



Town of Westlake

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

Planning & Zoning Commission Agenda - Final

Tuesday, April 8, 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. APPROVAL OF MINUTES

- C.1. [25-90](#) Consider and act to approve the Planning and Zoning Commission March 11, 2025 Regular Meeting Minutes

D. CITIZEN COMMENTS

E. NEW BUSINESS

- E.1. [25-89](#) Discuss, consider, and act on a site plan application prepared and submitted by Hillwood Alliance Services, LLC for the development of Lots 1-4, Block 2, in PD, Planned Development District 3-5A (Deputy Town Manager Jason Alexander, AICP, CEcD)

F. SUMMARY OF TOWN COUNCIL ACTIONS

G. COMMISSION ANNOUNCEMENTS

H. STAFF ANNOUNCEMENTS

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

J. 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 #: 25-90

Agenda Date: 4/8/2025

Agenda #: C.1.

TOWN STAFF REPORT RECOMMENDATION

Consider and act to approve the Planning and Zoning Commission March 11, 2025 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):

March 11, 2025, 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 - 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

Chair Coffey called the meeting to order at 5:01 PM and announced a quorum present. Chair Coffey then welcomed new Commissioner Jennifer Konz-Alt and thanked previous Commissioner Bjorn for her service.

PRESENT:

Chair Adam Coffey
Vice Chair Terry Wilkinson
Commissioner Jennifer Konz-Alt
Commissioner David Ricci
Commissioner Nizar Didarali
Commissioner Rachit Gupta

ABSENT:

Commissioner Lanny Huggins

STAFF PRESENT:

Jason Alexander, Deputy Town Manager
Wade Carroll, Town Manager
Jason Power, Director of IT
Kiana Pennywell, Development Coordinator

B. PLEDGES OF ALLEGIANCE

Chair Coffey led the Pledges of Allegiance.

C. CITIZEN COMMENTS

There was no one to speak at this time.

D. APPROVAL OF MINUTES

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

Motion to approve the December 10, 2024 minutes by Commissioner Didarali and Motion Second by Commissioner Gupta. Chair Coffey called for the vote.

MOTION APPROVED. COMMISSIONER HUGGINS WAS ABSENT.

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.

Deputy Town Manager Jason Alexander presented the item. 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 within the 16.4 acres generally located at the intersection of and along State Highway 114 and State Highway 170. Discussion held. Motion to recommend approval by Vice Chair Wilkinson and Motion Second by Commissioner Didarali. Chair Coffey called for the vote.

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

- 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”).

A representative from Freese and Nichols presented the item. CIAC provides recommendations to the governing body, in accordance with State Law, on capital improvements such as road improvement projects, infrastructure projects and impact fees to fund various other capital improvements based on development patterns and growth projections. Discussion held. There were no questions from the Commissioners.

F. SUMMARY OF TOWN COUNCIL ACTIONS

There was no summary of Town Council actions.

G. COMMISSION ANNOUNCEMENTS

There were no Commission announcements.

H. STAFF ANNOUNCEMENTS

There were no Staff announcements.

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

The next Planning and Zoning Commission meeting is April 8, 2025 at 5 PM.

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.

There was no Executive Session held.

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

There was no Executive Session held.

L. ADJOURNMENT

Chair Coffey adjourned the meeting at 5:24 PM.

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 made to assist you.



Town of Westlake

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

Staff Report

File #: 25-89

Agenda Date: 4/8/2025

Agenda #: E.1.

TOWN STAFF REPORT RECOMMENDATIONS

Discuss, consider, and act on a site plan application prepared and submitted by Hillwood Alliance Services, LLC for the development of Lots 1-4, Block 2, in PD, Planned Development District 3-5A (Deputy Town Manager Jason Alexander, AICP, CEcD)

STAFF: Deputy Town Manager Jason Alexander, AICP, CEcD

BACKGROUND:

On March 24, 2025, the Town Council reviewed, considered, and adopted Ordinance No. 1020, which approved text amendments to PD, Planned Development District 3-5A. The text amendments, among other things, clarified specific standards for development within PD, Planned Development District 3-5A concerning land use and architecture while introducing contemporary urban design practices and techniques that are intended to elevate the aesthetic and economic impact of future development.

Prior to any construction occurring within PD, Planned Development District 3-5A, a site plan must be reviewed and approved by the Planning and Zoning Commission. This requisite is pursuant to the provisions in Ordinance No. 307 adopted on August 10, 1998 - the "Circle T PD Supplement" - mandating that "[d]evelopment within each PD District shall require a PD site plan prepared and approved by the Commission in accordance with this PD Supplement."

The site plan - and the related attachments - submitted for the Planning and Zoning Commission for review and approval was prepared in strict accordance with Ordinance No. 307 and Ordinance No. 1020.

It should be noted that the site plan and the related attachments depict the development for the First Phase as adopted and approved in Ordinance No. 1020. Currently, the site plan and related attachments provided depict the construction and operation of a daycare center and buildings for various restaurant and retail tenants only; the site plan for the hotel and other development within PD, Planned Development District 3-5A will also require site plans and related attachments subject to review and approval by the Planning and Zoning Commission.

The site plan and related attachments do not require additional review or approval from the Town Council.

DISCUSSION:

The site plan - as submitted to the Planning and Zoning Commission - is not only consistent with the provisions adopted in PD, Planned Development District 3-5A, but it furthers the distinct economic and physical interests of the Town of Westlake by establishing the foundation for a future town center with a complementary mix of uses and a built environment that is defined by strong placemaking standards for architecture, landscape architecture, and open space. Additionally, murals are also incorporated into the buildings to create visual interest and to reinforce the aesthetic identity of the development. Finally, the site plan and related attachments - if approved - also advance the recently adopted Strategic Plan and the vision and various goals for the

economic development and the physical development of the Town of Westlake as articulated therein.

FISCAL IMPACT:

N/A.

DEPARTMENT OF PLANNING AND DEVELOPMENT RECOMMENDATION:

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

ATTACHMENT(S):

- Exhibit "A" - Site Application
- Exhibit "A-1" - Lots 1-4, Block 2
- Exhibit "B-1" - Site Plan
- Exhibit "B-2" - Site Plan
- Exhibit "B-3" - Site Plan
- Exhibit "C" - Landscaping Plans
- Exhibit "D" - Signage
- Exhibit "E" - Architectural Elevations
- Exhibit "F" - Project Description

PLANNING AND ZONING COMMISSION ACTION/OPTIONS:

- 1) Motion to approve
- 2) Motion to amend with the following stipulations (please state stipulations in motion)
- 3) Motion to table (please state specific date in motion)
- 4) Motion to deny



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>
<input type="checkbox"/> Pre-Application Meeting:	_____	_____
<input type="checkbox"/> Application Submittal:	_____	_____
<input type="checkbox"/> Application Fees Furnished:	_____	_____
<input type="checkbox"/> 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 Ranch Front 44 Phase I Lot 1, Block 2

Type of Plan: Concept Plan Development Plan Site Plan
(Check one or multiple)

Project Address: No Address
(e.g., 1234 Westlake Pkwy)

Tax Parcel IDs: 214588 & 214586

General Location: SH-114 Frontage & Schwab Way
(e.g., Northeast Corner of Westlake Pkwy and SH 114)

Subdivision Name: Circle T Ranch Front 44 Phase I Lot(s): 1, 2, 3 & 4 Block(s): 2
(e.g., Entrada, Solana, Westlake Corners, etc....)

Survey Name(s): Circle T Ranch Front 44 Phase I Abstract(s): _____ Tract(s): _____

Development Statistics

Current Zoning: <u>PD3-5A</u> <small>(Zoning Map)</small>	Proposed Zoning: _____ <small>(e.g. PD, O, R-1, R-2, etc....)</small>
Current Land Use: <u>Mixed Use</u> <small>(Land Use Map)</small>	Proposed Land Use: <u>Mixed Use</u> <small>(e.g. Single Family, Office, Mixed-Use, Retail, etc....)</small>
Current Lots: _____	Proposed Lots: <u>1</u>
Commercial (sf): _____	Total Acres: <u>1.638</u>

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: **Hillwood Alliance Services, LLC**
(e.g. Starbucks)

Contact: **Robert Spann**
(e.g. John Smith)

Address: **9800 Hillwood Pkwy, Suite 300**
(e.g. 123 Happy Lane)

City, State, ZIP: **Fort Worth, TX 76177**
(e.g. Westlake, TX 76262)

Email: **robert.spann@hillwood.com**
(e.g., john.smith@gmail.com)

Phone: **817-224-6000**
(e.g. 555-555-5555)

Owner Information

Company: **Westlake Retail Associates, LTD**
(e.g. Starbucks)

Contact: **Eric Elrod**
(e.g. John Smith)

Address: **9800 Hillwood Pkwy, Suite 300**
(e.g. 123 Happy Lane)

City, State, ZIP: **Fort Worth, TX 76177**
(e.g. Westlake, TX 76262)

Email: **eric.elrod@hillwood.com**
(e.g., john.smith@gmail.com)

Phone: **817-224-6000**
(e.g. 555-555-5555)



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.

