



Town of Westlake

1500 Solana Blvd
Building 7, Suite 7100
Westlake, TX 76262

Planning & Zoning Commission Agenda - Final

Tuesday, March 11, 2025

5:00 PM

Council Chamber

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. Forms are available online, visit www.westlake-tx.org.

A. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT

B. PLEDGES OF ALLEGIANCE

C. CITIZEN COMMENTS

D. APPROVAL OF MINUTES

- D.1. [25-69](#)** Consider and act to approve the Planning and Zoning Commission December 10, 2024 Regular Meeting Minutes

E. NEW BUSINESS

- E.1. [25-64](#)** Discuss, consider and act to recommend approval to Town Council of Ordinance 1020 approving text amendments to PD, Planned Development District No. 3-5A generally located at the intersection of and along State Highway 114 and State Highway 170; providing a penalty; providing a savings clause; and establishing an effective date.
- E.2. [25-68](#)** Receive an overview of and hold discussion on the future role of the Planning and Zoning Commission serving in the capacity as the Capital Improvements Advisory Committee ("CIAC").

F. SUMMARY OF TOWN COUNCIL ACTIONS

G. COMMISSION ANNOUNCEMENTS

Commission and Staff Announcements

H. STAFF ANNOUNCEMENTS

I. REVIEW MEETING CALENDAR TO ADD, AMEND OR CANCEL MEETINGS AS NEEDED**J. EXECUTIVE SESSION**

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.

K. TAKE ANY ACTION, IF NEEDED, FROM EXECUTIVE SESSION**L. 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.



Development Coordinator

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.



Town of Westlake

1500 Solana Blvd
Building 7, Suite 7100
Westlake, TX 76262

Staff Report

File #: 25-69

Agenda Date: 3/11/2025

Agenda #: D.1.

TOWN STAFF REPORT RECOMMENDATION

Consider and act to approve the Planning and Zoning Commission December 10, 2024 Regular Meeting Minutes

STAFF: Kiana Pennywell, Development Coordinator

BACKGROUND:

The Planning and Zoning Commission will review all meeting minutes for official meetings and consider them for approval. Meeting minutes become a part of the permanent records for the Town of Westlake and are available to the public for review.

STAFF RECOMMENDATION:

Approve the minutes.

ATTACHMENT(S):

December 10, 2024, Planning and Zoning Commission Meeting Minutes

TOWN COUNCIL ACTION/OPTIONS:

- 1) Motion to approve
- 2) Motion to approve with the following changes/stipulations (please state changes/stipulations in motion)



Town of Westlake

1500 Solana Blvd
Building 7, Suite 7100
Westlake, TX 76262

Planning & Zoning Commission Committee Minutes - Draft

Tuesday, December 10, 2024

5:00 PM

Council Chamber

A. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT

Chair Adam Coffey called the meeting to order at 5:00 p.m. and announced a quorum present.

PRESENT:

Chair Adam Coffey
Vice Chair Terry Wilkinson
Commissioner Lanny Huggins
Commissioner Linda Bjorn
Commissioner David Ricci
Commissioner Nizar Didarali

ABSENT:

Commissioner Rachit Gupta

STAFF PRESENT:

Jason Alexander, Deputy Town Manager
Nick Ford, Development/GIS Manager
Wade Carroll, Town Manager
Kiana Pennywell, Development Coordinator

B. PLEDGE OF ALLEGIANCE

Chair Coffey led the pledges to the U.S. and Texas flags.

Executive Session, Item K. was held at this time.

C. APPROVAL OF MINUTES

- C.1. 24-381** Consider and act to approve the Planning and Zoning Commission October 8, 2024 Regular Meeting Minutes

Motion by Commissioner Nizar and Motion Second by Commissioner Bjorn to approve the Planning and Zoning Commission October 8, 2024 Regular Meeting Minutes. Chair Coffee called for the vote.

MOTION APPROVED UNANIMOUSLY. COMMISSIONER GUPTA WAS ABSENT.

D. CITIZEN COMMENTS

There was no one to speak at this time.

E. PUBLIC HEARING AND ACTION ITEMS

- E.1. [24-384](#)** Hold a public hearing, discuss, consider and act to make a recommendation regarding an ordinance for text amendments for development performance standards for approximately 222.6 acres of land in PD, Planned Development District No. 3-8 “PD 3-8”. The property is generally located at the Southeast corner of U.S. Highway 377 and State Highway 170.

Deputy Town Manager Jason Alexander presented the item. The requested text amendments are intended to introduce more contemporary rules and regulations to facilitate appropriate development and growth along U.S. Highway 377 that will have meaningful economic and physical implications. This will also introduce a definition for “lot coverage”-within the office and the retail sub-areas, the maximum lot coverage is 80 percent and within the office-industrial sub-area, the maximum lot coverage is 70 percent. This will relax some aesthetic standards for specific uses-and update some building height and landscaping standards. The Applicant’s Representative, Eric Elrod spoke in support of the application. Chair Coffey conducted the public hearing, there was no one else to speak on this matter. Motion by Commissioner Wilkinson and Motion Second by Commissioner Didarali to recommend approval by Town Council to adopt an Ordinance for text amendments for development performance standards for approximately 222.6 acres of land in PD, Planned Development District No. 3-8 PD 3-8”. Chair Coffey called for the vote.

MOTION APPROVED BY A VOTE OF 5 AYES AND 1 NAY. (NAY VOTE TO COMMISSIONER BJORN). COMMISSIONER GUPTA WAS ABSENT.

F. NEW BUSINESS

F.1. was considered immediately following Executive Session.

- F.1. [24-382](#)** Discuss, consider and act on a request from Fox Brothers Holdings, LLC to deviate from permitted roofing materials in Entrada for a site known as Entrada Block M1, also known as La Cima de Entrada, which contains 18 townhomes generally located on the southeast corner of Girona Drive and Arta Drive.

Deputy Town Manager Jason Alexander presented the item. The Developer is requesting a deviation from the roofing material requirements as contained in the Design Guidelines. Specifically, the Developer is requesting a deviation-for their project only-that would allow the use of a concrete tile roof and one-piece mission barrel tile system. The Developer also intends to match the colors provided on the existing structures in Entrada. Deputy Town Manager Alexander yielded the floor to Greg Fox, the Developer, to present. Discussion held. The Commissioners stepped away from the dais to inspect live tile samples presented by the Developer. Commissioner Wilkinson suggested a conditional approval if the HOA approves the plans first. Motion by Commissioner Didarali and Motion Second by Commissioner Ricci to recommend conditional approval pending approval by the HOA. Chair Coffey called for the vote.

MOTION TO RECOMMEND CONDITIONAL APPROVAL TO TOWN COUNCIL APPROVED UNANIMOUSLY. COMMISSIONER GUPTA WAS ABSENT.

F.2. [24-383](#)

Discuss, consider and act on a request from Pearson 35 Opportunities, LLC to deviate from the required firstfloor square footage in Westlake Ranch.

Deputy Town Manager Jason Alexander presented the item. The Developer is requesting to remove the limitation that the first floor cannot exceed a maximum square footage of 7,800 square feet, which will allow the Developer (and the builders) to be more responsive to market preferences and innovative with building design and architecture. Discussion held. There were no questions from the Commissioners. Motion by Commissioner Wilkinson and Motion Second by Commissioner Ricci to recommend approval of the request to deviate from the required first floor square footage in Westlake Ranch to Town Council.

MOTION APPROVED UNANIMOUSLY. COMMISSIONER GUPTA WAS ABSENT.

G. SUMMARY OF TOWN COUNCIL ACTIONS

At this time Chair Coffey dispensed with the remainder of the agenda and adjourned the meeting.

H. COMMISSION ANNOUNCEMENTS

There were no Commission Announcements.

I. STAFF ANNOUNCEMENTS

There were no Staff Announcements.

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

The next Planning and Zoning Commission is to be held Tuesday, January 7, 2025 at 5 P.M.

K. EXECUTIVE SESSION

At 5:01 p.m., Chair Coffey recessed the Regular Meeting to Executive Session as authorized by Section 551.071 of the Local Government Code to seek legal advice from its attorney regarding any agenda item listed herein.

L. TAKE ANY ACTION, IF NEEDED, FROM EXECUTIVE SESSION ITEMS

At 5:35 p.m., Chair Coffey reconvened the Regular Meeting from Executive Session. There was no action as a result of Executive Session, which was held at the beginning of the meeting.

M. ADJOURNMENT

Chair Coffey adjourned the meeting at 6:33 p.m.

Adam Coffey, Chair

ATTEST:

Recording Secretary

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



Town of Westlake

1500 Solana Blvd
Building 7, Suite 7100
Westlake, TX 76262

Staff Report

File #: 25-64

Agenda Date: 3/11/2025

Agenda #: E.1.

TOWN STAFF REPORT RECOMMENDATIONS

Discuss, consider and act to recommend approval to Town Council of Ordinance 1020 approving text amendments to PD, Planned Development District No. 3-5A generally located at the intersection of and along State Highway 114 and State Highway 170; providing a penalty; providing a savings clause; and establishing an effective date.

STAFF: Jason Alexander, AICP, CEcD, Deputy Town Manager

BACKGROUND:

On February 22, 2016, the Town Council approved Ordinance No. 769, establishing PD, Planned Development District 3-5A (“PD 3-5A”). The purpose of PD 3-5A is to create an environment in which residential uses and commercial uses may co-exist in proximity while expanding living, shopping, and working options.

