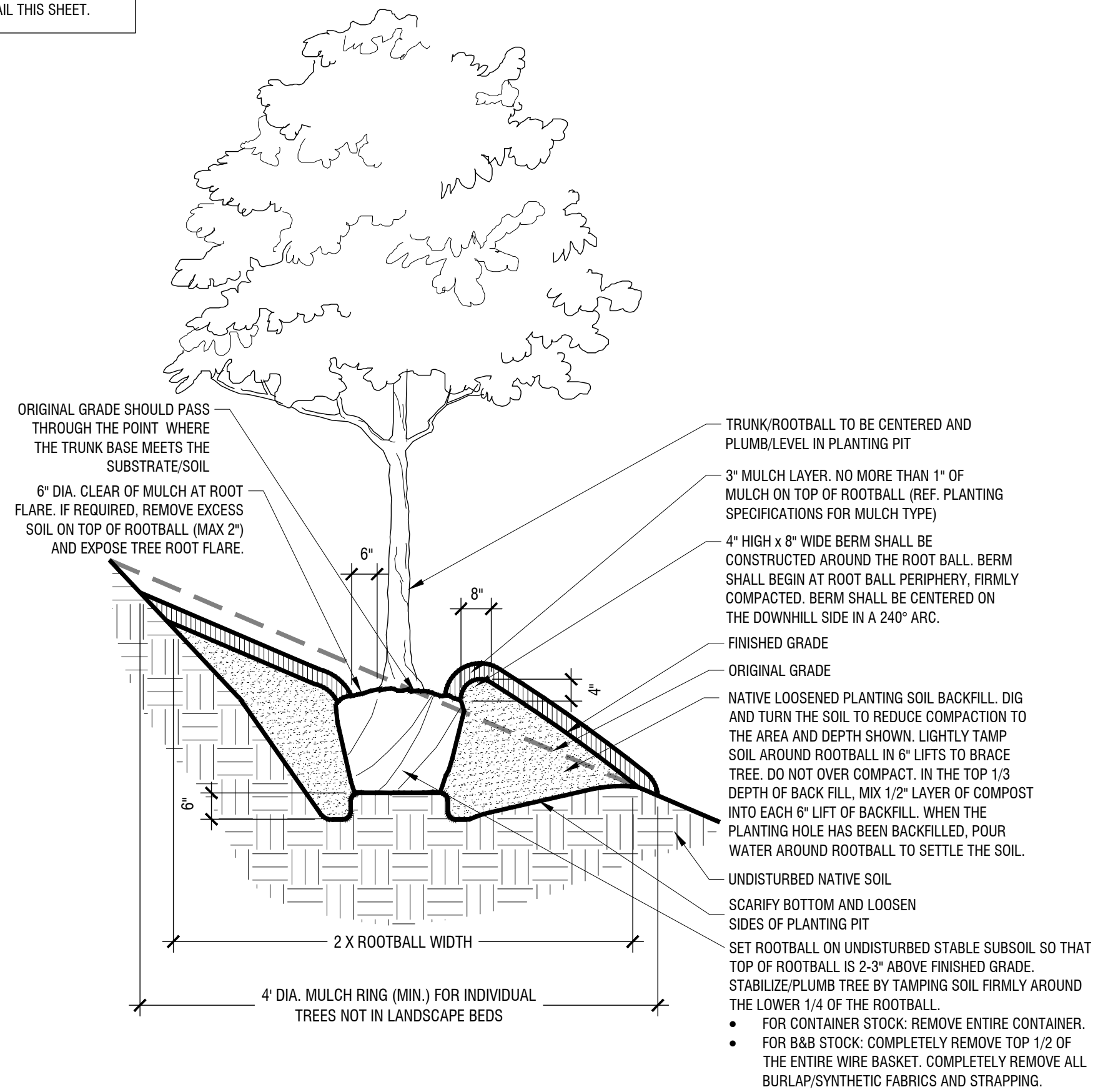
1. PROTECT ROOTS OR BALLS OF PLANTS AT ALL TIMES FROM SUN AND DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT BREAKAGE AND DRYING OUT DURING TRAVEL. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO SITE SHALL BE SPRAYED WITH AN ANTI-TRANSPIRANT PRODUCT ("WILT-PRUF" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.