PROPERTY OWNER

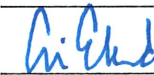
Printed Name: Westlake Retail Associates, LTD

Signature: 

Date: 04/01/2025

APPLICANT

Printed Name: Hillwood Alliance Services, LLC

Signature: 

Date: 04/01/2025

DESIGNATED AGENT

Printed Name: Kole Weber, PE

Signature: 

Date: 04/01/2025

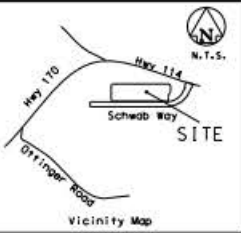
Property Address: 9800 Hillwood, Suite 250

City, State, ZIP: Fort Worth, TX 76177

Email: kole.weber@westwoodps.com

Phone: 817-562-3350

3/25/2025 7:32:09 PM MODEL NAME: ACFE 60457



S.H. 170
(Variable With Right-of-Way)

NOR, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT, TOWN OF WESTLAKE, DO HEREBY ADOPT THIS PLAN, DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS CIRCLE T FRONT 44, PHASE 1. IN ADDITION TO THE TOWN OF WESTLAKE, DENTON COUNTY, TEXAS, THE EASEMENTS THEREON ARE HEREBY RESERVED FOR THE PURPOSES INDICATED. THE UTILITY AND FIRE LINE EASEMENTS SHALL BE OPEN TO THE PUBLIC FIRE AND POLICE UNITS, DAMAGE AND BURISH COLLECTION AGENCIES AND THE PUBLIC AND PRIVATE UTILITIES SPECIFICALLY APPROVED BY THE TOWN OF WESTLAKE FOR THE USE OF A PARTICULAR EASEMENT. THE MAINTENANCE OF PAVING OR ANY OTHER SURFACES ON THE UTILITY AND FIRE LINE EASEMENTS IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER. NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR ORNAMENTS SHALL BE CONSTRUCTED, RECONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN. SAID EASEMENTS BEING HEREBY RESERVED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES SPECIFICALLY APPROVED BY THE TOWN OF WESTLAKE. ANY PUBLIC UTILITY SPECIFICALLY APPROVED BY THE TOWN OF WESTLAKE TO USE A PARTICULAR EASEMENT SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR ORNAMENTS WHICH IN ANY WAY MAY ENDOSE OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS SYSTEM ON THE EASEMENT AND THAT PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS AND EGRESS TO OR FROM AND UPON THE EASEMENT FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING AND REPAIRING ALL OR PART OF ITS SYSTEM. SUBJECT TO COMPLIANCE WITH ALL ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE TOWN OF WESTLAKE, TEXAS. THE TOWN OF WESTLAKE, TEXAS AND THE PUBLIC UTILITY SHALL HAVE THE RIGHT OF ACCESS AND EGRESS TO PRIVATE PROPERTY FOR THE PURPOSE OF READING METERS, MAINTENANCE AND SERVICE REQUIRED OR ORDINARILY PERFORMED BY THAT UTILITY.

NOTWITHSTANDING ANYTHING TO THE CONTRARY IN THIS PLAN, THE OWNERS, FOR THEMSELVES AND THEIR SUCCESSORS AND ASSIGNS, RESERVE AND RETAIN THE RIGHT TO GRANT OTHER RIGHTS AND EASEMENTS ACROSS, OVER OR UNDER THE EASEMENT TRACT(S) TO SUCH OTHER PERSONS AS THE OWNERS DEEM PROPER, PROVIDED SUCH OTHER GRANTS ARE SUBJECT TO THE EASEMENTS TO THE TOWN OF WESTLAKE GRANTED BY THIS PLAN OR THE EASEMENT OCCASIONAL AND THE USES GRANTED DO NOT MATERIALLY INTERFERE WITH THE USE OF SAID EASEMENTS BY THE TOWN OF WESTLAKE FOR THE PURPOSES SET FORTH HEREIN AND THE TOWN APPROVES SAID ADDITIONAL EASEMENTS OR ADDITIONAL USES IN WRITING. ANY DAMAGES TO FACILITIES LOCATED IN SAID EASEMENTS AS A RESULT OF THE USE GRANTED TO SUCH OTHER PERSON SHALL BE PROMPTLY REPAIRED BY SUCH OTHER PERSON AND THE TOWN OF WESTLAKE SHALL HAVE NO RESPONSIBILITY FOR ANY DAMAGE TO SUCH OTHER PERSONS FACILITIES IN CONNECTION WITH THE USE OF SAID EASEMENT BY THE TOWN OF WESTLAKE.

IN ADDITION, NOTWITHSTANDING ANYTHING TO THE CONTRARY IN THIS PLAN, THE OWNERS, AND THEIR SUCCESSORS AND ASSIGNS, MAY USE THE EASEMENT TRACT(S) IDENTIFIED IN THE EASEMENT DOCUMENTS, AND SHOWN WITHIN THE BOUNDARIES OF THE PLATED PROPERTY FOR PARKING, RECREATION, SWIMMING, PARKING, LANDSCAPING AND AERIAL IMPROVEMENT PURPOSES (THE "IMPROVEMENTS"), WHICH DO NOT MATERIALLY INTERFERE WITH OR PREVENT THE USE BY THE TOWN OF WESTLAKE OF SAID EASEMENTS FOR THE PURPOSES SET FORTH HEREIN. ANY DAMAGES TO FACILITIES LOCATED IN THE EASEMENTS IDENTIFIED ON THE PLATED PROPERTY AS A RESULT OF SUCH USES SHALL BE PROMPTLY REPAIRED BY THE THEN-CURRENT OWNER OF THE PLATED PROPERTY THAT CAUSED SUCH DAMAGE, AND THE TOWN OF WESTLAKE SHALL HAVE NO RESPONSIBILITY FOR ANY DAMAGES TO THE IMPROVEMENTS IN CONNECTION WITH THE USE OF SAID EASEMENTS BY THE TOWN OF WESTLAKE.

THIS PLAN IS APPROVED SUBJECT TO ALL PLATING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE TOWN OF WESTLAKE, TEXAS.

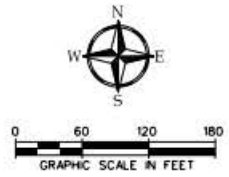
APPROX. SURVEY LINE

JESSE SUTTON SURVEY
ABST. • 1154

RICHARD EADS SURVEY
ABST. • 393

LAND USE TABLE

Lot 1, Block 2	1.638 Acres
Lot 2, Block 2	1.526 Acres
Lot 3, Block 2	2.072 Acres
Lot 4, Block 2	0.718 Acres
Total	5.954 Acres



LEGEND
RS - IRON ROD SET
RV - IRON ROD FOUND
ESMT. EASEMENT

Line Table

L1	S89°59'49"W	4.74'
L2	S45°05'37"E	28.33'
L3	S00°11'03"E	46.20'
L4	S44°54'23"W	28.24'

C1 Δ - 39°08'13"
R - 50.00'
L - 34.15'
Ch. - S19°23'03"W
33.49'

C2 Δ - 39°08'13"
R - 106.00'
L - 72.41'
Ch. - S19°23'03"W
71.01'

C3 Cross Lake Parkway, LLC
with 208-8407
Tract 21
R.P.R.D.C.T.

Point of Beginning
Point of Commencing

Approved by the Town of Westlake Planning and Zoning Commission

Chairman	Date
Secretary	Date
Document No.	Date

Approved by the Town of Westlake Town Council

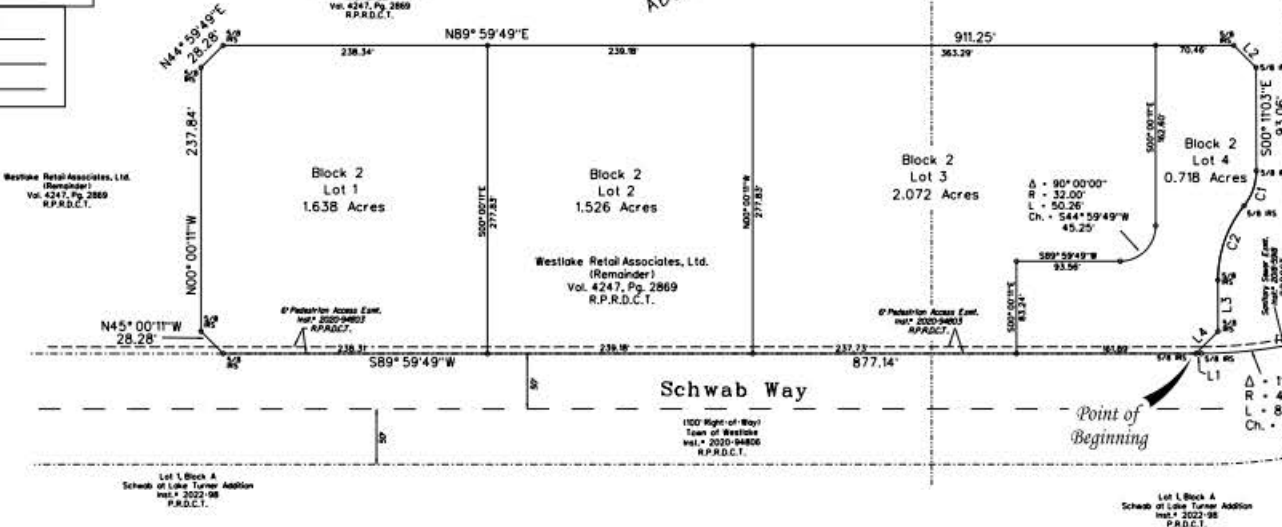
Mayor	Date
Secretary	Date
Document No.	Date

Westlake Retail Associates, Ltd.
Vol. 4247, Pg. 2869
R.P.R.D.C.T.