The proposed text amendments are intended to build upon the Strategic Plan --- as adopted by the Town Council on February 18, 2025 --- while introducing contemporary urban planning and urban design practices and techniques for development.

DISCUSSION:

The proposed text amendments to PD 3-5A --- EXHIBIT “A” --- are generally summarized below:

- Section 1.1., Short Title and Application of General Provisions. The revised language in this section, as presented, is intended to allow for the initial phase of development (i.e., the First Phase of Development) to occur as generally depicted in the renderings included with this analysis. Exhibit 9 was also introduced to depict the portion of PD 3-5A that is identified as the First Phase of Development. The balance of the land to be developed --- or the Second Phase of Development --- may not be developed until a revised development plan prepared in coordination with the Town Manager and the

Town Planner is submitted to the Planning and Zoning Commission for review and recommendation and to the Town Council for approval. The intent of the revised language in this section is to deliver a coherent and cohesive development that is more than capable of timely responding to economic conditions and market preferences while introducing the distinct economic, physical, and social infrastructure of the Town of Westlake to the region and beyond. It is further the intent of this section to allow for the possible coordination of certain municipal uses that will benefit from --- and be a benefit to --- future development.

- Section 1.3, General Definitions. This section introduces new definitions for “lot coverage” and “mural” while amending or deleting others that were adopted under Ordinance No. 769. The revisions are intended to simplify the development review and approval process (i.e., lot coverage) while introducing opportunities for artwork (i.e., murals).
- Section 2.1, Land Uses. This section proposes to allow “grocery (with alcoholic beverage sales)” and “restaurant, café, or dining facility serving alcohol” by-right and to require “data centers” be approved subject to a Specific Use Permit.
- Article 3, Development Standards. The development standards have been revised --- as presented --- to encourage increased flexibility with respect to the intensity of land uses while providing contemporary provisions for building setbacks, building height, and building footprints.
- Section 4.4, Roofs. Standards for roofs --- also as presented --- have been revised to provide options for single-family attached dwellings and non-residential buildings (i.e., either sloped roofs or flat roofs may be provided). Sloped roofs are required for all single-family detached dwellings. Further, building mechanical equipment placed on the rooftop must be screened on all sides by parapet walls or an opaque screening enclosure that is at least 12 inches taller than the equipment to be screened.
- Section 4.5, Street Level Entries and Openings. The proposed revisions to this section require an architectural feature or detailing to emphasize the principal pedestrian entrance (e.g., a porch, a stoop, a recessed entry, or other similar architectural feature).
- Section 4.6, First Floor Glazing Requirements. The portion of the building façade at the first floor --- which contains the principal pedestrian entrance --- must be no less than 60 percent glazed in glass for non-residential uses.
- Section 4.7, Street Level Façade. This section --- as presented --- prohibits blank building façades along a street or an open space that is not designed as a shopfront.
- Section 4.8, Porches and Stoops. This section introduces minimum design requirements and material

specifications for porches and stoops attached to residential products.

- Section 4.14, Murals. This section introduces regulations for applying murals to the sides of building façades.
- The maximum office height is proposed at 120 feet from the previous lesser of five stories or 75 feet.
- The maximum office / industrial height is proposed at 80 feet from the previous two stories or 35 feet.

The proposed amendments to the text of PD 3-5A generally support land uses and development patterns that are consistent with the existing the proposed urban context. Further, these proposed amendments will support the vision and the goals of the recently adopted Strategic Plan. It should be noted that the proposed text amendments were prepared in collaboration with the Office of the Town Manager and the Department of Planning and Development.

DEPARTMENT OF PLANNING AND DEVELOPMENT RECOMMENDATION:

The Department of Planning and Development recommends approval of the text amendments to PD 3-5A as presented.

PLANNING AND ZONING COMMISSION ACTION / OPTIONS:

- 1) Motion to approve;
- 2) Motion to approve with additional conditions (please state additional conditions in motion);
- 3) Motion to deny; OR
- 4) Motion to table (must table to a specific date).

ATTACHMENT(S):

- 1) Exhibit “A” - Requested Text Amendments
- 2) Exhibit “B” - First Phase of Development
- 3) Exhibit “C” - Renderings

EXHIBIT “A”

CIRCLE T PLANNING AREA 5A

ARTICLE I.

GENERAL PROVISIONS

SECTION 1.1 SHORT TITLE AND APPLICATION OF GENERAL PROVISIONS.

This ordinance shall be known and may be cited as the “Circle T Planning Area No. 5 (PD 3—5A)”, or simply as the “PD Ordinance.” There shall be a phased approach to the development of Circle T Planning Area No. 5 (PD 3—5A). After applications for site plans and building permits have been submitted, reviewed, and approved for the portion of land identified in Exhibit 9, “First Phase of Development”, that is attached hereto, no other site plan or building permit application shall be made and submitted to the Town of Westlake, Texas for review and approval unless and until a revised development plan for the balance of the total acreage regulated by this PD Ordinance has been submitted to the Planning and Zoning Commission for review and recommendation and approved by the Town Council. The balance of the total acreage regulated by this PD Ordinance shall be defined as the “Second Phase of Development”. Applicants may make single **OR** multiple site plan submittals for the “First Phase of Development” shown in Exhibit 9, however, that single or those multiple site plan submittals shall constitute the “First Phase of Development” for the purposes of this PD District. The revised development plan for the “Second Phase of Development” shall be prepared and completed in coordination with the Town Manager and the Town Planner prior to submitting to the Planning and Zoning Commission and to the Town

Council as outlined herein. Such revised development plan shall reflect the vision and goals for mixed-use development as articulated and captured in the Strategic Plan adopted by the Town Council on February 18, 2025. At such time that the revised development plan is approved by the Town Council, then: (i) the regulations and rules of the Circle T Planning Area No. 5 (PD 3—5A) may be amended in order to guide development on the balance of the land; or (ii) the property owner (or a developer with permission from the property owner) may request a change in zoning for the balance of the land. The text amendments and the change of zoning request shall be reviewed, considered, and acted on in accordance with all applicable State Laws and applicable ordinances of the Town of Westlake, Texas and shall provide appropriate transitions in land use and architecture and landscape architecture to ensure a coherent and aesthetically pleasing development.

Further, the uses identified as “Government Building”, “Police Station”, “Fire Station”, and “Library” in the Land Use Schedule in Article II shall be subject to further review and approval. The Site Plans for those uses shall be prepared in coordination with the Town Manager and the Town Planner.

SECTION 1.2 PURPOSES.

This PD Ordinance is adopted to provide for a superior design of lots or buildings; to provide for increased recreation and/or open space opportunities for public use; to provide rural amenities or features that would be of special benefit to the property users or community; to protect or preserve natural amenities and environmental assets such as trees, creeks, ponds, floodplains, slopes or hills and viewsapes; to protect or preserve existing historical buildings, structures, features or places;

and to provide an appropriate balance between the intensity of development and the ability to provide adequate supporting public facilities and services.

SECTION 1.3 GENERAL DEFINITIONS.

Section 1.3.1 Usage. For purposes of this PD Ordinance, certain numbers, abbreviations, terms, and words shall be used, interpreted and defined as set forth in this Section. Unless otherwise provided below, all other terms and words shall be defined as set forth in the Unified Development Code and other codes, ordinances, and regulations adopted by the Town.~~Other terms and words are defined elsewhere in other related town ordinances.~~ Unless the context clearly indicates to the contrary, words used in the present tense include the future tense, and words used in the plural include the singular. The word “shall” will be interpreted as mandatory, and the word “may” as permissive.

Section 1.3.2 Words and Terms Defined.

Applicable Town Ordinances means the UDC and all other ordinances, rules, and regulations that are adopted by the Council and that are applicable to development within the PD District.

Council means the Town Council of the Town of Westlake, Texas.

Commission means the Planning and Zoning Commission of the Town of Westlake, Texas.

Floor Area means the total area of all floors of all buildings on a lot or unified development site measured between the outer perimeter walls of the buildings excluding (i) area in a building or in

~~a separate structure (whether below or above grade) used for the parking of motor vehicles, (ii) courts or balconies open to the sky, and (iii) roof area used for recreation.~~

Lot Coverage means the percentage of a lot that is covered by buildings and other roofed structures, parking areas, driveways, —and roadways.

Masonry means brick, stone, cast stone, and three-coat stucco concrete, glass block, split face concrete masonry unit, cement plaster stucco, or other masonry materials approved by the Council. Other equivalent materials subject to review and approval by the Town Planner may be considered. However, for the purposes of this definition, stucco shall not be construed or interpreted to include Exterior Insulating Finishing Systems (E.I.F.S.).

~~Mixed Use Development Area means the areas within the PD District that are developed in accordance with the Mixed Use regulations of this PD Ordinance.~~

Mural means any piece of artwork that is painted, tiled or otherwise applied directly on the building façade of a principal non-residential building. Murals shall not include any copy related to the business use of the building, and shall be subject to review and approval by the Town Planner.

Non-Residential Use means all ~~Permitted-permitted Uses-uses~~ other than residential.