2. BALLED AND BURLAPPED PLANTS (B&

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF ANY PART OF THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

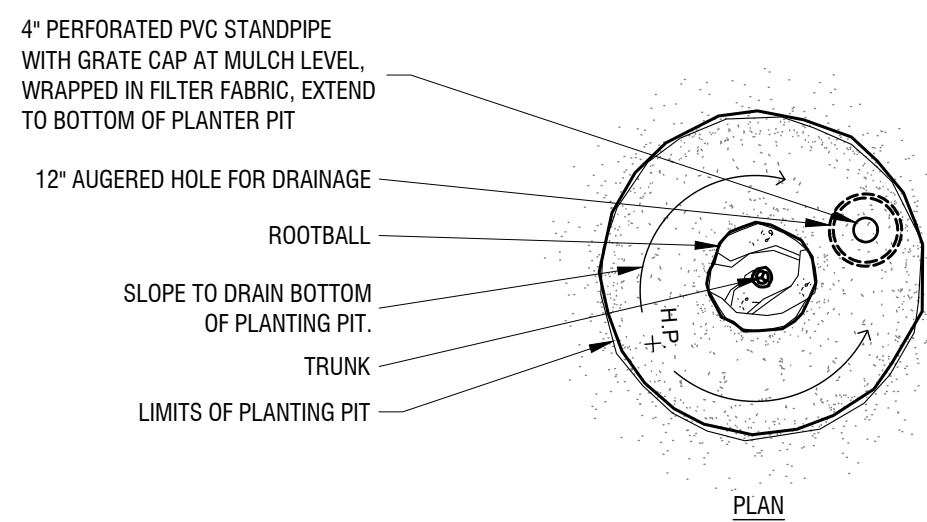
NOTES:

1. REF. PLANTING AND PLANTING SOIL SPECIFICATIONS FOR ADDITIONAL INFORMATION.
2. REF. TREE STAKING DETAIL THIS SHEET

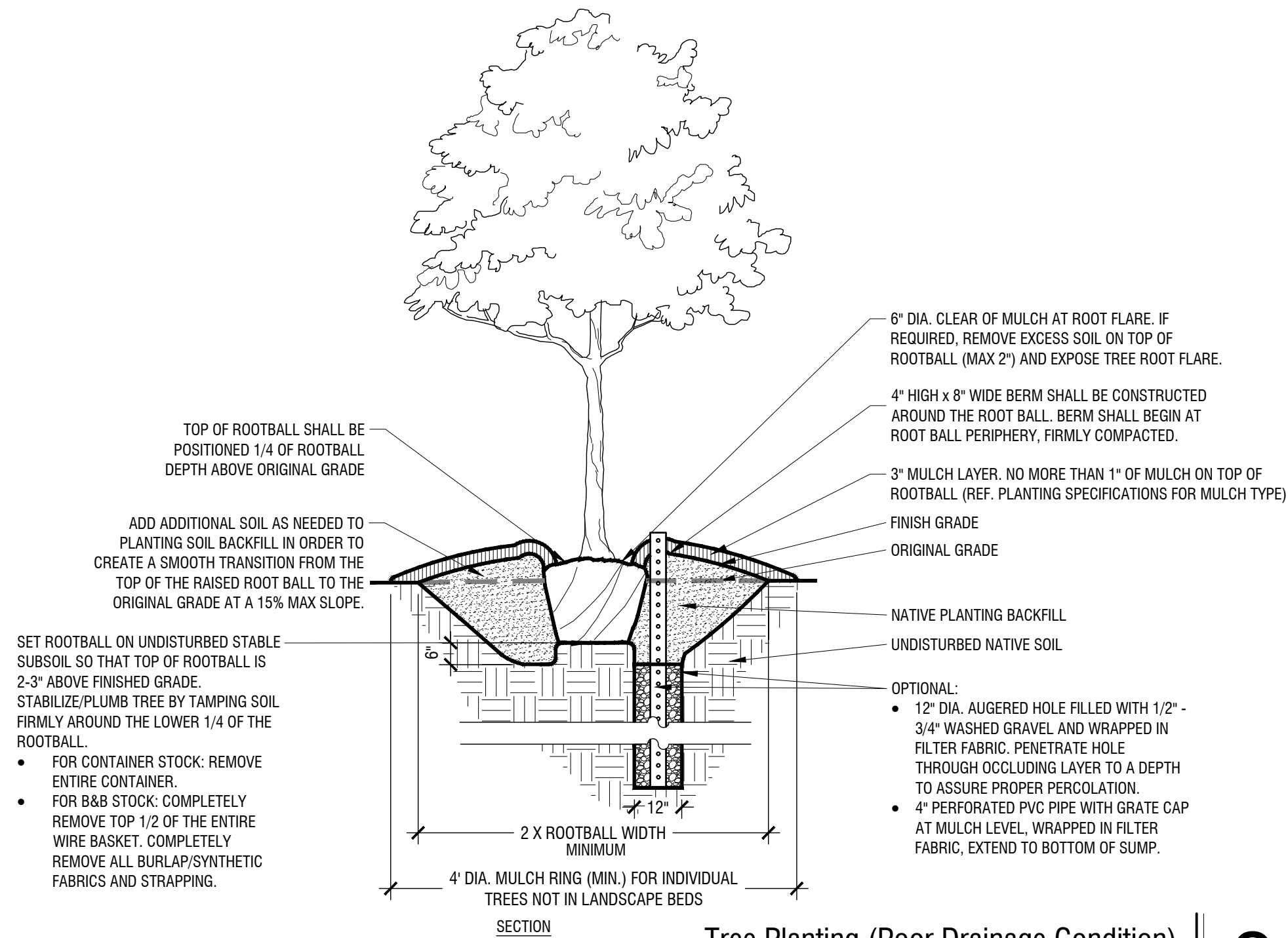


Tree Planting On 5-25% Slopes (20:1 to 4:1 Slopes)