Westlake Retail Associates, Ltd.
Vol. 4247, Pg. 2869
R.P.R.D.C.T.

Westlake Retail Associates, Ltd.
(Remainder)
Vol. 4247, Pg. 2869
R.P.R.D.C.T.

Schwab Way
1500 Right-of-Way
Town of Westlake
Vol. 2020-8480
R.P.R.D.C.T.



OWNERS CERTIFICATE AND DEDICATION
STATE OF TEXAS
COUNTY OF DENTON

WHEREAS WESTLAKE RETAIL ASSOCIATES, LTD., IS THE OWNER OF A TRACT OF LAND SITUATED IN THE TOWN OF WESTLAKE, DENTON COUNTY, TEXAS, ACCORDING TO THE DEED RECORDED IN VOLUME 4247, PAGE 2869, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEING A TRACT OF LAND SITUATED IN THE JESSE SUTTON SURVEY, ABSTRACT NUMBER 1154 AND THE R EADS SURVEY, ABSTRACT NUMBER 393, TOWN OF WESTLAKE, DENTON COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF THAT TRACT OF LAND DESCRIBED BY DEED TO WESTLAKE RETAIL ASSOCIATES, LTD., RECORDED IN VOLUME 4247, PAGE 2869, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
COMMENCING AT A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND AT THE SOUTHWEST CORNER OF SAID REMAINDER, BEING THE SOUTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED BY DEED TO CROSS LAKE PARKWAY, LLC, RECORDED IN INSTRUMENT NUMBER 2008-8407 (TRACT 21), REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, AND BEING IN THE NORTH RIGHT-OF-WAY LINE OF SCHWAB WAY 14.00 FEET NORTH RIGHT-OF-WAY AT THIS POINT, RECORDED IN INSTRUMENT NUMBER 2020-8480, REAL PROPERTY RECORDS, AND BEING A BEGINNING OF A CURVE TO THE RIGHT;
THENCE WITH SAID NORTH RIGHT-OF-WAY LINE AND SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 83.30 FEET, THROUGH A CENTRAL ANGLE OF 11°34'24", HAVING A RADIUS OF 492.38 FEET, THE LONG CHORD WHICH BEARS S 84°10'37"W, 83.30 FEET;
THENCE S 89°59'49"W, 4.74 FEET, WITH SAID NORTH RIGHT-OF-WAY LINE AND THE SOUTH LINE OF SAID REMAINDER TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET AT THE POINT OF BEGINNING;
THENCE S 89°59'49"W, 877.14 FEET, WITH SAID COMMON LINE TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET;

N 45°00'11"W, 28.28 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET;
N 00°00'11"W, 237.84 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET;
N 44°59'49"E, 238.34 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET;
N 89°59'49"E, 911.25 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET;
S 45°00'37"E, 28.33 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET;
S 00°11'03"E, 83.30 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET AT THE BEGINNING OF A CURVE TO THE LEFT;
WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 34.15 FEET, THROUGH A CENTRAL ANGLE OF 39°08'13", HAVING A RADIUS OF 50.00 FEET, THE LONG CHORD WHICH BEARS S 19°23'03"W, 33.49 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET;
WITH SAID REVERSE CURVE TO THE LEFT, AN ARC DISTANCE OF 72.41 FEET, THROUGH A CENTRAL ANGLE OF 39°08'13", HAVING A RADIUS OF 106.00 FEET, THE LONG CHORD WHICH BEARS S 19°23'03"W, 71.01 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET;
S 00°11'03"E, 46.20 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET;
THENCE S 44°54'23"W, 28.24 FEET, TO THE POINT OF BEGINNING AND CONTAINING 269.34 SQUARE FEET OR 5.954 ACRES OF LAND MORE OR LESS.

THE STATE OF TEXAS
COUNTY OF DENTON
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE ONE WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2025.

NOTARY PUBLIC, STATE OF TEXAS

A FINAL PLAT OF
Lots 1-4, Block 2
Circle T Front 44, Phase 1
5.954 Acres, PD3-5A Zoning

SITUATED IN THE RICHARD EADS SURVEY, ABSTRACT NUMBER 393,
AND THE JESSE SUTTON SURVEY, ABSTRACT NUMBER 1154
IN THE TOWN OF WESTLAKE, DENTON COUNTY, TEXAS.

CERTIFICATION
I, _____, A LICENSED REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE MAP THEREON ACCURATELY REPRESENTS THE DESCRIBED PROPERTY AS DETERMINED BY A SURVEY MADE BY ME OR UNDER MY DIRECTION AND SUPERVISION ON _____, 2025, AND THAT ALL CORNERS ARE AS SHOWN.
I, _____, A LICENSED REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE MAP THEREON ACCURATELY REPRESENTS THE DESCRIBED PROPERTY AS DETERMINED BY A SURVEY MADE BY ME OR UNDER MY DIRECTION AND SUPERVISION ON _____, 2025, AND THAT ALL CORNERS ARE AS SHOWN.
"Primarily, this document should not be recorded for any purpose and should not be used or relied upon as a conveyance document." 22 TAC 138.35a
Toss A. Brogna, RPLS 4940
Date: 3/25/2025

THE STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE ONE WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2025.

NOTARY PUBLIC, STATE OF TEXAS

Revisions:

0050969	W. Brogna	T. Bridges
0050969	W. Brogna	T. Bridges
0050969	W. Brogna	T. Bridges

Job #: 0050969
Drawn By: W. Brogna
Checked By: T. Bridges
Date: 3/25/2025

A FINAL PLAT OF
Lots 1-4, Block 2
Circle T Front 44, Phase 1

Westwood
Westwood Professional Services, Inc.
1800 HILLWOOD PARKWAY, SUITE 250
FORT WORTH, TEXAS 76114 PH: 817-636-0000

SHEET
1
OF 1 SHEETS

NOTE: THE CONTRACTOR SHALL CONTACT THE FOLLOWING AT LEAST 48 HOURS PRIOR TO EXCAVATING IN THIS AREA:

TEXAS 811	1-800-344-8377
TOWN OF WESTLAKE	817-430-0941
ATMOS GAS	888-286-8700
TXU ELECTRIC DELIVERY	1-800-316-2135
CHARTER COMMUNICATIONS	1-800-344-8377
TRI-COUNTY ELECTRIC	1-800-431-1541

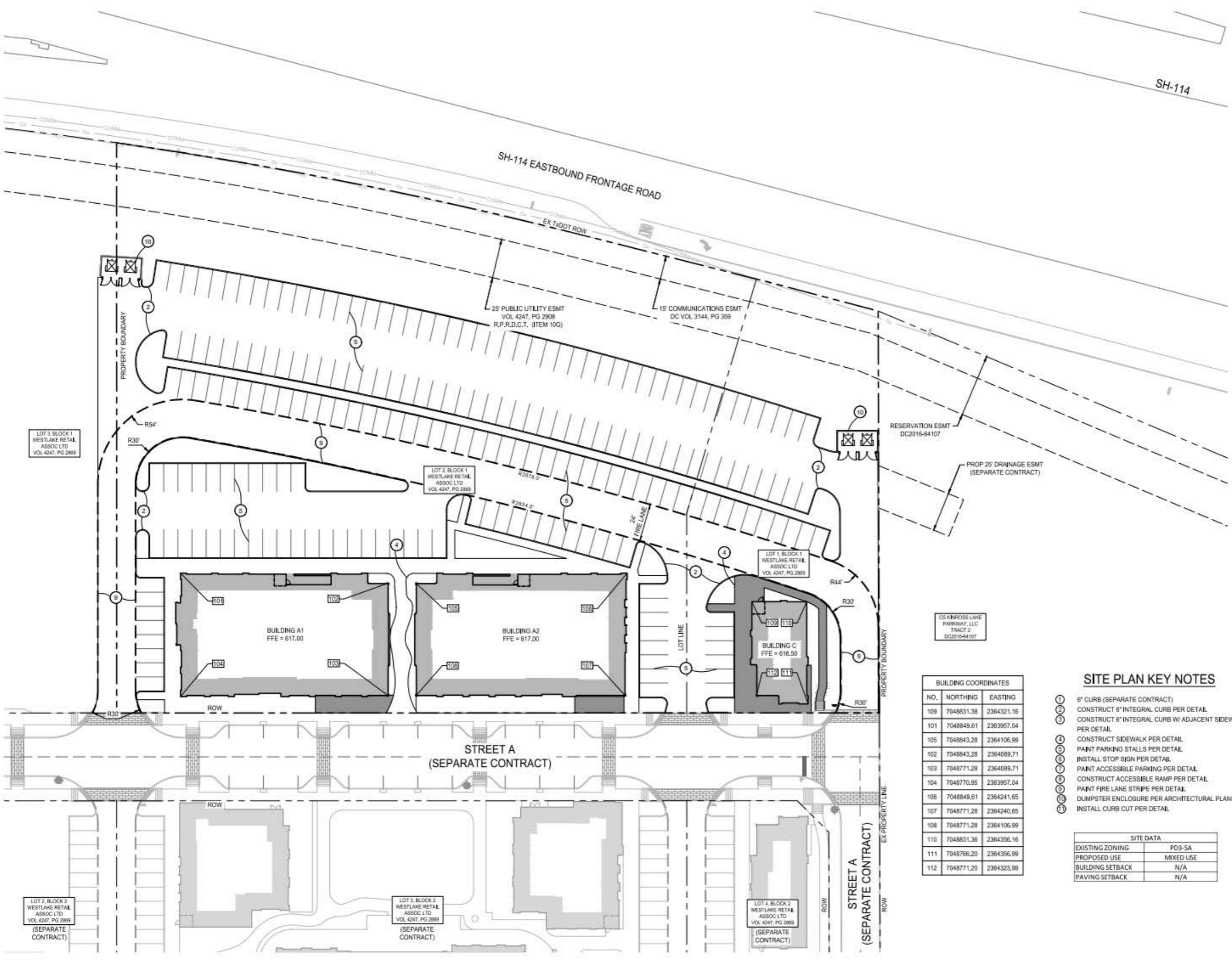
CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION.