PD District means a Planned Development Zoning District. (i.e., PD3) A PD Zoning District may be divided into multiple planning areas. (i.e. PD 3-5A; PD Zoning District 3, Planning Area 5A.) The Planned Development Zoning District contains regulations that apply to all planning areas

within the zoning district, unless the PD Ordinance that created or amended the PD Planning Area contains regulations that are different from those in the PD Zoning District.

PD Ordinance means this Planned Development Planning Area ordinance, including any approved PD Concept Plan, PD Development Plan or PD Site Plan.

PD Planning Area means a planning area within a Planned Development Zoning District.

PD Supplement means that certain Circle T Planned Development Zoning District Supplement contained in Ordinance No. 307 and adopted by the Council.

Town means the Town of Westlake, Texas.

UDC means the Town's Unified Development Code, as amended and codified.

SECTION 1.4 PD SUPPLEMENT.

Concurrently with the adoption of PD Ordinance No. 311, the Council adopted the PD Supplement. The PD Supplement includes additional standards that are applicable within this PD District. The PD Supplement establishes additional standards for the following: concept, informational, development and site plans; signs; landscaping; roadway construction, parking and loading; fencing; lighting; other special standards; and illustrations.

SECTION 1.5 APPLICABILITY OF EXISTING REGULATIONS.

Section 1.5.1 Applicable Town Ordinances. Except to the extent provided by an approved PD Concept Plan, this PD Ordinance and the PD Supplement, development within the PD District shall be governed by least restrictive of the ~~“R”~~ Retail or ~~“O”~~ Office Park zoning district standards and the uses listed in Article II of this Ordinance.

Except to the extent provided by an approved PD Concept Plan, this PD Ordinance, and the PD Supplement, the Applicable Town Ordinances shall also govern development within the PD District. In the event of any conflict between (a) an approved PD Concept Plan, this PD Ordinance and the PD Supplement and (b) the Applicable Town Ordinances, the terms, provisions and intent of an approved PD Concept Plan, this PD Ordinance and the PD Supplement shall control. Except as provided below, in the event of any conflict between the UDC and the Applicable Town Ordinances, the terms, ~~and~~ provisions ~~and intent~~ of the UDC shall control.

Section 1.5.2 General Approval Criteria. To the extent, if any, that the Applicable Town Ordinances (and, in particular, the subdivision regulations of the UDC) grant to the Council, the Commission, the Town Manager, or any other Town employee or consultant, the authority to approve any aspect of development within the PD District (including, but not limited to, preliminary or final plats or any aspect thereof or any agreements or permits related thereto) based on conformity with the Town's Comprehensive Plan, Open Space Plan or Thoroughfare Plan (or with the objectives, goals or policies of such plans), then such authority shall be exercised to the extent necessary to determine whether the aspect of development being approved is consistent with an approved PD Concept Plan, this PD Ordinance, the PD Supplement.

SECTION 1.6 CONCEPT PLAN, DEVELOPMENT PLANS, AND SITE PLANS.

Section 1.6.1 PD Concept Plan. A PD Concept Plan for this PD District shall be approved prior to the approval of any development plans and site plans required by this PD Ordinance. The PD Concept Plan shall comply with the Comprehensive Land Use Plan the Open Space and Trail Plan, the Master Thoroughfare Plan, the Master Water and Sewer Plans, and the Master Drainage Plan of the town and the UDC.

Section 1.6.2 PD Development Plans. PD development plans are required for development within the PD District. The UDC governs the process by which PD development plans are submitted and approved.

Section 1.6.3 PD Site Plans. PD site plans are required for development within the PD District. Article I, Section 3.4, of the PD Supplement governs the process by which PD site plans are submitted and approved (including, but not limited to, the submittal requirements, approval criteria, and conditions).

ARTICLE II.

-USES.

SECTION 2.1 LAND USES.

Section 2.1.1 Land Use Schedule. Buildings, structures, and land within the PD District shall be used only in strict accordance with the uses permitted in the following “Land Use Schedule”. The symbol “X” shall mean that the use is permitted as a principal use by right. The symbol “S” shall mean that the principal use is permitted only after first obtaining a “Specific Use Permit” subject to review and recommendation by the Commission and approval by the Council as set forth

in Sec. 102-63 the UDC. The symbol "A" shall mean that this use is specifically permitted as an accessory use to a main use (this does not exclude other land uses which are generally considered accessory to the primary use). A blank square shall mean that the use is prohibited ~~not allowed as a principal use~~.

PLANNING AREA 5--A - LAND USE SCHEDULE

PERMITTED USES	A = Accessory Use X = Permitted S Special Use
AGRICULTURAL USES	
1. Plant Nursery (Growing)	X
2. Plant Nursery (Retail Sales)	X
3. Farms General (Crops)	X
4. Farms General (Livestock, Ranch)	X
5. Vegetarian (Indoor Kennels)	X
6. Vegetarian (Outdoor Kennels)	
7. Stables (Private Use)	S
8. Stables (As a Business)	S
RESIDENTIAL USES	
9. Single Family Detached	X
10. Single Family Attached - Zero Lot Line	X
11. Single Family Attached	X
12. Duplex	
13. Condominium	
14. Home Occupation	x
15. Servants/Caretakers Quarters	A
16. Temporary Accommodation for Employees/Customers/Visitors	A
17. Swimming Pool (Private)	A
18. Detached Garage (Private)	A
19. Sport/Tennis Courts (Private)	A
INSTITUTIONAL and GOVERNMENTAL USES	
20. Emergency Ambulance Service	X
21. Post Office (Governmental)	X
22. Mailing Service (Private)	X
23. Heliport	
24. Helistop/Verti-stop	S
25. Telephone, Electric, Cable, and Fiber Optic Switching Station	X
26. Electrical Substation	S
27. Utility Distribution Lines ¹	X
28. Utility Shop and Storage	S
29. Water and Sewage Pumping Station (below grade)	X
30. Water and Sewage Pumping Station (above grade)	S
31. Water Storage Tank and Pumping System (Elevated or Above Grade)	S
32. Water, Sewer, Electric, and Gas Meters	X
33. Electric Transformers	X

PERMITD USES	A = Accessory Use X = Permitted S Special Use
34. Private Streets/Alleys/Drives	X
35. Retirement Home	X
36. Nursing/Convalescent Home	
37. Hospice	
38. Hospital	
39. Psychiatric Hospital	
40. Clinic	X
41. Child Daycare (Public; 7 or more)	X
42. Child Daycare (Private; 7 or more)	X
43. School, K-12 (Public or Private)	
44. School (Vocational)	A
45. College or University	X
46. Community Center (Public)	X
47. Civic Club	X
48. Church or Place of Worship	X
49. Use Associated with a Religious Inst.	X
50. Government Building	X
51. Police Station	X
52. Fire Station	X
53. Library	X
54. Data Center	X S
COMMERCIAL USES	
↪55. Offices (General)	X
56. Studio	X
57. Banks and Financial Institutions	X
↪58. Information Processing	X
↪59. Hotel/Motel	X
↪60. Hotel/Motel with Conferencing Facility	X
↪61. Laundry/Dry Cleaning (<3,000 S.F.)	X
↪62. Laundry/Dry Cleaning (Drop/Pick)	X
63. Parking Structures	X
↪64. Shoe Repair	X
65. Beauty Parlor/Barbershop	X
↪66. Clothing Store	X
↪67. Quick Copy/Duplicating Services	X
68. Personal Services	X
↪69. Liquor Store	
70. Micro brewery and Wine Production and Sales (<30,000 S.F.)	s
71. Grocery (With alcoholic beverage sales)	sX

PERMITD USES	A = Accessory Use X = Permitted S Special Use
72. Convenience Store (with alcoholic beverage sales)	s
✘73. Grocery	X
74. Convenience Store	X
✘75. Variety Store	X
76. Bakery Sales	X
✘77. Stationery and/or Book Store	X
78. Antique Shop	X
79. Art Gallery/Museums	X
80. Hardware Store	X
81. Sporting Goods	X
82. Paint and Wallpaper	X
83. Clothing Store	X
84. Retail Stores — General (Excluding Second Hand Goods)	X
85. Restaurant, Cafe or Dining Facility	X
86. Restaurant, Cafe or Dining Facility serving alcohol	<u>sX</u>
87. Auto/Truck Parts and Accessories	X
88. Household Furniture/Appliances (including Sales and Service)	X
89. Farmer's Market	S
90. Feed Store	
91. Parking Structure	x
92. Cafeteria (Private)	A
93. Job Printing, Lithography, Printing, or Blueprinting	X
94. Vehicle Display and Sales (inside)	x
95. Medical Laboratory	A
96. R&D Laboratory	S
97. Conference Center	X
98. Live Theater	X
99. Motion Picture Theater	X
100. Custom Business Services	X
101. Electronic Appliances Store and Computer Sales and Service	X
102. Tavern, Bar or Lounge	S
103. Dance Halls/Nightclubs	S
104. Golf Course (Public or Private)	X
105. Park or Playground (Public or Private)	X
106. Satellite Dish	X
107. Non Commercial Radio Tower	
108. Race Track Operation	
109. Recreation Facility, Health Studio (Public)	x
110. Country Club (Private Membership)	x