Scale: NTS

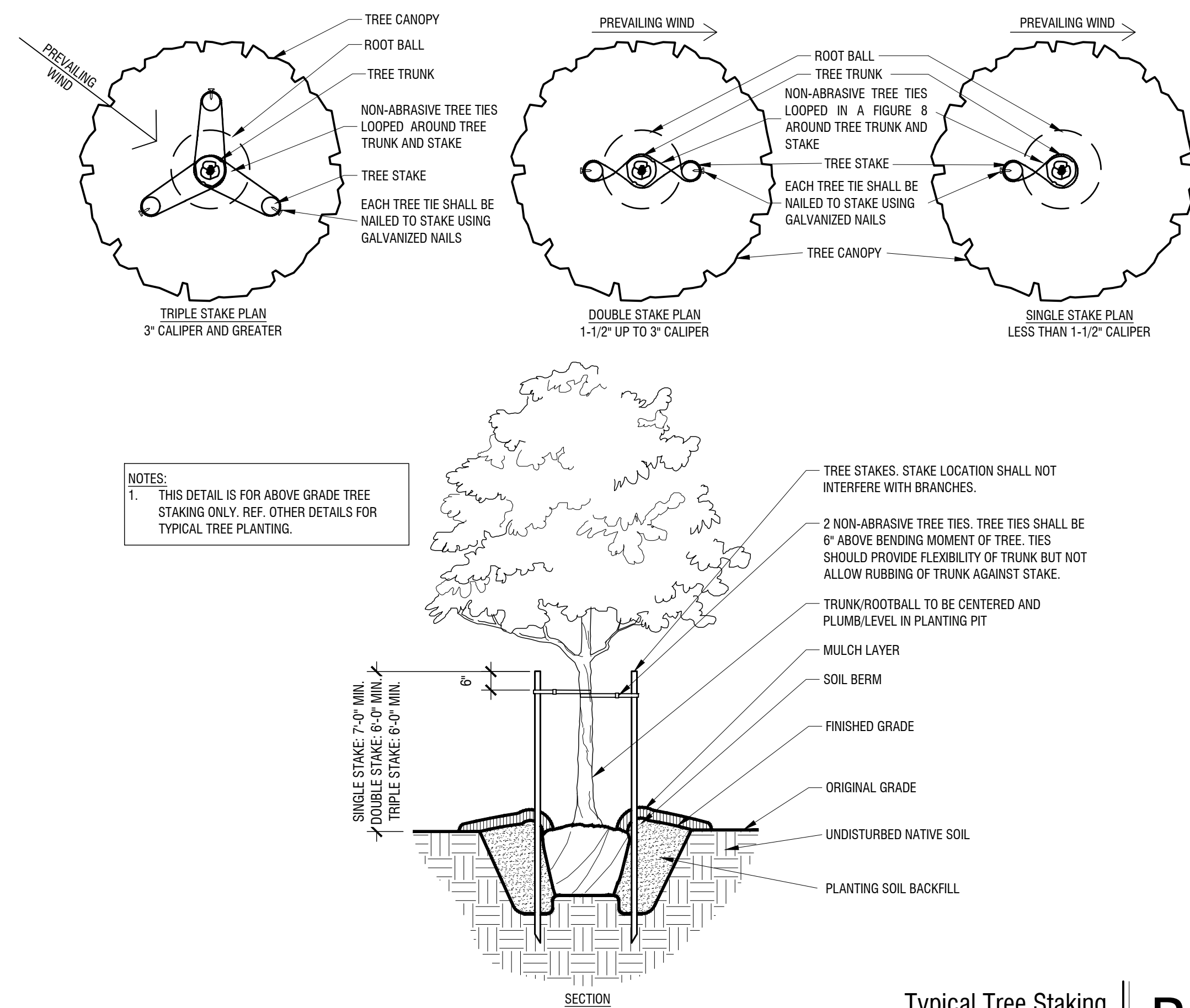


NOTES:
1. THIS DETAIL IS FOR TREE PLANTING IN POOR DRAINAGE CONDITIONS ONLY. REF. DETAIL ON THIS SHEET FOR TYPICAL TREE PLANTING.