LEGEND

- PROPERTY LINE
- EASEMENT LINE
- PROPOSED FIRELANE
- ACCESSIBLE CROSSWALK
- PROPOSED FIRE HYDRANT (SEPARATE CONTRACT)

- NOTES:**
- ALL DIMENSIONS ARE TO FACE OF CURB, FACE OF WALL, FACE OF BUILDING, CENTER OF STRIPING, OR PROPERTY LINE UNLESS OTHERWISE NOTED.
 - REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR BUILDING AND DUMPSTER ENCLOSURE LAYOUT AND DESIGN.
 - REFER TO LANDSCAPE PLANS FOR FENCE AND HARDSCAPE LAYOUT AND DESIGN.
 - ALL MECHANICAL EQUIPMENT, DUMPSTERS, ROOFTOP UNITS, ETC SHALL BE SCREENED IN COMPLIANCE WITH THE ZONING ORDINANCE.
 - ALL LIGHTING SHALL COMPLY WITH THE ZONING ORDINANCE.
 - ALL DIMENSIONS ARE TO FACE OF CURB OR CENTER OF STRIPE UNLESS OTHERWISE NOTED.
 - CONTRACTOR SHALL VERIFY ALL DIMENSIONS & COORDINATES PRIOR TO CONSTRUCTION. CONTACT ENGINEER OF RECORD PRIOR TO CONSTRUCTION IF CONFLICTS EXIST.
 - ALL CURB RADIUSES ARE TO FACE OF CURB AND ARE 4' UNLESS OTHERWISE NOTED.
 - ALL PROPOSED RAMPS TO FOLLOW THE ARCHITECTURAL BARRIERS TEXAS ACCESSIBILITY STANDARDS (TAS).



BUILDING COORDINATES

NO.	NORTHING	EASTING
109	7048831.38	2364321.16
101	7048849.61	2363957.04
105	7048843.28	2364106.99
102	7048843.28	2364089.71
103	7048771.28	2364089.71
104	7048770.95	2363957.04
106	7048849.61	2364241.65
107	7048771.28	2364240.65
108	7048771.28	2364106.99
110	7048831.36	2364356.16
111	7048766.20	2364356.99
112	7048771.20	2364323.99

SITE PLAN KEY NOTES

- 6" CURB (SEPARATE CONTRACT)
- CONSTRUCT 6" INTEGRAL CURB PER DETAIL
- CONSTRUCT 6" INTEGRAL CURB W/ ADJACENT SIDEWALK PER DETAIL
- CONSTRUCT SIDEWALK PER DETAIL
- PAINT PARKING STALLS PER DETAIL
- INSTALL STOP SIGN PER DETAIL
- PAINT ACCESSIBLE PARKING PER DETAIL
- CONSTRUCT ACCESSIBLE RAMP PER DETAIL
- PAINT FIRE LANE STRIPE PER DETAIL
- DUMPSTER ENCLOSURE PER ARCHITECTURAL PLANS
- INSTALL CURB CUT PER DETAIL

SITE DATA

EXISTING ZONING	PD3-SA
PROPOSED USE	MIXED USE
BUILDING SETBACK	N/A
PAVING SETBACK	N/A

BENCHMARKS

BM #1 - X CUT IN NORTH CURB LINE OF SCHWAB WAY, LOCATED 5 FEET WEST OF A CURB INLET, ± 1850 FEET EAST OF STREET (S. & 250 FEET NORTHEAST FROM THE NORTHEAST CORNER OF THE C.S. PARKING GARAGE.
ELEVATION = 613.98'

BM #2 - X CUT ON NORTH CORNER OF CURB INLET, LOCATED ON THE WEST SIDE OF SCHWAB WAY, ± 300 FEET SOUTHWEST FROM THE INTERSECTION OF SCHWAB WAY AND NORTHWEST PARKWAY, ± 540 FEET NORTHEAST FROM THE NORTHEAST CORNER OF THE CS OFA-1 BUILDING.
ELEVATION = 613.54'

PRELIMINARY FOR REVIEW ONLY

THESE DOCUMENTS ARE FOR DESIGN REVIEW ONLY AND ARE NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSE. THEY ARE PREPARED BY, OR UNDER THE SUPERVISION OF:

KOLE T. WEBER 130316 3/25/2024
PROFESSIONAL ENGINEER PE TX

CIRCLE T RANCH FRONT 44, PHASE 1 BUILDINGS A, B, & C LOT 1 & 2, BLOCK 1

OVERALL SITE PLAN

TOWN OF WESTLAKE, DENTON COUNTY, TEXAS



Phone (817) 562-3350 9800 Hillwood Parkway, Suite 250
 Fort Worth, TX 76177
 (888) 937-5150

DRAWN: TCG	DATE: MARCH 2025	PROJECT #: 0050969	14
DESIGNED: BWV / BCH			C201
REVIEWER: RM			

SITE PLAN KEY NOTES

- ① 6" CURB (SEPARATE CONTRACT)
- ② CONSTRUCT 6" INTEGRAL CURB PER DETAIL
- ③ PAINT PARKING STALLS PER DETAIL
- ④ INSTALL STOP SIGN PER DETAIL
- ⑤ PAINT ACCESSIBLE PARKING PER DETAIL
- ⑥ CONSTRUCT ACCESSIBLE RAMP PER DETAIL
- ⑦ PAINT FIRE LANE STRIPE PER DETAIL
- ⑧ DUMPSTER ENCLOSURE PER ARCHITECTURAL PLANS
- ⑨ INSTALL CURB CUT PER DETAIL
- ⑩ NO CURB
- ⑪ CONSTRUCT 6" INTEGRAL CURB W/ ADJACENT SIDEWALK PER DETAIL
- ⑫ CONSTRUCT SIDEWALK PER DETAIL

PARKING SUMMARY	
PASSENGER	41
ADA SPACES	2
VAN ADA	1
TOTAL	43

SITE DATA	
EXISTING ZONING	PD3-SA
PROPOSED USE	MIXED USE
BUILDING SETBACK	N/A
PAVING SETBACK	N/A

WESTLAKE RETAIL ASSOC LTD VOL 4247, PG 2889

LOT 3, BLOCK 1 WESTLAKE RETAIL ASSOC LTD VOL 4247, PG 2889

LOT 2, BLD WESTLAKE F ASSOC L VOL 4247, PG

LOT 2, BLOCK 2 WESTLAKE RETAIL ASSOC LTD VOL 4247, PG 2889 (SEPARATE CONTRACT)

LOT 1, BLOCK 2 WESTLAKE RETAIL ASSOC LTD VOL 4247, PG 2889

CS CROSS LAKE PARKWAY, LLC TRACT 1 Bldg 19 2016-64107

NOTE: THE CONTRACTOR SHALL CONTACT THE FOLLOWING AT LEAST 48 HOURS PRIOR TO EXCAVATING IN THIS AREA:

TEXAS 811	1-800-344-8377
TOWN OF WESTLAKE	817-430-0941
ATMOS GAS	888-286-6700
TXU ELECTRIC DELIVERY	1-800-316-2135
CHARTER COMMUNICATIONS	1-800-344-8377
TRI-COUNTY ELECTRIC	1-800-431-1541

CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION.