PERMITD USES	A = Accessory Use X = Permitted S Special Use
111. Golf Clubhouse (Public or Private)	X
112. Community Center (Private)	X
113. Recreation Center (Private)	X
114. Hike, Bike, and Equestrian Trails (Public or Private)	X
115. Golf Maintenance Facility	A
116. Golf Pro Shop	X
117. Health/Spa Facilities (Private)	X
118. Athletic Fields (Private)	A
119. Athletic Courts (Private)	A
120. Equestrian Center	X
121. Athletic Courts (Public)	A
122. Commercial Amusement (Inside)	X
123. Lake Cruise/Water Taxi	X
124. Truck/Trailer Rental	S
125. Auto Body Repair	
126. Auto Mechanical Repair	S
127. Quick Lube/Oil Change	
128. Vehicle Maintenance (Private)	X
129. Vehicle Fueling (Private)	S
130. Warehouse/Storage (Inside)	
131. Warehouse/Storage (Outside)	
132. Scrap/Waste Recycling Collection and/or Storage	
133. Gas/Chemical Bulk Storage	
134. Light Manufacturing/Assembly	S
135. Apparel Manufacturing	
136. Packaging and/or Distribution	
137. Printing, Engraving and related Reproductive Services	
138. Distribution of Books/Other Printed Material	
139. Machine Shop	
140. Welding Shop	
141. Temporary Batching Plant	S ²
142. Temporary Construction Office	X ⁻²
143. Temporary Construction Materials Storage	X ⁻²
144. Temporary Sales Office	X ⁻²

NOTES:

1. Including water, sewer, electric, gas, cable, telephone, fiber optic, and other public and private utility distribution lines.
2. Limited to period of construction.

Section 2.1.3 Residential Area Uses. The maximum number of residential units allowed in this PD District is 275 units. A construction schedule must be approved by the Town Council prior to or simultaneous with the filing of a preliminary plat.

SECTION 2.2 ACCESSORY USES AND STRUCTURES.

An accessory use or structure which is customarily incidental to the principal use or structure, and which is located on the same lot or tract of land, shall be permitted as an accessory use without being separately listed as a permitted use.

ARTICLE III.

DEVELOPMENT STANDARDS

SECTION 3.1 DENSITY.

~~Section 3.1.1 Non-Residential Uses. The maximum aggregate floor area for all allowed non-residential uses outside of a Mixed Use Development Area in this PD District is 1,010,000 square feet.~~

~~Section 3.1.2 Mixed Use Development Area. The maximum aggregate floor area for all allowed uses within a Mixed Use Development Area in this PD District is 350,000. lot coverage shall be 90%.~~

Section 3.1.3-1 Residential Uses. This PD District may contain a maximum of 275 owner-occupied, attached or detached single family dwelling units.

Section 3.1.2. Non-residential Uses. There are no density limitations.

Section 3.1.3. Lot Coverage. The lot coverage for all residential and non-residential uses shall not exceed 90 percent.

SECTION 3.2 MINIMUM LOT SIZE.

Section 3.2.1 Residential ~~area~~Area. The minimum lot size for all residential detached units is 5,000 square feet. There are no minimum lot sizes for Residential attached units.

Section 3.2.2 ~~Mixed Use Development~~ Non-Residential UsesArea. There are no minimum lot sizes ~~within a Mixed Use Development Area except as described in Section 2.1 above.~~

SECTION 3.3 MINIMUM LOT WIDTH

Section 3.3.1 Residential Uses. The minimum lot widths for residential detached units shall be 50 feet; and the minimum lot widths for residential attached units shall be 30 feet. ~~There are no minimum lot widths for attached uses within a Mixed Use Development Area.~~

Section 3.3.2 ~~Mixed Use Development Area~~ Non-Residential Uses. There shall be no minimum lot widths ~~within a Mixed Use Development Area, except as noted in Section 3.1.~~

~~Section 3.3.3 Non-Residential. The minimum lot width for non-residential uses outside of a Mixed Use Development area uses outside of a Mixed Use Development Area shall be 200 feet.~~

SECTION 3.4 MAXIMUM BUILDING HEIGHT.

Section 3.4.1 ~~Mixed Use Development Area~~ General. For residential uses, that maximum

~~building height for principal buildings shall be four (4) stories and 60 feet. For non-residential uses, the maximum building height for principal buildings shall be six (6) stories and 100 feet. For permitted non-residential uses located within 660 feet of the right-of-way of State Highway 114 and / or State Highway 170, there shall be no building height restrictions. For permitted residential uses the minimum building height on the first story shall be ten (10) feet. The maximum height for all structures within a Mixed Use Development area shall be six (6) stories or 90 feet, but not to exceed a height of 735 feet above Mean Sea Level (MSL). The following additional standards apply:~~

~~A. Adjacent buildings within the same block must be varied in height; however, the height differential between buildings cannot exceed two (2) floors.~~

~~B.A. Building Heights heights are measured from the average sidewalk grade to the top of the parapet or roof eave.~~

~~C. Sloped roofs shall not exceed a pitch of 8 inch rise for every 12 inches of run.~~

~~D. Attic space under the roof may be occupied.~~

~~E. Vaulted and curved roofs are permitted but shall not exceed an apex height of greater than 16 feet above the parapet or eave line.~~

~~Section 3.4.2 **Residential** Uses. The maximum height for all residential structures outside of a Mixed Use area is 35 feet.~~

~~Section 3.4.3 All Uses Outside a Mixed Use Development Area. The maximum height for all structures shall be the lesser of eight (8) stories or 735 feet above Mean Sea Level (MSL). Adjacent~~

~~buildings within the same block must be varied in height; however, the height differential between buildings cannot exceed four (4) floors.~~

Section 3.4.42 Exceptions to Height Requirements. The height limits imposed by this Section shall not apply to (a) chimneys and vent stacks, church spires, towers, cupolas, sloped roofs, entry features, skylights, or other architectural features that are not intended for occupancy or storage; (b) flag poles and similar devices; or (c) heating and air conditioning equipment, solar collectors, and similar equipment, fixtures and devices provided such equipment, fixtures, and devices are screened from view with a solid wall that is architecturally consistent with the design of the building to which they are attached.

SECTION 3.5 MINIMUM BUILDING FOOTPRINT SIZE.

~~The minimum building footprint (i.e., habitable area) for each detached and attached single-family dwelling units shall be 3,000 square feet. There shall be no minimum building footprint requirements for non-residential uses residential dwelling unit size shall be 1,500 square feet. The minimum building size for all other uses shall be 2,0005,000 square feet.~~

SECTION 3.6 FRONT YARD SETBACKS AND BUILD TO LINES.

Section 3.6.1 ~~Mixed Use Development Area~~General. There shall be a 15-foot minimum build-to-line for all detached and attached residential uses ~~in a Mixed Use Development area. Detached residential shall have a 20 foot minimum front yard setback.~~ There are no minimum front yard setbacks for ~~other non-residential~~ uses, ~~in a Mixed Use Development area~~ except that sidewalk zones and landscaping will be consistent with the PD ~~supplement~~Supplement.

~~Section 3.6.2 Uses outside a Mixed-Use Development Area. The minimum front yard for non-residential uses not within a Mixed-Use Development Area shall be 50 feet. Detached residential uses shall have a 20-foot minimum front yard setback.~~

SECTION 3.7 REAR YARD SETBACKS.

The minimum rear yard setbacks for all uses ~~outside of a Mixed-Use Development Area~~ shall be 20 feet.

SECTION 3.8 SIDE YARD SETBACKS.

Section 3.8.1 ~~Mixed-Use Development Area~~ — Residential Attached. ~~There shall be no minimum side yard setback requirements for single-family residential attached units. Each attached single-family dwelling shall have only one five-foot wide side yard. The side yard requirements shall apply to only one side yard of the first and last attached houses in each set of attached houses.~~

Section 3.8.2 ~~Mixed-Use Development Area~~ — Residential Detached. The minimum side-yard setback requirements for single-family residential detached units shall be 10 feet.

Section 3.8.3 Non-Residential Uses ~~in a Mixed-Use Development Area~~. There shall be no minimum side yard setback requirements for ~~any~~ non-residential uses ~~within a Mixed-Use Development Area~~. There shall be no side yard setback requirements for any other uses within a ~~Mixed-Use Development Area~~.

~~Section 3.8.4 Non-Residential Uses not in a Mixed-Use Development Area. The minimum side yard for non-residential uses not in a mixed-use development area shall be 25 feet.~~

SECTION 3.9 SLOPE REQUIREMENTS.

The regulations contained in the ~~Code of Ordinances or UDC~~ Town Code of Ordinances, including the UDC, relating to building heights and setback requirements based on a slope measured from a roadway or a residential use does not apply to development within this planning area.

ARTICLE IV.

ADDITIONAL ~~MIXED-USE DEVELOPMENT AREA~~ STANDARDS

SECTION 4.1 ROADWAY STANDARDS.

The general roadway standards applicable within ~~a Mixed-Use Development Area~~ this PD District are established by the drawings labeled “Mixed Use Development Area Roadway Standards”. Street cross-sections for such roadways (including on — street parking) are illustrated on Exhibits 3 through 7.

SECTION 4.2 LANDSCAPING.

All landscape requirements for this PD District are established in: (i) the Roadway Standards of this ordinance (See Exhibits 3 through 7); (-ii) the Lake Edge Standards (-See Exhibit 8); and (iii) the PD Supplement. In the event that any landscaping standard is not addressed by (i), (-ii) or (iii) above, then the landscaping standards contained in the UDC shall apply.