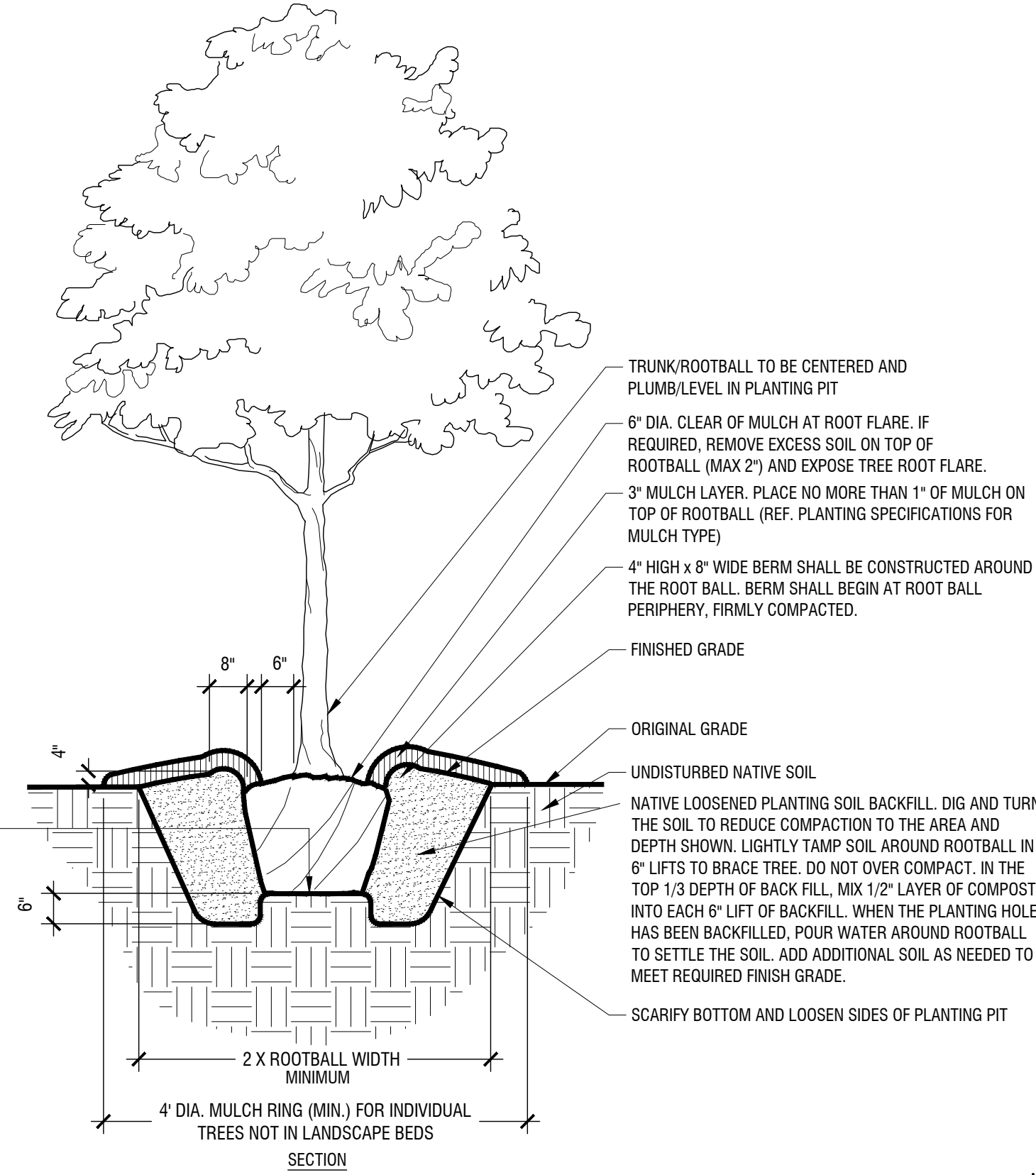
Tree Planting (Poor Drainage Condition)

Scale: NTS



Typical Tree Staking

Scale: NTS



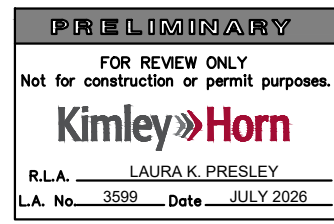
Typical Tree Planting (Up to 3" Caliper)

Scale: NTS

[illegible]

Kimley»»Horn

801 CHERRY ST, UNIT 11, STE 1300, FORT WORTH, TX 76102
PHONE: 817-335-6511 FAX: 817-335-5070
TEXAS REGISTERED ENGINEERING FIRM F-928