SCALE: 1" = 30'

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- PROPOSED FIRELANE
- ACCESSIBLE CROSSWALK
- PROPOSED FIRE HYDRANT (SEPARATE CONTRACT)
- PROPOSED SIDEWALK

- NOTES:
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BENCHMARKS

BM #1 - X CUT IN NORTH CURB LINE OF SCHWAB WAY, LOCATED ± 5 FEET WEST OF A CURB INLET, ± 180 FEET EAST OF STREET B, & 200 FEET NORTHEAST FROM THE NORTHEAST CORNER OF THE C.S. PARKING GARAGE.
ELEVATION = 513.88'

BM #2 - X CUT ON NORTH CORNER OF CURB INLET, LOCATED ON THE WEST SIDE OF SCHWAB WAY, ± 390 FEET SOUTHWEST FROM THE INTERSECTION OF SCHWAB WAY AND NORTHWEST PARKWAY, & ± 540 FEET NORTHEAST FROM THE NORTHEAST CORNER OF THE CS DFW-1 BUILDING.
ELEVATION = 513.54'

PRELIMINARY -FOR REVIEW ONLY-

THESE DOCUMENTS ARE FOR DESIGN REVIEW ONLY AND ARE NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSE. THEY ARE PREPARED BY, OR UNDER THE SUPERVISION OF:

HOLE T. WEBER 122316 04/01/2025
PROJECT NO. 15 DATE

NO.	DATE	REVISION

CIRCLE T RANCH FRONT 44, PHASE 1 LOT 1, BLOCK 2

OVERALL SITE PLAN

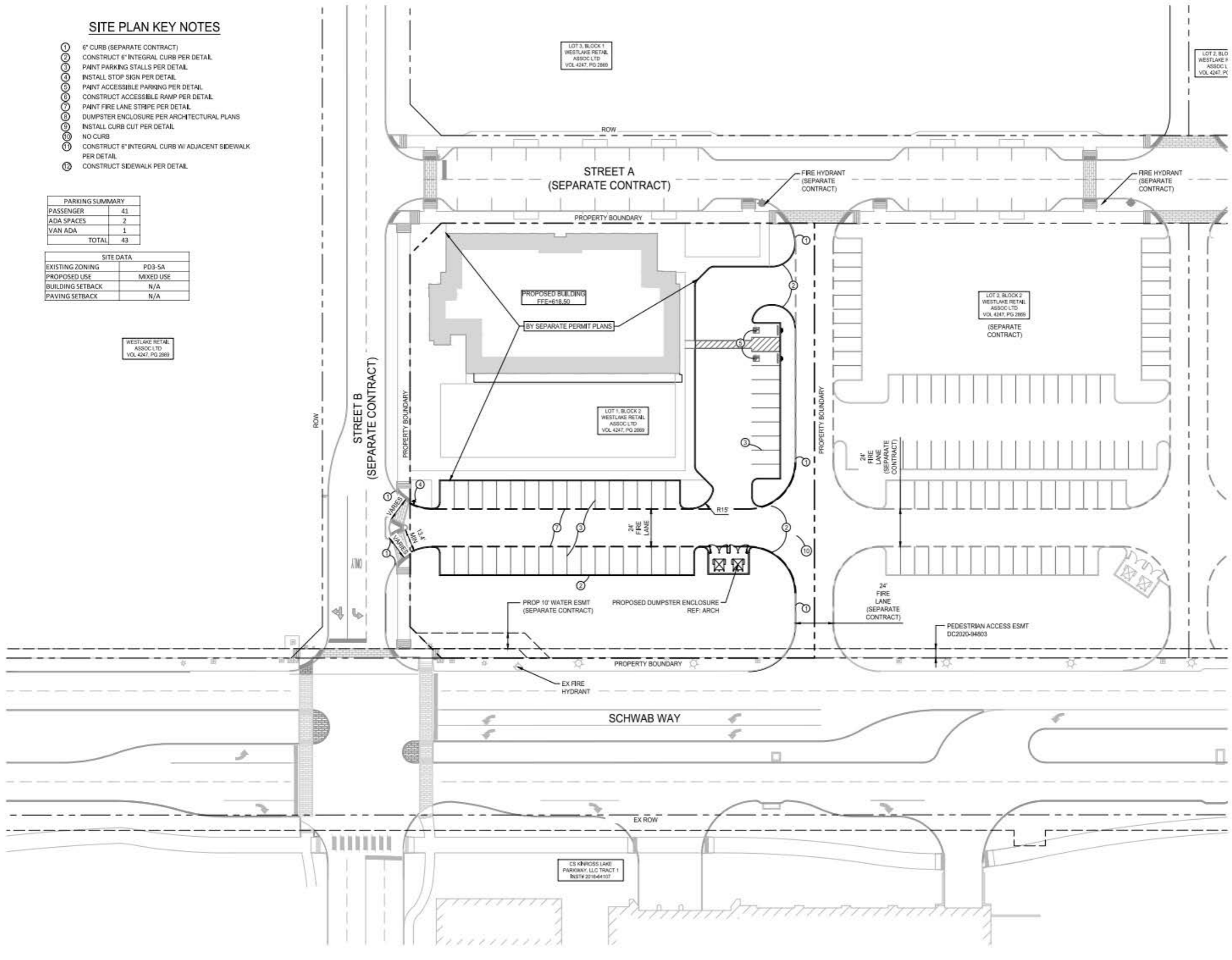
TOWN OF WESTLAKE, DENTON COUNTY, TEXAS

Westwood

Phone (817) 562-3350 9800 Hillwood Parkway, Suite 250
Toll Free (888) 937-5156 Fort Worth, TX 76177
www.westwood.com

Westwood Professional Services, Inc.
TEKS FIRM REGISTRATION NO. 9-11761
TEKS FIRM REGISTRATION NO. 10076301

DRAWN: TCG	DATE: APRIL 2025	PROJECT #: 0050969	SHEET: 15
DESIGNED: BWV	REVIEWER: RM		C201



CIRCLE T RANCH FRONT 44, PHASE 1 LOT 1, BLOCK 2

NOTE: THE CONTRACTOR SHALL CONTACT THE FOLLOWING AT LEAST 48 HOURS PRIOR TO EXCAVATING IN THIS AREA:

TEXAS 811	1-800-344-8377
TOWN OF WESTLAKE	817-430-0941
ATMOS GAS	888-286-6700
TXJ ELECTRIC DELIVERY	1-800-316-2135
CHARTER COMMUNICATIONS	1-800-344-8377
TRI-COUNTY ELECTRIC	1-800-431-1541

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LEGEND

- PROPERTY LINE
- EASEMENT LINE
- PROPOSED FIRELANE
- ACCESSIBLE CROSSWALK
- PROPOSED FIRE HYDRANT (SEPARATE CONTRACT)

NOTES

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BENCHMARKS

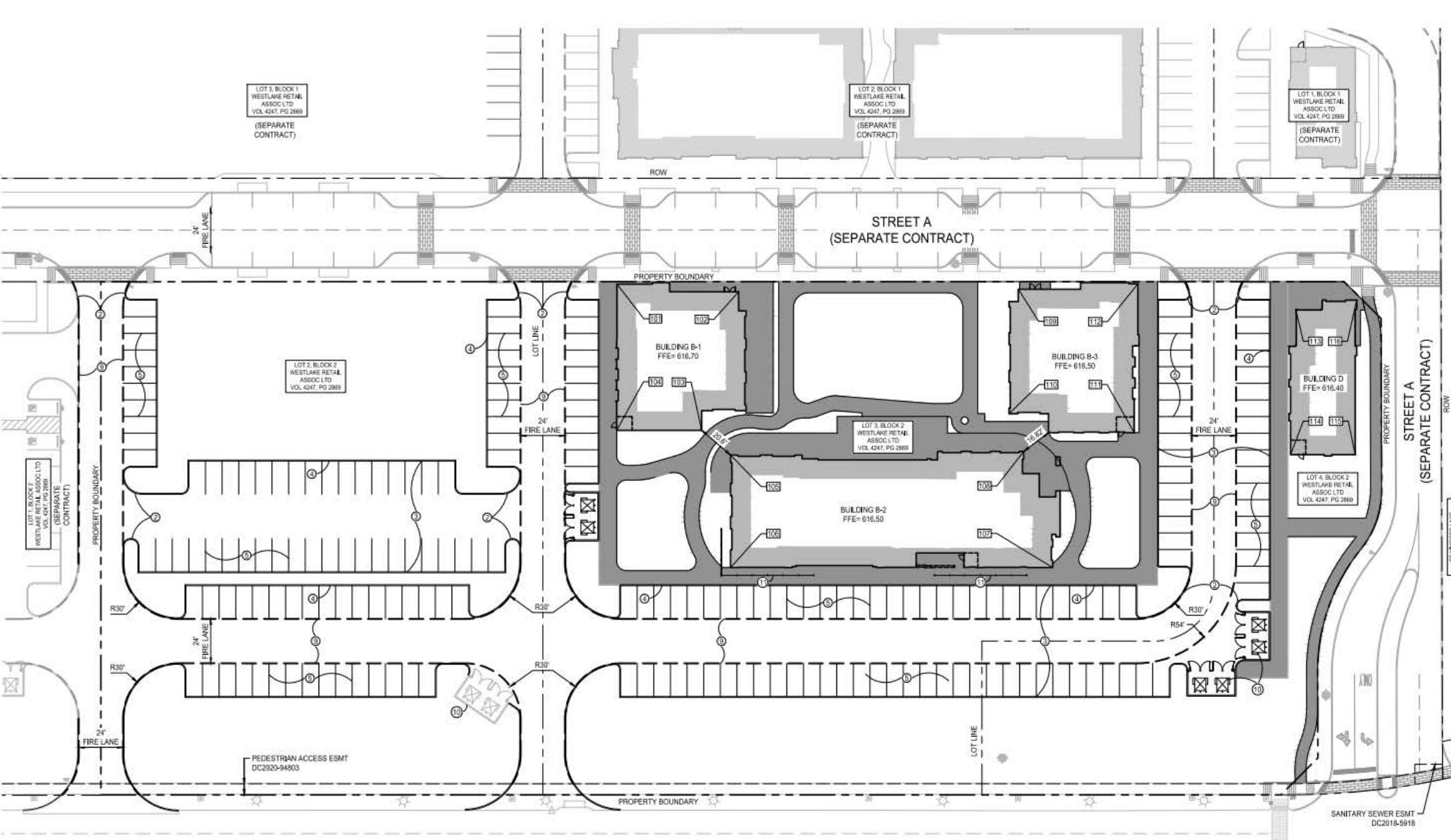
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ELEVATION = 613.98'