SECTION 4.3 LAKE EDGE.

The standards applicable to the development of the Lake Turner shoreline are ~~il~~ l-lustrated on Exhibit 8.

SECTION 4.4 ROOFS.

~~All principal roofs for single-family residential detached units shall be sloped as set forth herein. All principal roofs for single-family residential attached and non-residential uses shall be sloped or low slope (i.e., flat) as set forth herein. Where provided, all principal roofs for single-family residential detached and attached units shall have a minimum slope of 8:12. Where provided, flat roofs for single-family residential attached units and non-residential uses shall be surrounded on all sides by a parapet wall. Parapet walls shall be architecturally articulated for visual interest between individual buildings. Additionally, any building mechanical equipment located on flat roofs shall be visually screened from all sides by an opaque screen enclosure OR by parapet walls, either of which shall be a minimum of 12 inches greater in height than the equipment. Commercial roofs will be predominantly flat with sloped roof architectural features. Commercial roofs will not have a height to length ratio limit. Residential roofs will be predominantly sloped with flat accent roofs. Sloped roofs will not have a height to length ratio greater than 8:12. Curved roofs will be no taller than 16 feet above the plate or cornice line. All mechanical units must be screened from view.~~

~~SECTION 4.5 CONSISTENT FIRST FLOOR HEIGHTS.~~

~~Above a given block, the first floor heights should be similar in adjacent buildings, particularly as reflected in the exterior spandrel between the first and second floor. On commercial streets, the heights of the first floors and adjacent buildings should not vary by more than one foot. Likewise, heights of canopies and colonnades covering the sidewalks should match from building to building along a given block front, with a maximum height of 14 feet.~~

~~SECTION 4.6-5 STREET LEVEL ENTRIES AND OPENINGS.~~

All buildings shall have their principal pedestrian entrance front a street or an open space. All residential uses shall provide a porch, a stoop, or other similar architectural feature or landscape architectural feature at their principal pedestrian entrance. All non-residential Commercial entries along the street shall have additional architectural detailing in order to emphasize the principal pedestrian entrance. This may be achieved through awnings, canopies, or recessed doorways or other similar architectural features subject to review and approval by the Town Planner. should be recessed at least two feet from the building face, shall be covered with a protective rain covering such as awnings and canopies. Residential entries may be recessed or may be covered with a protective rain covering such as awnings and canopies.

SECTION 4.7 STOREFRONT SPACING.

At least one building entry or passage shall occur every 25 feet on average in any block, but no further than 40 feet apart along any commercial facade.

SECTION 4.76 STOREFRONT FIRST FLOOR GLAZING REQUIREMENTS.

For the purposes of this Section 4.6, the provisions for first floor glazing requirements shall only apply to front building façades (i.e., where the principal pedestrian entrance is provided). The front building façade of all first floor commercial uses shall be no less than 60 percent glazed in glass between two (2) feet and 12 feet above the adjacent sidewalk. On corner lots, the property owner or the developer shall select only one building façade to be the front building façade; and the front building façade shall be required to have no less than 60 percent glazed in glass as described above. Where appropriate, sliding doors and / or sliding windows that will allow the activity of the first floor business to open adjacent to and onto the sidewalk may be installed for cafés, restaurants,

and other food service establishments, subject to approval by the Town Planner. The use of mirrored, reflective, and tinted glass shall be prohibited, unless required otherwise by the Energy Code. Glazing shall not extend for greater than 35 feet in length without vertical or horizontal articulations in order to provide visual relief and architectural variety. Commercial storefront glazing shall be continuous in no longer than 35-foot spans. Glazing to be visually broken by introduction of vertical elements, such as columns, pilasters, or other architectural detail consistent with the overall design. Highly reflective or heavily tinted glass is prohibited.

SECTION 4.8-7 STREET LEVEL FACADES.

On corner lots, to encourage visual interest, no portion of a building façade at the first floor set along a street or an open space that is not designed as shopfront as described in Section 4.6 above, shall extend for greater than 20 feet in length without an interruption for a door opening, window opening or other architectural articulation. This provision shall exclude rear building façades or building façades facing a surface parking. Blank building façades facing a street or an open space shall be prohibited. Blank stretches of street level, street-facing facades (those without windows or entries) should be minimized; however, stretches of ten twenty feet are acceptable. Blank stretches between 30ten feet and 5020 feet are permissible, but should be limited. Blank stretches over 2050 feet are not allowed except in cases of murals being utilized for visual interest. Murals are encouraged with design to be coordinated with Town staff.

SECTION 4.9-8 PORCHES AND STOOPS.

Where first floors are exclusively used for residential purposes, a porch or stoop shall be located at the principal pedestrian entrance into the dwelling unit. Where provided, porches shall be a

minimum of six (6) feet deep and porch floors shall be made of cast stone, stone, or concrete slab. Where provided, stoops shall be a minimum of five (5) feet deep and five (5) feet wide and stoops shall be made of cast stone, stone, or stucco. All first floor porches ~~must~~ and stoops shall be elevated at least 18-24 inches above the adjacent sidewalk for privacy.

SECTION 4.~~10-9~~ SIDEWALK COVERINGS.

Canopies and colonnades are permitted and encouraged.

SECTION 4.~~11-10~~ DIVERSITY OF USES MIXED-USE.

It is intended that a mixed-use development be achieved through purposeful horizontal integration of residential and non-residential uses. Complementary and compatible non-residential uses may only be mixed horizontally and vertically within the same building. Residential uses and non-residential uses shall not be mixed vertically within the same building. Diversity of uses is encouraged throughout a Mixed Use Development Area. Mixing uses vertically within buildings is also encouraged.

SECTION 4.~~12-11~~ MID-BLOCK PASSAGES.

Mid-block passages which connect the street to the interior of blocks and the parking therein are encouraged. These passages may be enclosed or open air, but must remain open to public passage. These passages should be enhanced with landscaping. Pedestrian circulation should be encouraged and enhanced.

SECTION 4.~~13-12~~ PAVING MATERIALS.

Roadways and parking lots, subject to the approval of Development Agreement by the Council,

~~will~~ shall be concrete, asphalt, with brick, stamped concrete, paver or stone crosswalks and concrete curbs. Entire sections of important roadways may be brick. Sidewalks shall be concrete and / or brick. Other paved areas, such as courtyards and plazas, may be brick, concrete, or stone, as appropriate.

SECTION 4.14-13 PEDESTRIAN ACCESSES.

Pedestrian access must be maintained throughout the PD District. All buildings and open space ~~must~~ shall be ~~joined~~ connected by sidewalks and other pedestrian paths that follow the standards established in the PD Supplement, the UDC and the Trails and Open Space Plan. Sidewalks are also required to link recreational and entertainment uses to parking areas.

SECTION 4.14 MURALS.

Murals shall only be permitted on principal non-residential buildings. There shall only be one (1) mural permitted per non-residential building, provided that the murals are applied to building façades that directly face the State Highway 114, State Highway 170 and / or Schwab Way right-of-way. Murals shall not be applied to any building façade facing any shopfront or residential unit.

ARTICLE V.

EXHIBITS

EXHIBIT 1 Legal Description of PD District

EXHIBIT 2 Mixed Use Development Area Maximum Building Height View-shed Analysis

Mixed Use Development Roadway Standards

EXHIBIT 3 Street "A" — Primary Road

EXHIBIT 4 Street "B" — Town Square

EXHIBIT 5 Street "C" — Perimeter Road

EXHIBIT 6 Street "D" — Interior Road

EXHIBIT 7 Street "E" — Service Lanes

EXHIBIT 8 Lake Edge

EXHIBIT 9 — First Phase of Development

Exhibit 1

DESCRIPTION 5A, Tract 1

BEING a certain tract of land situated in the Richard Eads Survey, Abstract Number 393, the Jesse Sutton Survey, Abstract Number 1154, and the J. Bacon Survey, Abstract Number 1565, Denton County, Texas and being part of that tract of land described by deed to Westlake Retail Associates, LTD. recorded in Instrument Number 98-R0118649, Official Public Records Denton County, Texas and being more particularly described by metes and bounds as follows: BEGINNING at the northeast comer of said Westlake Retail Tract;

THENCE S 17°23'44"W, 329.22 feet;

THENCE with said curve to the right, an arc distance of 225.55 feet, through a central angle of 72°36'05", having a radius of 178.00 feet, the long chord which bears S 53°41'47"W, 210.76 feet;

THENCE S 89°59'49"W, 2082.87 feet;

THENCE with said curve to the left, an arc distance of 610.57 feet, through a central angle of 33°57'51", having a radius of 1030.00 feet, the long chord which bears S 61°39'47"W, 601.67 feet;

THENCE S 33°22'07"W, 762.52 feet; THENCE N 56°49'29"W, 274.51 feet; THENCE S 00°36'27"E, 72.88 feet; THENCE N 89°09'16"W, 296.16 feet; THENCE N 34°40'58"E, 368.29 feet; THENCE S 75°40'04"E, 65.50 feet; THENCE S 89°39'43"E, 41.37 feet; THENCE N 03°17'07"E, 181.84 feet;

THENCE with said curve to the right, an arc distance of 3328.05 feet, through a central angle of 67°01'44", having a radius of 2844.79 feet, the long chord which bears N 70°21'27"E, 3141.49 feet;

THENCE S 75°49'09"E, 137.98 feet; THENCE S 75°16'22"E, 75.82 feet; THENCE S

67°10'21"E, 317.59 feet; THENCE S 00°31'47"E, 57.12 feet;

THENCE S 75°23'25"E, 42.78 feet to the Point of Beginning and containing 2,302,827 square feet or 52.87 acres of land more or less.