PROJECT No. 064622606
DATE: JULY 2026
SCALE: AS SHOWN
DESIGNED BY: SEH
DRAWN BY: SEH
CHECKED BY: KLP

CIRCLE T
CITY OF WESTLAKE
TARRANT COUNTY, TEXAS

PLANTING DETAILS

SHEET NUMBER
LP 2.01

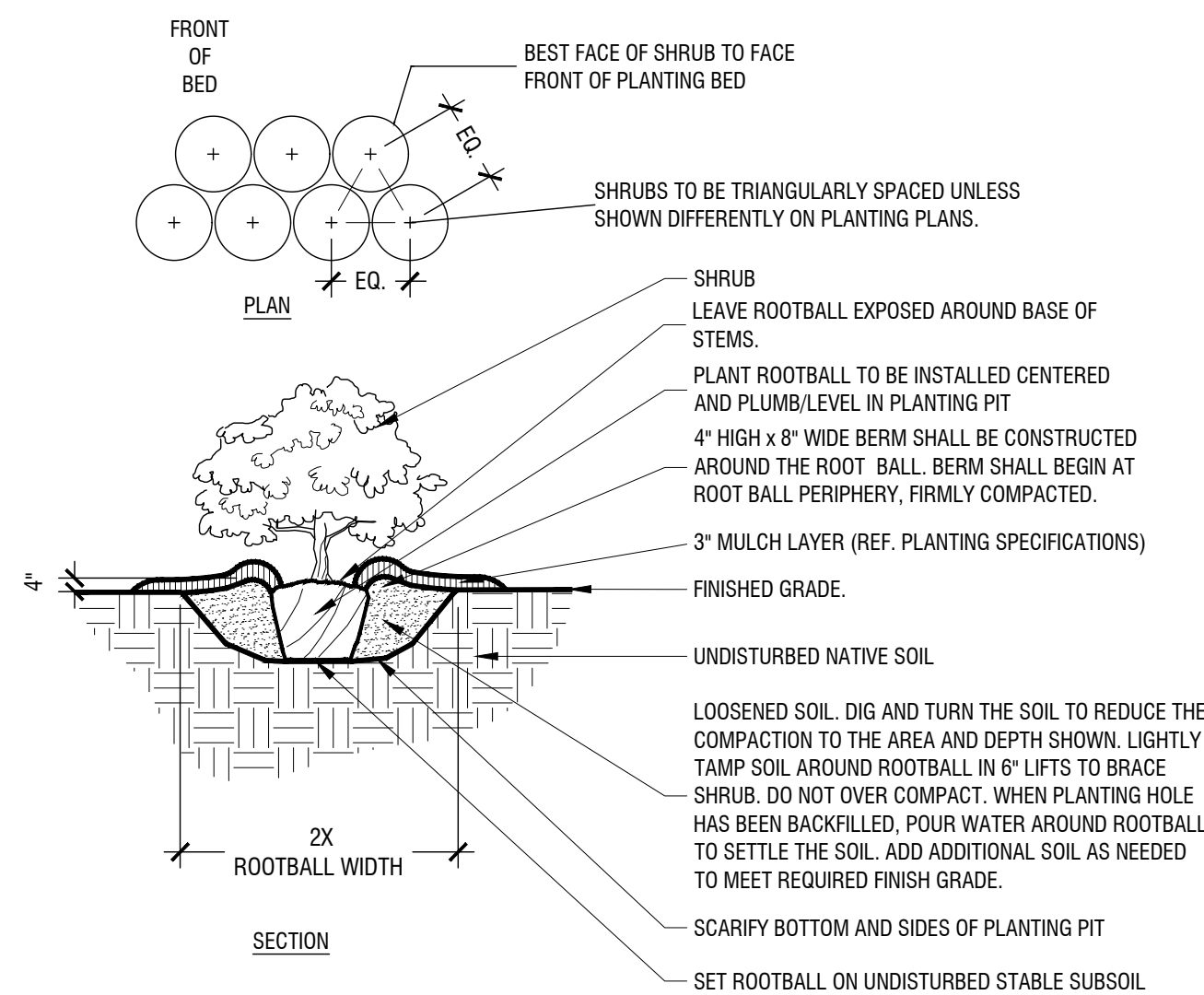
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SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE/COND.	REMARKS
TREES					
	PC	12	PISTACIA CHINENSIS CHINESE PISTACHE	3" / CONT	STRONG CENTRAL LEADER, FULL, MATCHING
	QS	67	QUERCUS SHUMARDII SHUMARD OAK	3" / CONT	STRONG CENTRAL LEADER, FULL, MATCHING
	QV2	56	QUERCUS VIRGINIANA ' HIGH RISE' HIGH RISE LIVE OAK	4" CAL./ CONT	STRONG CENTRAL LEADER, FULL, MATCHING
	UC2	65	ULMUS CRASSIFOLIA CEDAR ELM	4" CAL./ CONT	STRONG CENTRAL LEADER, FULL, MATCHING
EVERGREEN TREES					
	MB2	228	MAGNOLIA GRANDIFLORA 'D.D. BLANCHARD' TM SOUTHERN MAGNOLIA	60 GAL	SINGLE, STRAIGHT LEADER, MATCHING
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	REMARKS
SHRUBS					
	AL	1,899	ABELIA X GRANDIFLORA 'LITTLE RICHARD' LITTLE RICHARD ABELIA	5 GAL	FULL, MATCHING
	BC	192	BERBERIS THUNBERGII 'CRIMSON PYGMY' CRIMSON PYGMY JAPANESE BARBERRY	5 GAL	FULL, MATCHING
	CL	1,288	CHASMANTHIUM LATIFOLIUM INLAND SEA OATS	3 GAL	FULL, MATCHING
	MD	405	MYRICA CERIFERA 'DON'S DWARF' DON'S DWARF WAX MYRTLE	7 GAL	FULL, MATCHING
SOD/SEED					
	CD	255,552 SF	CYNODON DACTYLON BERMUDA GRASS	SOD	SOLID, ROLLED TIGHT, SAND FILLED JOINTS, 100% WEED, PEST AND DISEASE FREE