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ELEVATION = 613.54'

PRELIMINARY - FOR REVIEW ONLY -

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KOLE T. WEBER 120318 04/13/2025
TYPE OF PRINT NAME PER DATE



BUILDING COORDINATES		
NO.	NORTHING	EASTING
101	7048703.14	2363956.55
102	7048689.00	2364022.43
103	7048624.00	2364002.43
104	7048624.00	2363956.39
105	7048610.58	2364018.07
106	7048549.86	2364018.07

BUILDING COORDINATES		
NO.	NORTHING	EASTING
107	7048549.66	2364192.40
108	7048612.58	2364176.74
109	7048700.39	2364173.84
110	7048633.04	2364168.84
111	7048622.70	2364236.50
112	7048703.33	2364236.50

BUILDING COORDINATES		
NO.	NORTHING	EASTING
113	7048689.48	2364323.99
114	7048610.81	2364321.16
115	7048610.81	2364356.16
116	7048694.48	2364356.99

SITE PLAN KEY NOTES

- 1 6" CURB (SEPARATE CONTRACT)
- 2 CONSTRUCT 6" INTEGRAL CURB PER DETAIL
- 3 CONSTRUCT 6" INTEGRAL CURB W/ ADJACENT SIDEWALK PER DETAIL
- 4 CONSTRUCT SIDEWALK PER DETAIL
- 5 PAINT PARKING STALLS PER DETAIL
- 6 INSTALL STOP SIGN PER DETAIL
- 7 PAINT ACCESSIBLE PARKING PER DETAIL
- 8 CONSTRUCT ACCESSIBLE RAMP PER DETAIL
- 9 PAINT FIRE LANE STRIPE PER DETAIL
- 10 DUMPSTER ENCLOSURE PER ARCHITECTURAL PLANS
- 11 ARCHITECTURAL WALL PER ARCHITECTURAL PLANS
- 12 PLANTER PER LANDSCAPE PLANS
- 13 INSTALL CURB CUT PER DETAIL

SITE DATA	
EXISTING ZONING	PD3-SA
PROPOSED USE	MIXED USE
BUILDING SETBACK	N/A
PAVING SETBACK	N/A

CIRCLE T RANCH FRONT 44 PHASE 1 BUILDING B1, B2, B3 & D, LOT 2, 3 & 4; BLK 2

OVERALL SITE PLAN

TOWN OF WESTLAKE, DENTON COUNTY, TEXAS



Phone (817) 562-3350 9800 Hillwood Parkway, Suite 250
Fax (888) 937-5150 Fort Worth, TX 76177

DRAWN: TCG	DATE: APRIL 2025	PROJECT #: 0050969	16
DESIGNED: BWV / BCH	REVIEWER: RM		C201

PROJECT: CIRCLE T RANCH FRONT 44 PHASE 1 BUILDING B1, B2, B3 & D, LOT 2, 3 & 4; BLK 2

Project Entry Totem (e2)

Signage Principle:

Urban identity sign to announce arrival into Front 44. Signs should be located at primary vehicular entries off Charles Schwab Way.

Materials:

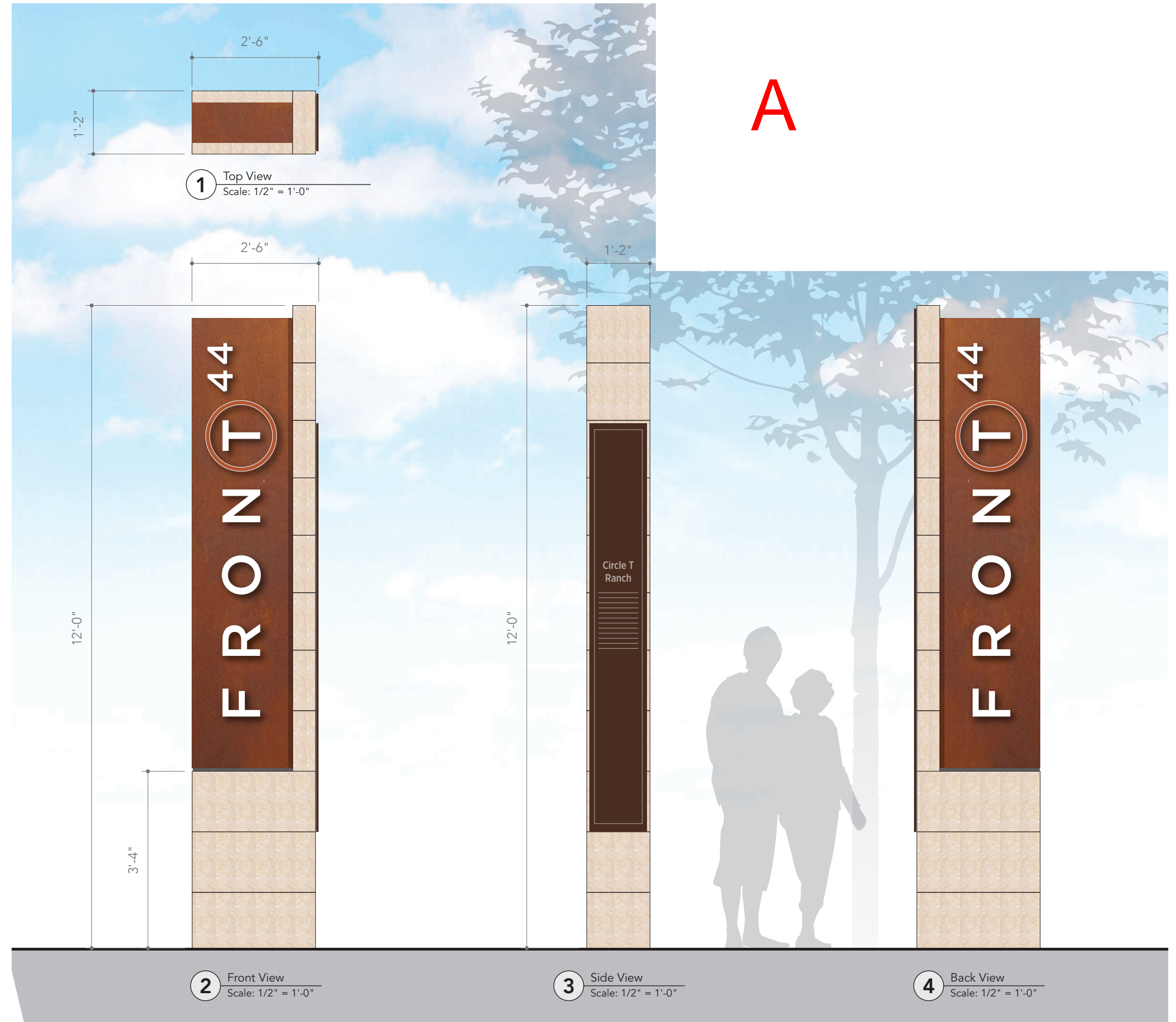
Painted metal sign cabinet, internally illuminated acrylic.

Est. Qty.	Lighting	Data	Max Sign Area (per side)	Max Graphic Area (per side)
4	Internal	No	30 sq. ft.	20 sq. ft.

Max Height	Max Width	Foundation	Min. Setback
12 ft.	2 ft. 6 in.	Below Grade	TBD



SIGN TYPE REFERENCE IMAGES



A

Tenant Monument (e6)

Signage Principle:

Tenant identity sign for Front 44 office buildings, placed near vehicular entry to tenant parcel.

Materials:

Stone base, painted metal sign cabinet, internally illuminated acrylic.