"This document was prepared under 22 TAC 663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

DESCRIPTION 5A, Tract 2

BEING a certain tract of land situated in the Richard Eads Survey, Abstract Number 393, the Jesse Sutton Survey, Abstract Number 1154, and the J. Bacon Survey, Abstract Number 1565, Denton County, Texas and being part of that tract of land described by deed to Westlake Retail Associates, LTD. recorded in Instrument Number 98-R0118649, Official Public Records Denton County, Texas and being more particularly described by metes and bounds as follows: COMMENCING at the northeast comer of said Westlake Retail Tract;

THENCE S 17°23'44"W, 476.68 feet to the beginning of a curve to the left;

THENCE with said curve to the left, an arc distance of 783.77 feet, through a central angle of 17°32'30", having a radius of 2560.00 feet, the long chord which bears S 08°37'29"W, 780.71 feet;

THENCE S 00°08'46"E, 87.08 feet to the beginning of a curve to the right;

THENCE with said curve to the right, an arc distance of 159.11 feet, through a central angle of 08°57'34", having a radius of 1017.50 feet, the long chord which bears S 04°20'01"W, 158.95 feet to the POINT OF BEGINNING;

THENCE continuing with said curve to the right, an arc distance of 509.18 feet, through a central angle of $28^{\circ}40'19''$, having a radius of 1017.50 feet, the long chord which bears

S $23^{\circ}08'58''$ W, 503.88 feet;

THENCE with said curve to the left, an arc distance of 389.64 feet, through a central angle of $18^{\circ}52'45''$, having a radius of 1182.50 feet, the long chord which bears S $28^{\circ}02'45''$ W, 387.88 feet;

THENCE N $00^{\circ}46'40''$ W, 285.95 feet; THENCE N $89^{\circ}52'40''$ W, 803.58 feet; THENCE S $01^{\circ}45'09''$ E, 315.41 feet; THENCE N $89^{\circ}55'57''$ W, 630.71 feet; THENCE N $76^{\circ}17'08''$ W, 209.46 feet;

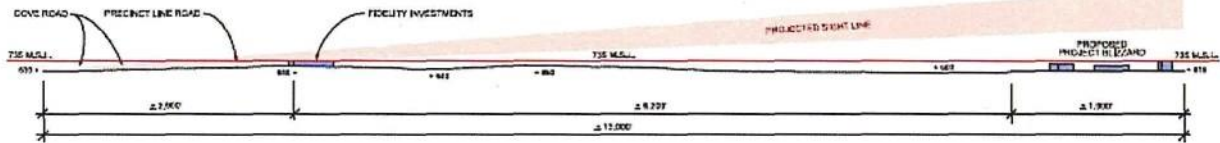
THENCE N $41^{\circ}18'25''$ W, 569.86 feet to the beginning of a non-tangent curve to the right;

THENCE with said non-tangent curve to the right, an arc distance of 128.76 feet, through a central angle of $03^{\circ}55'08''$, having a radius of 1882.50 feet, the long chord which bears

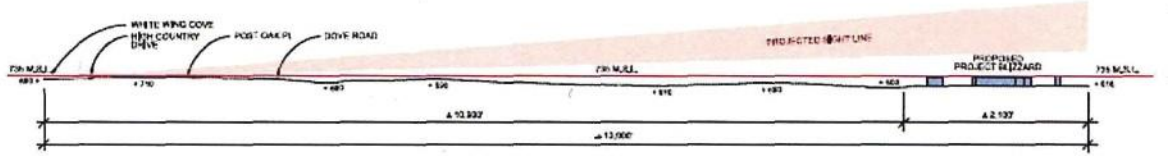
N $88^{\circ}08'17''$ E, 128.73 feet; THENCE S $89^{\circ}54'10''$ E, 898.42 feet;

THENCE N $75^{\circ}29'58''$ E, 1406.35 feet to the Point of Beginning and containing 884,076 square feet or 20.30 acres of land more or less.

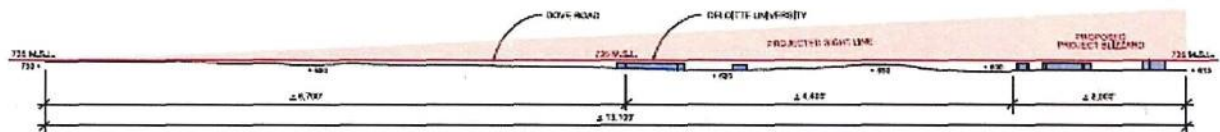
"This document was prepared under 22 TAC 663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."



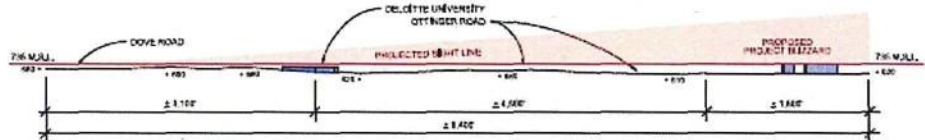
A VIEWSHED ANALYSIS
CROSS SECTION - SCALE: 1" = 400'



B VIEWSHED ANALYSIS
CROSS SECTION - SCALE: 1" = 400'



C VIEWSHED ANALYSIS
CROSS SECTION - SCALE: 1" = 400'



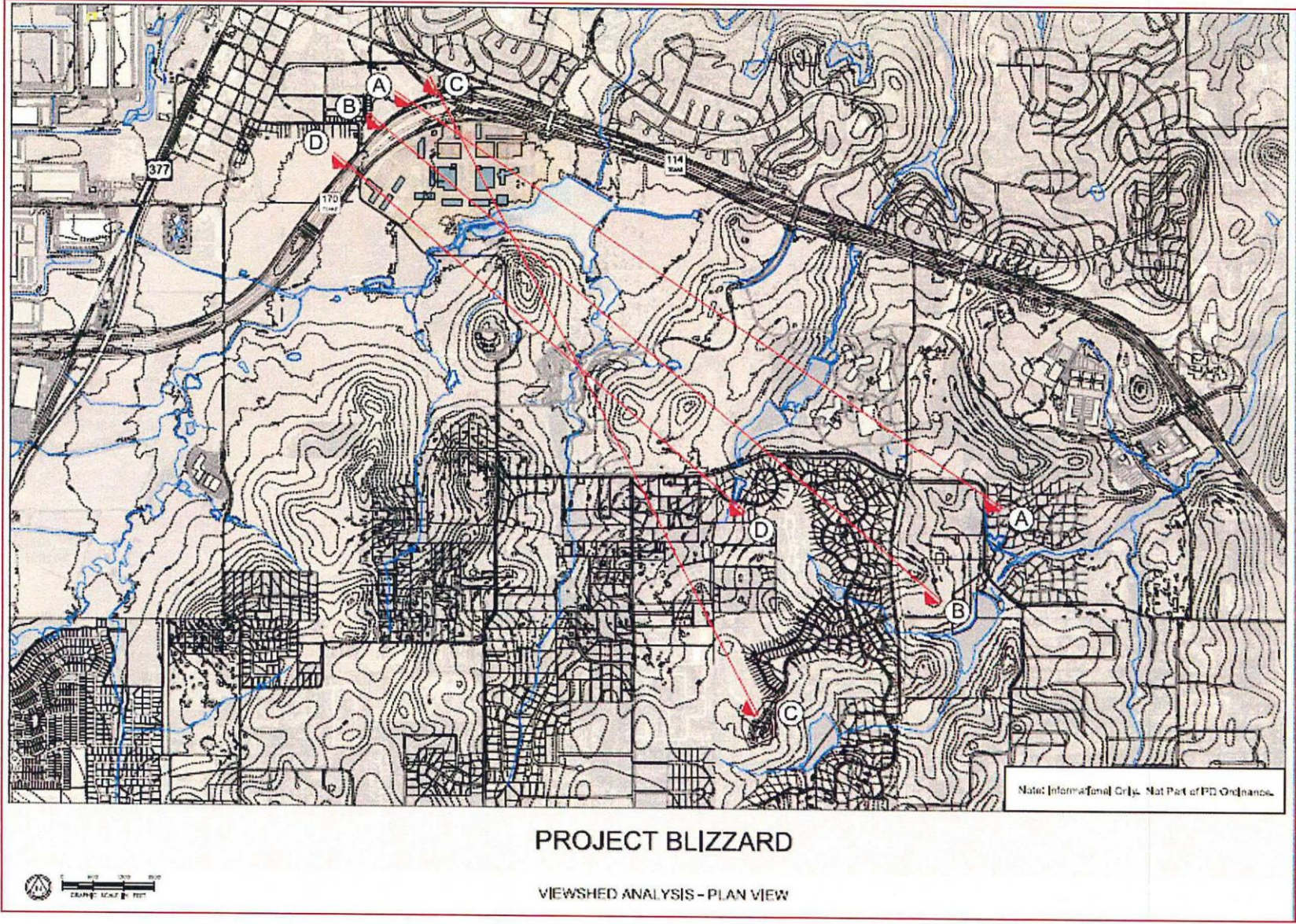
D VIEWSHED ANALYSIS
CROSS SECTION - SCALE: 1" = 400'

Note: Informational Only. Not Part of PD Ordinance.