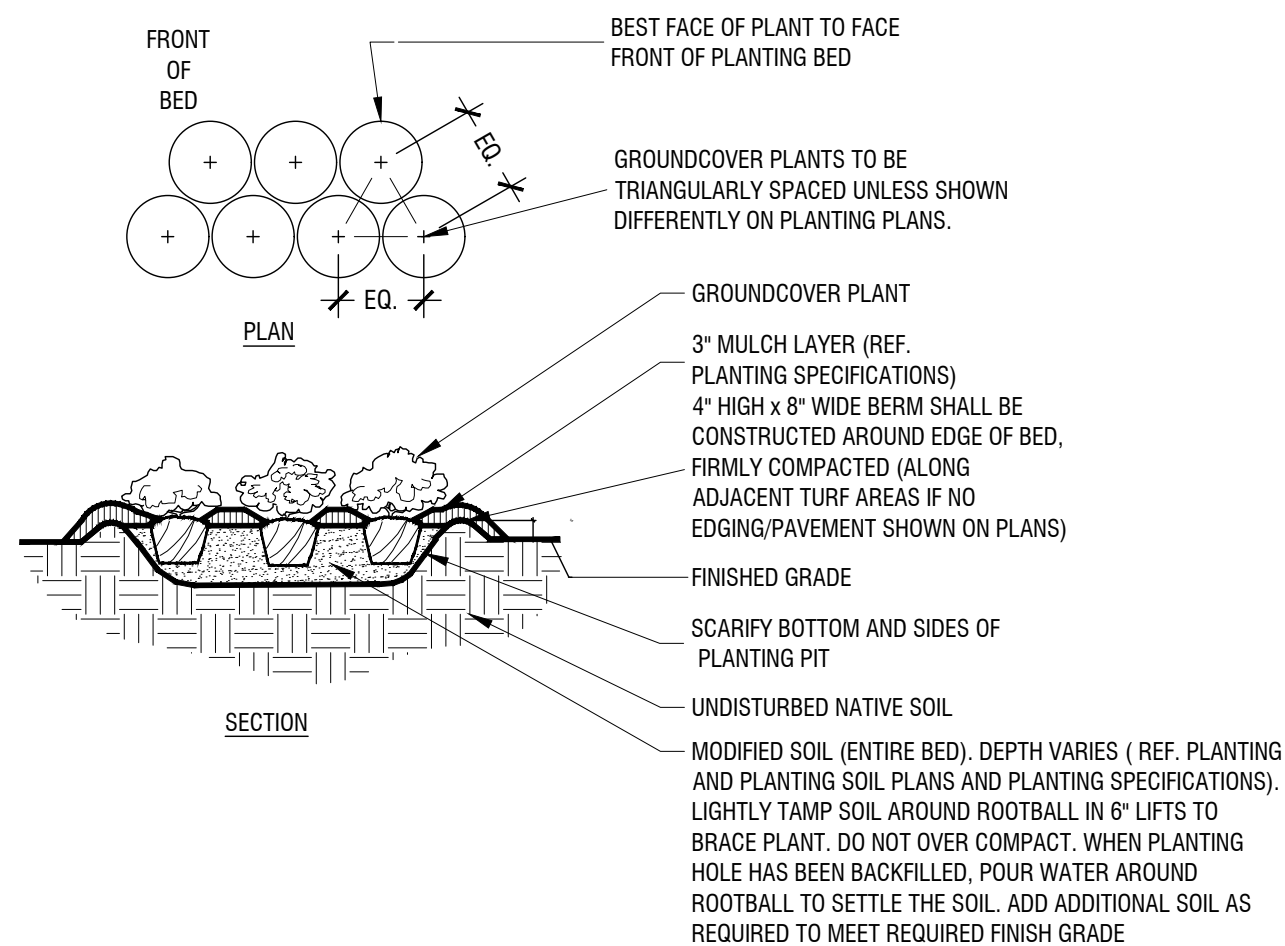


NOTES:

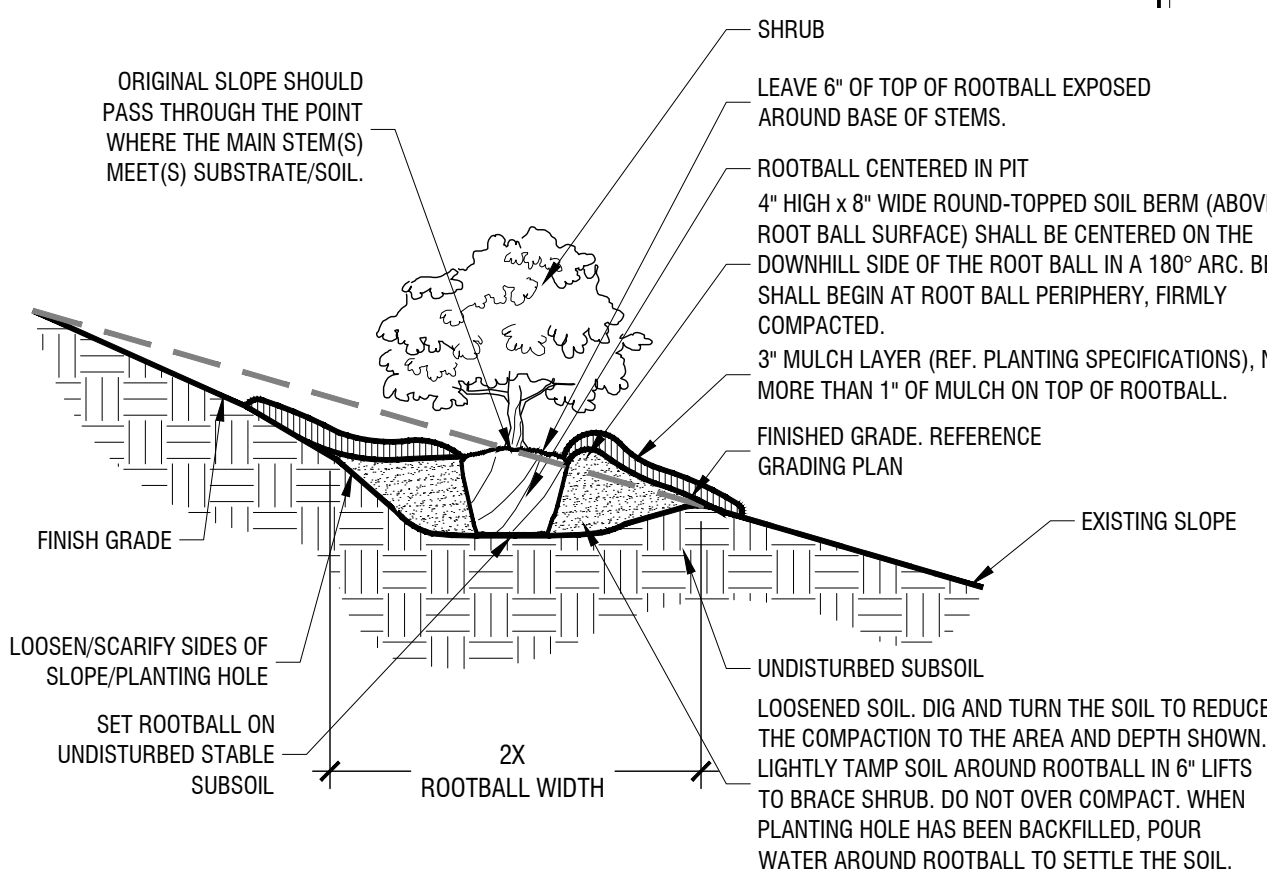
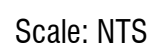
1. REF. PLANTING AND PLANTING SOIL SPECIFICATIONS FOR ADDITIONAL INFORMATION.
2. REF. PLANTING SCHEDULE AND PLANTING PLANS FOR SPACING/LAYOUT
3. WHEN SHRUBS ARE MASSED TOGETHER WITH GROUNDCOVER BEDS, ALL SOIL IN BED TO BE AMENDED. (REF. PLANTING SPECIFICATIONS)