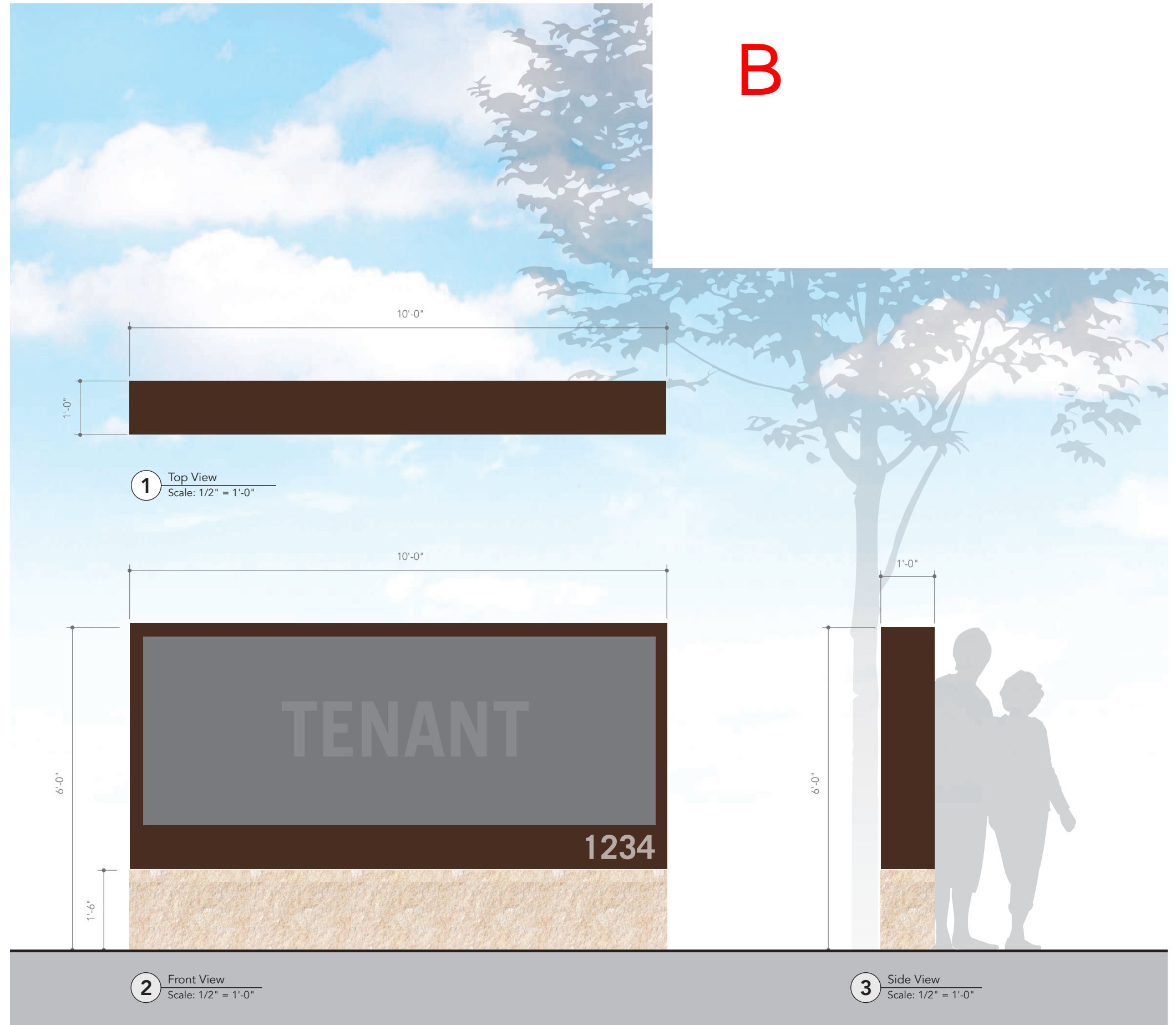
Est. Qty.	Lighting	Data	Max Sign Area (per side)	Max Graphic Area (per side)
2	Internal	No	60 sq. ft.	45 sq. ft.

Max Height	Max Width	Foundation	Min. Setback
6 ft.	10 ft.	Below Grade	TBD



SIGN TYPE REFERENCE IMAGES

B





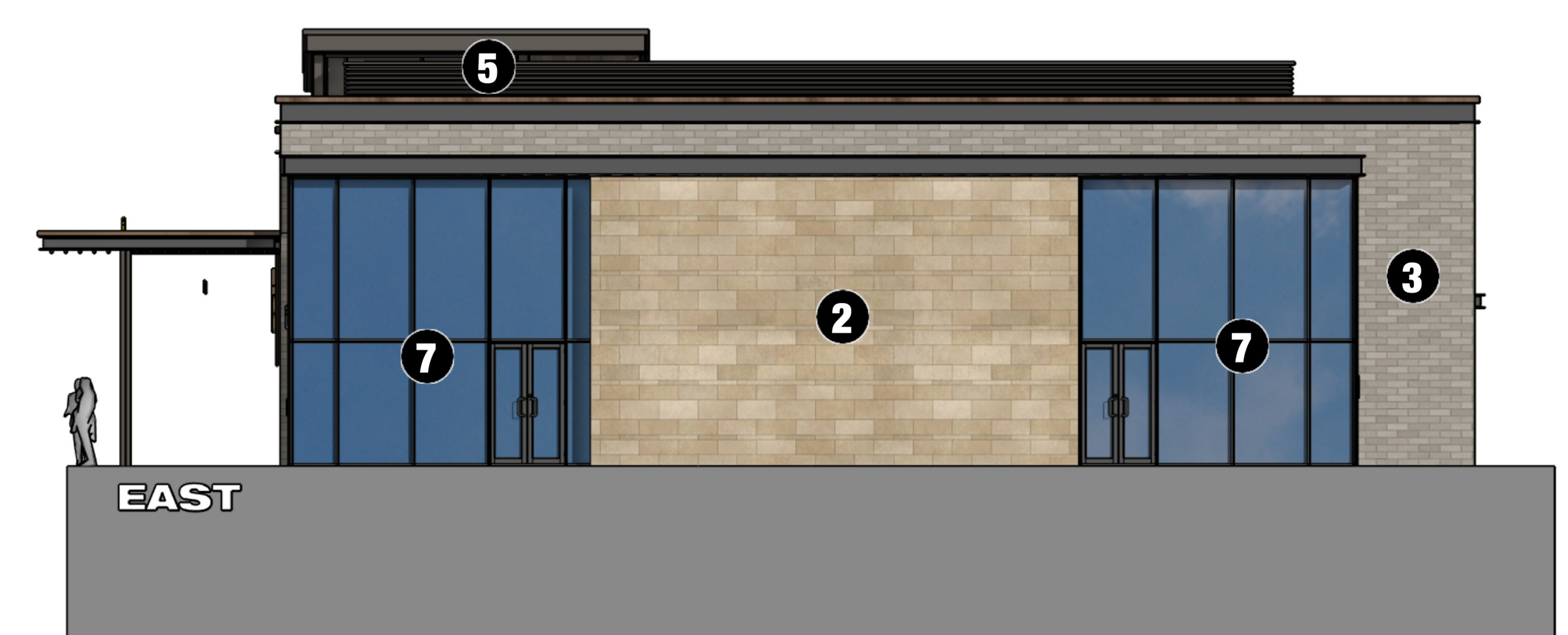
FUTURE HOTEL + F&B
SITE (NOT IN SCOPE)

- LIVE OAK
- TEXAS RED OAK
- CEDAR ELM
- CATHEDRAL LIVE OAK
- BUR OAK
- RED MAPLE
- TEXAS MOUNTAIN LAUREL
- CHASTE TREE
- LITTLE GEM MAGNOLIA

CIRCLE T RANCH - FRONT 44
WESTLAKE, TX

Material List

- 1 Fine Texture Stucco
- 2 Anchored Stone
- 3 Brick
- 4 Porcelain Tile Rain Screen
- 5 Ribbed Metal Panel
- 6 Aluminum Composite Material Panel
- 7 Dark Bronze Aluminum Storefront
- 8 Synthetic Wood / Wood Look Siding
- 9 Shou Sugi Ban Alternative
- 10 Prefinished Brake Metal
- 11 Painted Structural Steel
- 12 Standing Seam metal Roof
- 13 Synthetic Wood / Wood Look Trim
- 14 Painted Mural Over Stucco