PROJECT BLIZZARD

VIEWSHED ANALYSIS - CROSS SECTIONS



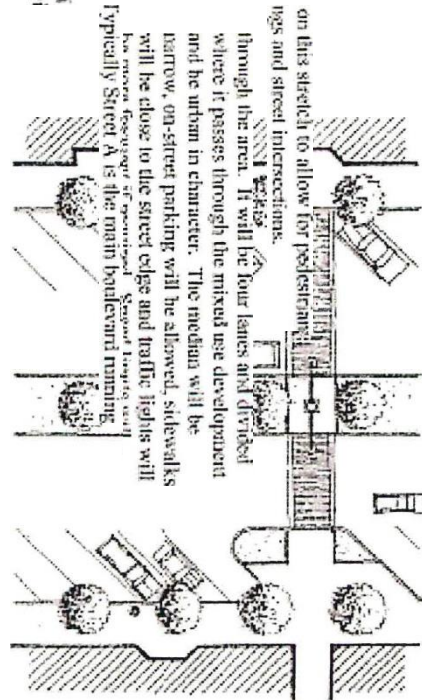


PROJECT BLIZZARD

VIEWSHED ANALYSIS - PLAN VIEW

EXHIBIT 3 Street " A"—Primary Road

STREET A PRIMARY ARTERIAL



Street Character

Street A will be primarily commercial. There will be high traffic volume, but it will remain pedestrian friendly.

Building Heights

Building heights Street Plan less than two stories in no more than four

Sidewalk Zones/
Build To-Lines

Depth of the sidewalk and "build-to" line will minimum of 15 feet from the face of the curb.

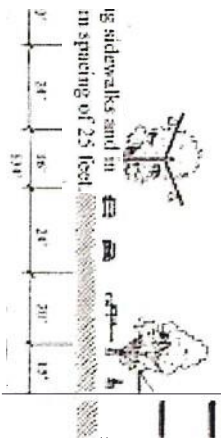
Parking

Angled and parallel street parking will be allowed on both sides.

Street trees are no
medians placed at:

ing sidewalks and in
in spacing of 25 feet.

Steel Sactl



STREET B TOWN SQUARE

Street Character

Building heights will be no less than two stories and no more than four.

Parking

Landscaping

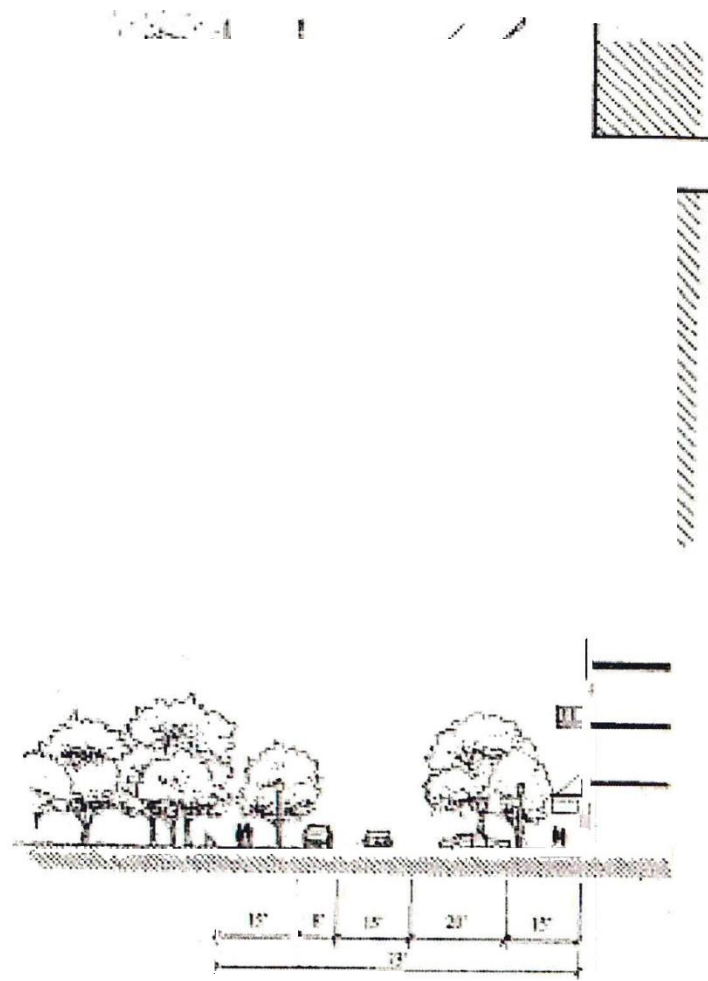


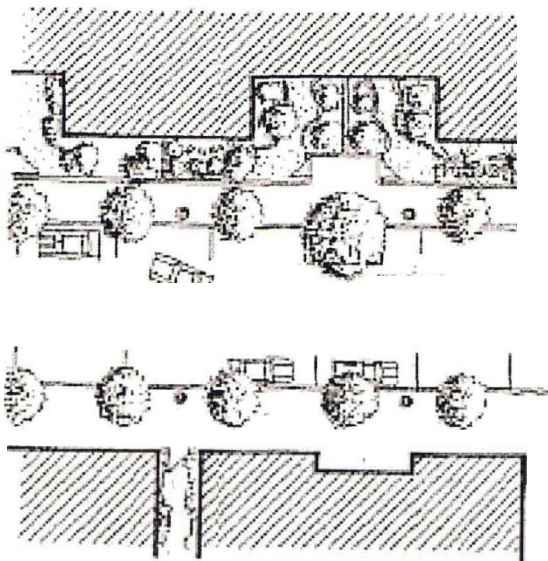
EXHIBIT 5 Street "C"— Perimeter Road

The perimeter road parallels the boundaries of the site and may form the outer ring of the mixed use development area's street system. It is a two-way street with parallel parking provided on both sides.

The portions of the perimeter road nearest to retail and office areas are primarily commercial. The remainder is primarily residential with occasional shops or cafes mixed in at street level.

Building heights vary but are generally one to three stories.

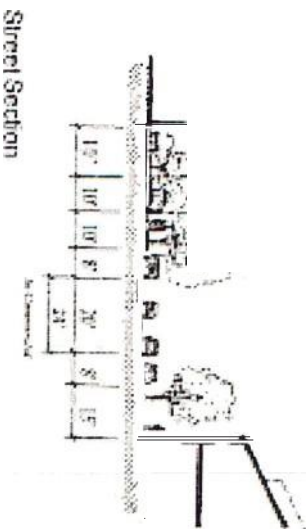
Sides
Build



Street Plan

Parallel parking will be provided on both sides of the street.

Street trees are required along sidewalks at a maximum spacing of 25 feet.



Street Section

EXHIBIT 6 Street "D"—Interior Road

Street Character

Interior Street is an active shopping, business ; residential street. Its residential areas are gene above the street level, but some are on the groo floor level as well.

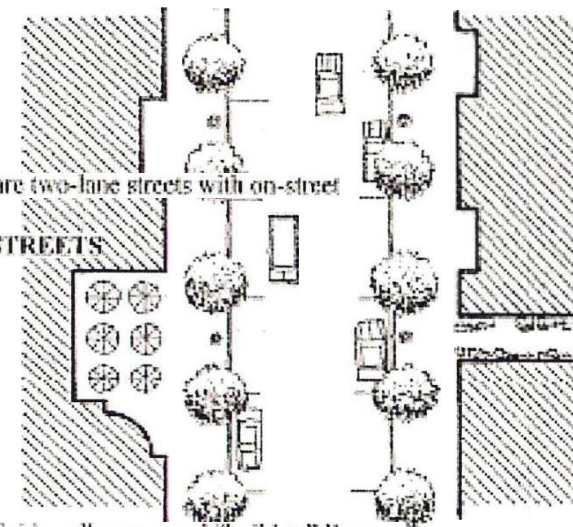
Building heights vary from one to four stories.

Parking

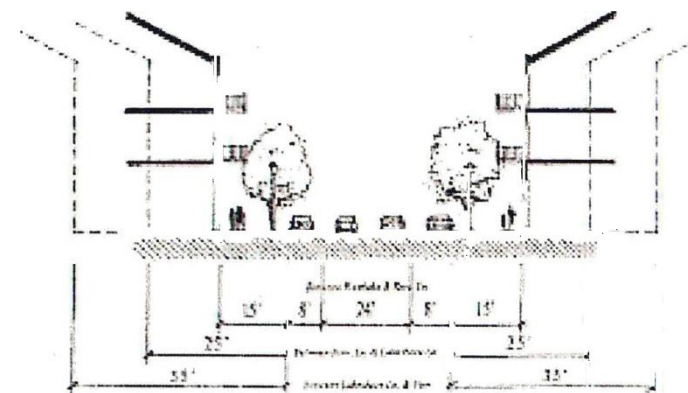
Landscaping

D INTERIOR STREETS

Interior streets are two-lane streets with on-street



The depth of sidewalk zones and "build-to" lines shall vary from 15 feet in residential areas to 25 feet in dense retail areas.