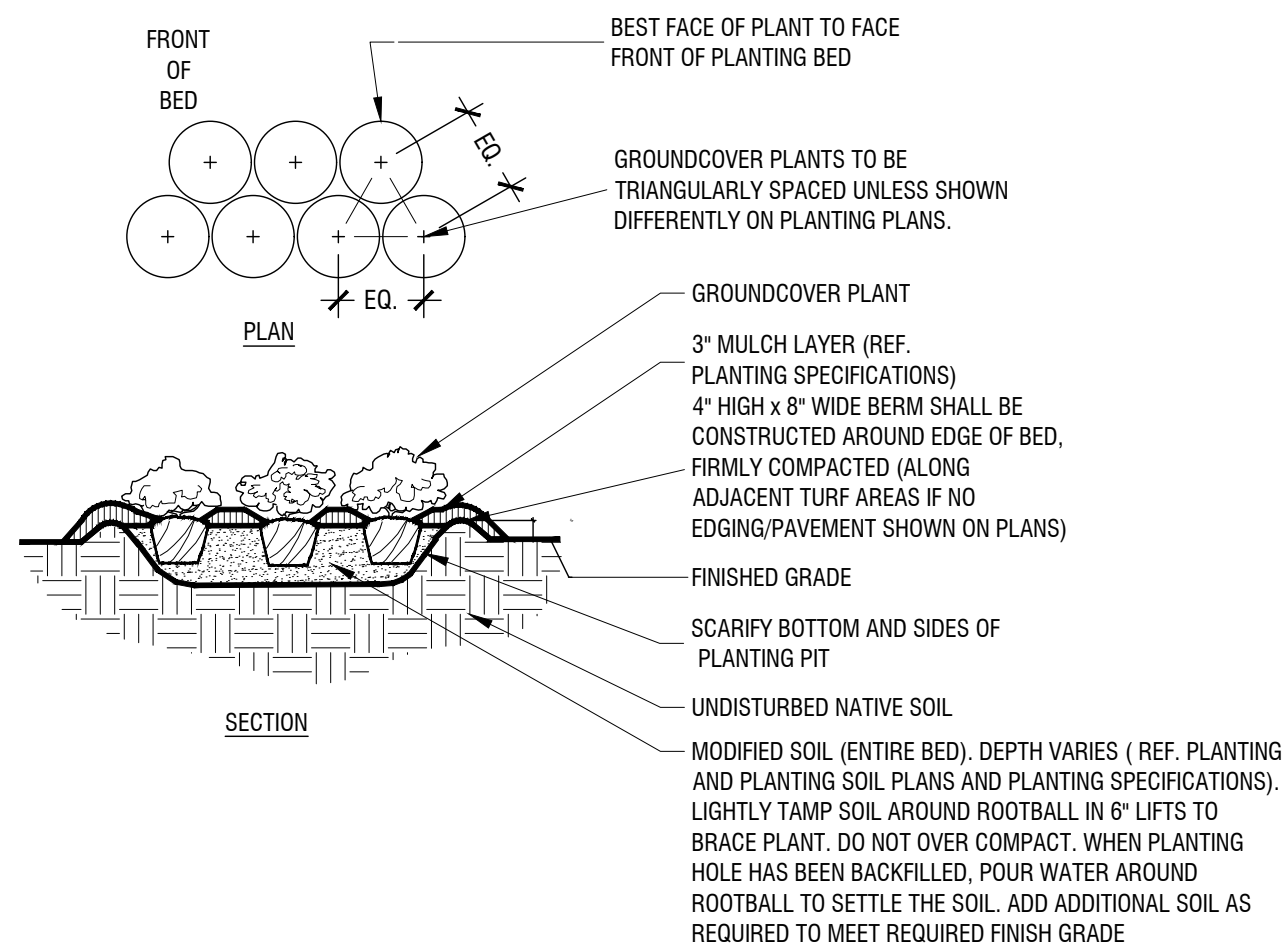
Scale: NTS



Scale: NTS



Scale: NTS



Scale: NTS



AERIAL VIEW

PROJECT CIRCLE T - RENDERINGS



PERSPECTIVE VIEW 1-A

PROJECT CIRCLE T - RENDERINGS

Trees During Installation



PERSPECTIVE VIEW 1-B

PROJECT CIRCLE T - RENDERINGS

Trees After Estimated (5 Years)



PERSPECTIVE VIEW 2-A

PROJECT CIRCLE T - RENDERINGS

Trees During Installation



PERSPECTIVE VIEW 2-B
PROJECT CIRCLE T - RENDERINGS

Trees After Estimated (5 Years)



PERSPECTIVE VIEW 3-A

PROJECT CIRCLE T - RENDERINGS

Trees During Installation



PERSPECTIVE VIEW 3-B
PROJECT CIRCLE T - RENDERINGS

Trees After Estimated (5 Years)





PERSPECTIVE VIEW 05

PROJECT CIRCLE T - RENDERINGS



PERSPECTIVE VIEW 06

PROJECT CIRCLE T - RENDERINGS