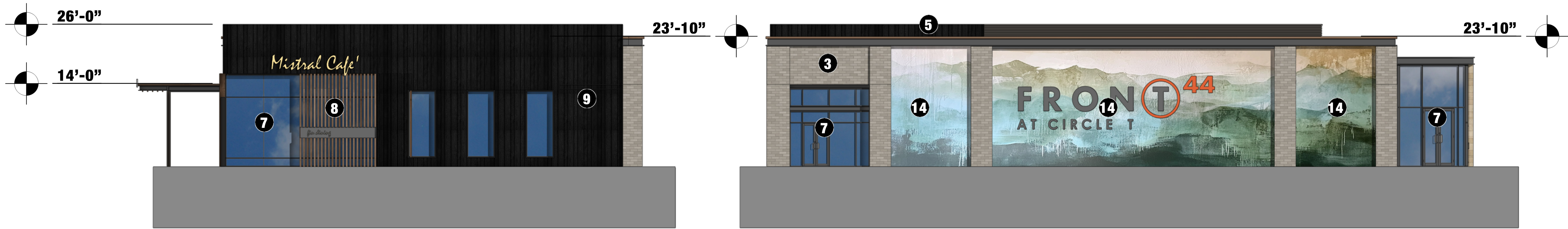


Building A-1



Material List

- 1 Fine Texture Stucco
- 2 Anchored Stone
- 3 Brick
- 4 Porcelain Tile Rain Screen
- 5 Ribbed Metal Panel
- 6 Aluminum Composite Material Panel
- 7 Dark Bronze Aluminum Storefront
- 8 Synthetic Wood / Wood Look Siding
- 9 Shou Sugi Ban Alternative
- 10 Prefinished Brake Metal
- 11 Painted Structural Steel
- 12 Standing Seam metal Roof
- 13 Synthetic Wood / Wood Look Trim
- 14 Painted Mural Over Stucco



Building A-2

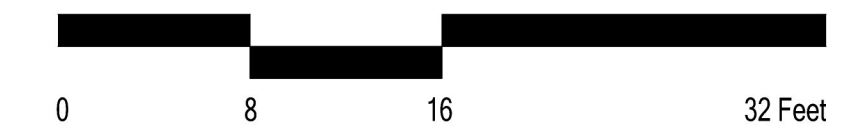


Material List

- 1 Fine Texture Stucco
- 2 Anchored Stone
- 3 Brick
- 4 Porcelain Tile Rain Screen
- 5 Ribbed Metal Panel
- 6 Aluminum Composite Material Panel
- 7 Dark Bronze Aluminum Storefront
- 8 Synthetic Wood / Wood Look Siding
- 9 Shou Sugi Ban Alternative
- 10 Prefinished Brake Metal
- 11 Painted Structural Steel
- 12 Standing Seam metal Roof
- 13 Synthetic Wood / Wood Look Trim
- 14 Painted Mural Over Stucco



Building C

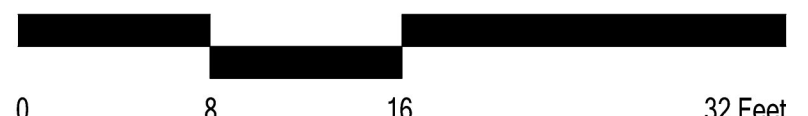
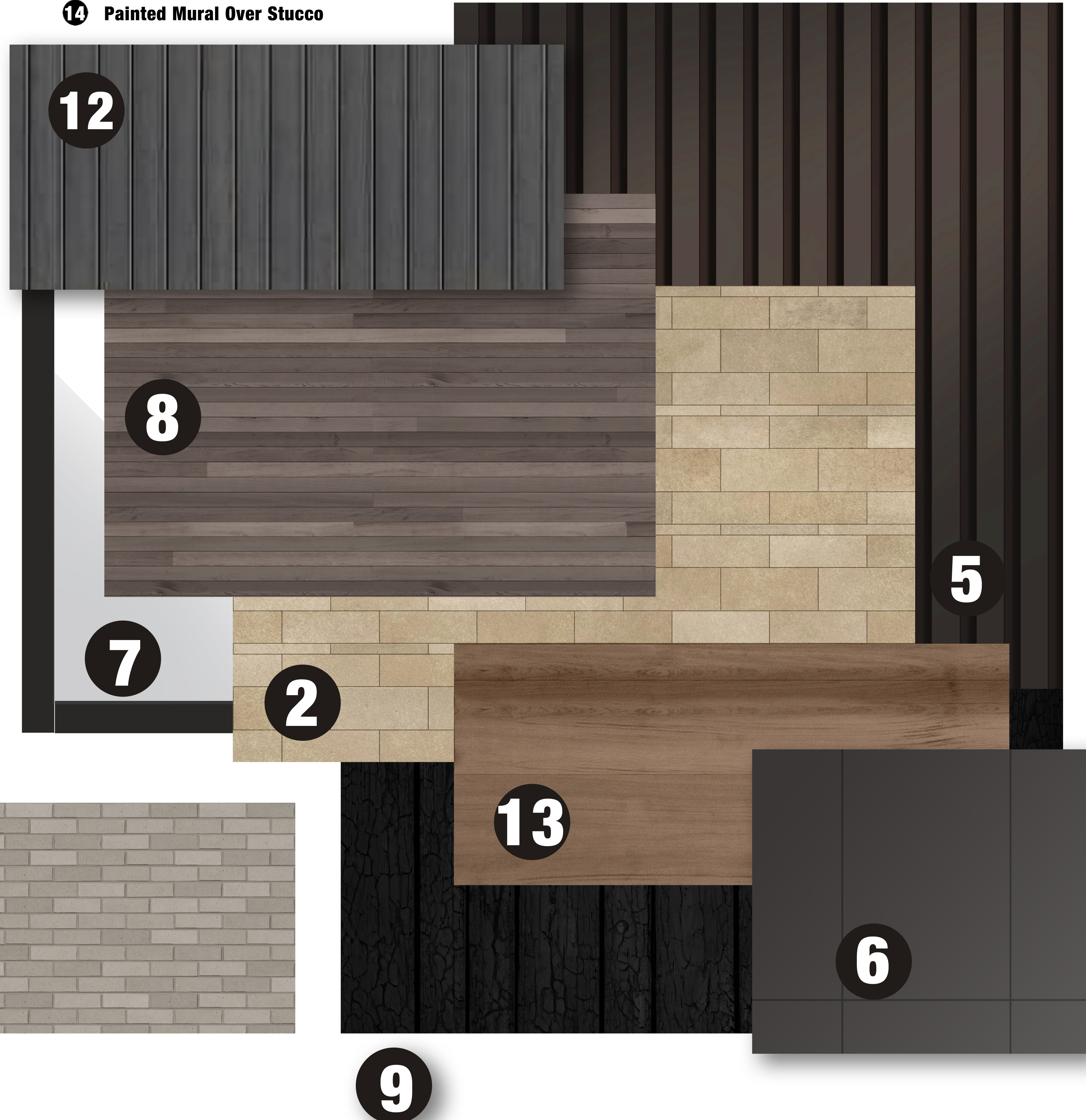


Material List

- 1 Fine Texture Stucco
- 2 Anchored Stone
- 3 Brick
- 4 Porcelain Tile Rain Screen
- 5 Ribbed Metal Panel
- 6 Aluminum Composite Material Panel

- 7 Dark Bronze Aluminum Storefront
- 8 Synthetic Wood / Wood Look Siding
- 9 Shou Sugi Ban Alternative
- 10 Prefinished Brake Metal
- 11 Painted Structural Steel
- 12 Standing Seam metal Roof

- 13 Synthetic Wood / Wood Look Trim
- 14 Painted Mural Over Stucco



Project Description: Westlake Texas Mixed-Use Development

Introduction:

Nestled within the bucolic landscape of Westlake, Texas, the Front 44 development emerges as a distinctive architectural expression, embodying the essence of its surroundings. Rooted in a deep understanding of the ranch's history and context, its design narrative unfolds as a balance between tradition and modernity, craftsmanship and innovation.

Design Philosophy:

Central to the design philosophy of Front 44 is a profound respect for the land's heritage and natural beauty, drawing inspiration from the vernacular architecture of North and Central Texas. Traditional gable roof barn elements, deep overhangs, metal roofs, and thin steel canopies are reinterpreted through a contemporary lens, forming the foundation of the design narrative that binds the development to its context. This architectural dialogue between past and present creates a timeless connection to the land. Additionally, the development serves as the pivotal gateway to a 200-acre ranch, acting as the trailhead to a network of interconnected trails. Boasting a modest central green, it offers ample patio space for restaurant tenants and fosters community gatherings. Emphasizing pedestrian connectivity, the development seamlessly integrates with the adjacent corporate campus, ensuring easy access for employees and visitors. Anchored by a main central road, it forms a bustling axis around which retail and restaurant tenants thrive, creating a vibrant and accessible destination for exploration and engagement.

Aesthetic Exploration:

At its core, the architecture is a study in juxtaposition—where the rustic charm of traditional massing meets the clean lines of modern minimalism. The interplay of textures and materials—stone, wood, glass, and steel—imbues the development with a sense of depth and timelessness. Each element is meticulously curated to evoke a sense of harmony and balance, inviting inhabitants to engage with the sensory experience of their surroundings. Through this aesthetic exploration, the development transcends mere functionality, becoming a canvas for vibrant social and cultural expression.

Conclusion:

In conclusion, Front 44 stands as a testament to the transformative power of architecture to transcend time and make a place. By weaving together elements of tradition and innovation, history and progress, it emerges as a vital asset to the fabric of Westlake. As the gateway to the district, it invites visitors to embark on a journey of exploration and discovery, forging connections between past, present, and future.