Street Section

EXHIBIT 7 Street "E" — Service Lanes

STREET E SERVICE LANES

Service Lanes are two-way / two-lane service corridor midway between blocks within the mixed use areas. It provides access for service vehicles to parking areas and nearby buildings.

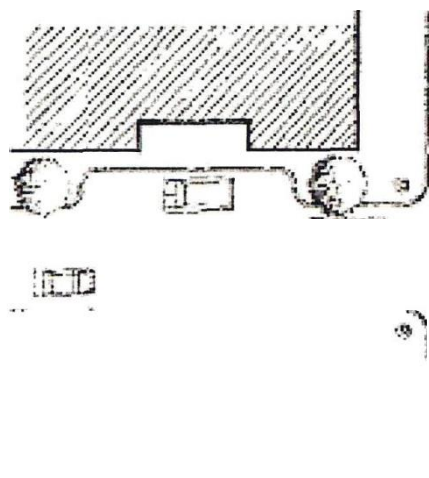
Street Character:
The Service Lane is a small, vehicle-oriented alley with slow traffic throughout. It is not designed to encourage a high level of pedestrian traffic, but it will accommodate them.

Building Heights:
Building heights vary from one to four stories.

Sidewalk Zone/ Build-To-Lines:
The depth of sidewalk zones and "build-to" lines shall be five feet from the curb.

Parking:
There is no on street parking with the exception of occasional loading zones.

Landscaping:
Vertical landscaping is encouraged.



Street Plan

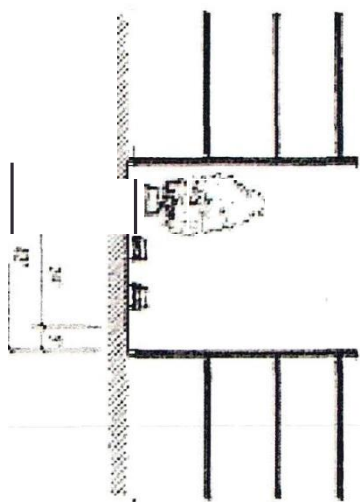


EXHIBIT 8 Lake Edge

LAKE EDGE

The shore along Lake Turner is a waterfront area to be enjoyed by all the residents and visitors of Westlake. A continuous pathway, possibly a portion of the Town's trail system, runs along the

Building Heights

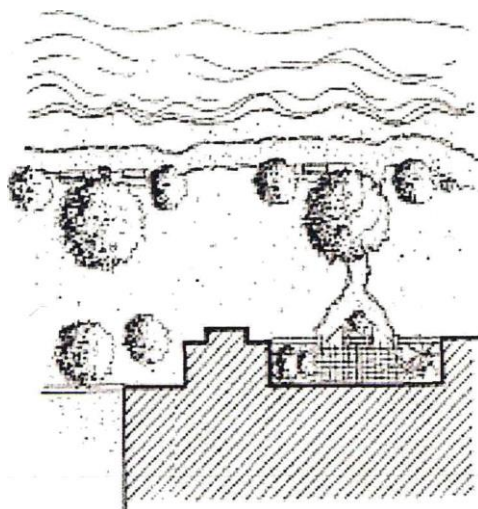
Buildings along the Lake Edge will be one to three

Pathway Zones/ Build-To-Lines

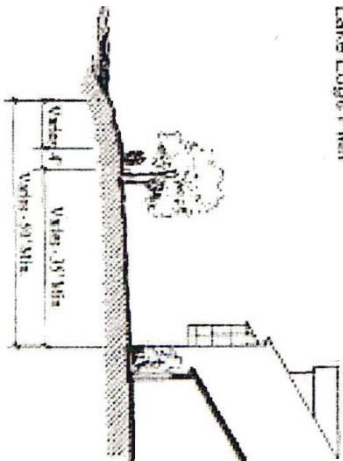
The continuous pathway shall be at least six feet wide. The pathway must be at least 35 feet from any building face (that may be adjacent to a building face). Buildings must be set back at least 50 feet from the shoreline.

Landscaping

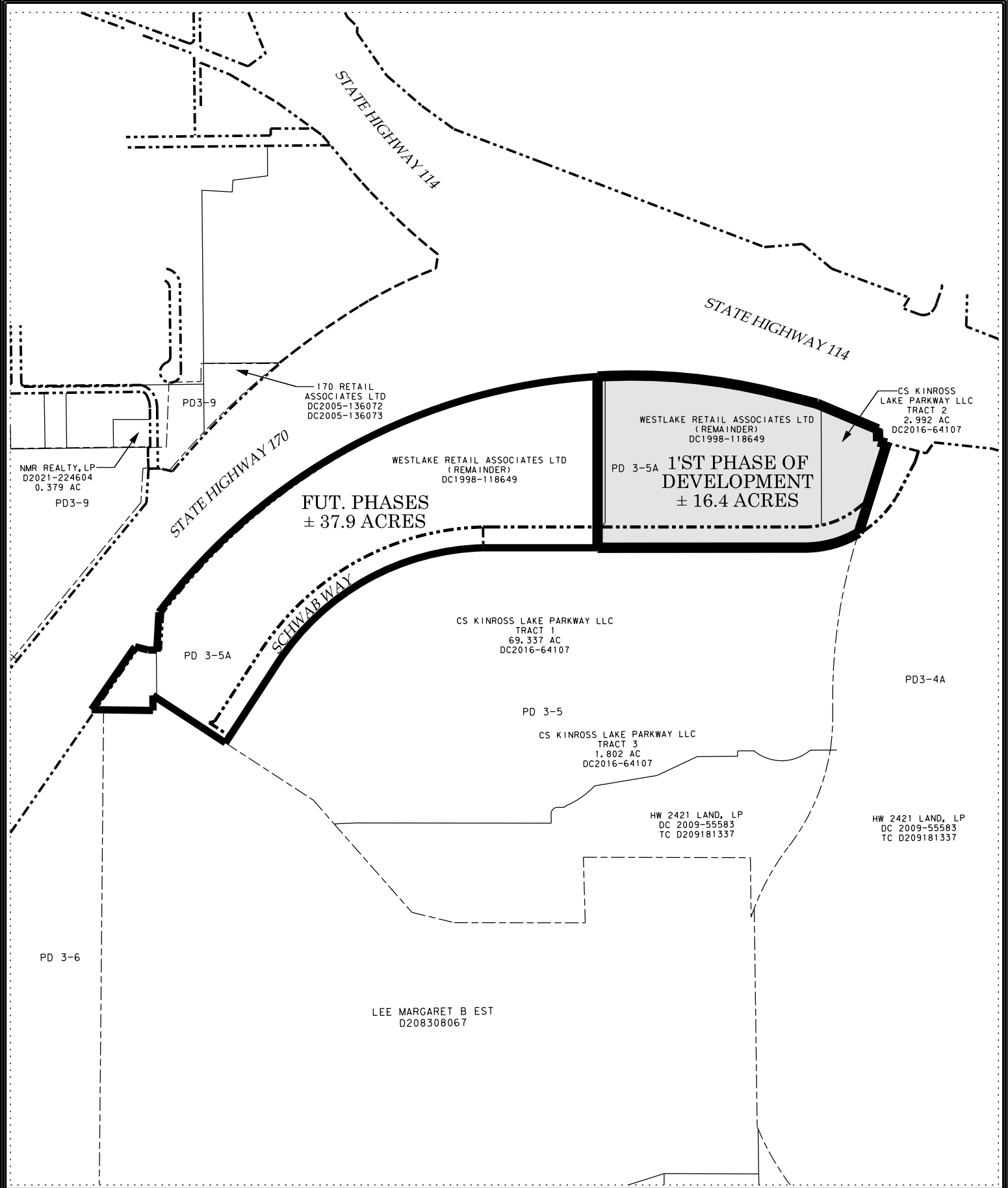
approved at the time of PD Site Plan approval. The Lake Edge landscaping will



Lake Edge Plan



Lake Edge Section



GRAPHIC SCALE

SHEET CONTENT

SHEET NO. 1 OF 1

Circle T Ranch PD 3-5A



Hillwood
9800 Hillwood Pkwy, Suite 300
Fort Worth, TX 76177
817.224.6000
www.AllianceTexas.com



8800 HILLWOOD PARKWAY, SUITE 250
FORT WORTH, TEXAS 76177 PH.# 817-562-3350

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Town of Westlake

1500 Solana Blvd
Building 7, Suite 7100
Westlake, TX 76262

Staff Report

File #: 25-68

Agenda Date: 3/11/2025

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TOWN STAFF REPORT RECOMMENDATIONS

Receive an overview of and hold discussion on the future role of the Planning and Zoning Commission serving in the capacity as the Capital Improvements Advisory Committee (“CIAC”).

STAFF: Cheryl Taylor, P.E., Director of Public Works

BACKGROUND:

This is an overview and discussion on the future role of the Planning and Zoning Commission serving in the capacity of the Capital Improvements Advisory Committee (“CIAC”). This discussion and overview will be led by the Department of Public Works and their consultant. CIAC provides recommendations to the governing body, in accordance with State Law, on capital improvements such as road improvement projects, infrastructure projects and fees to fund various other capital improvements based on development patterns and growth projections.