



TOWN OF WESTLAKE PLANNING & ZONING COMMISSION AGENDA

1500 SOLANA BLVD, BUILDING 7, SUITE 7100, COUNCIL CHAMBER
WESTLAKE, TX 76262

OCTOBER 12, 2020

5:00 PM **VIA VIRTUAL MEETING**

In accordance with Order of the Office of the Governor issued March 16, 2020 and March 19, 2020, the Planning & Zoning Commission of the Town of Westlake will conduct this virtual meeting at 5:00 p.m. on Monday, October 12, 2020 by video and telephonic conference in order to advance the public health goal of limiting face-to-face meetings (also called "social distancing") to slow the spread of the Coronavirus (COVID-19). There will be no public access to the physical location described above. A recording of the telephonic meeting will be made and will be available to the public in accordance with the Open Meetings Act. Instructions for public participation in the meeting by video conference and telephonic conference are as follows:

By Video:

<http://bit.ly/towpz101220>

Webinar ID: 878 9716 3040

Passcode: 257841

By Telephone:

Local: (346) 248-7799

Webinar ID: 878 9716 3040

Passcode: 257841

Vision Statement

An oasis of natural beauty that maintains our open spaces in balance with distinctive development, trails, and quality of life amenities amidst an ever expanding urban landscape.

Regular Session

- 1. CALL TO ORDER**
- 2. ADMINISTER THE OATH OF OFFICE TO A NEWLY APPOINTED COMMISSIONER.**
- 3. CITIZEN COMMENTS:** This is an opportunity for citizens to address the Commission on any matter whether or not it is posted on the agenda.

For those joining by videoconference: Any person desiring to make a public comment using a Windows computer must first press the "Raise Hand" button on the screen. Alternatively, the Alt+Y keyboard shortcut may be used to raise or lower their hand. Any person desiring to make a public comment using a Mac computer must first press the "Raise Hand" button on the screen. Alternatively, the Option+Y keyboard shortcut may be used to raise or lower their hand.

For those joining by teleconference: Any person desiring to make a public comment must first press star-nine (*9) on their telephone keypad to "Raise their hand" to speak. Persons joining the meeting by teleconference my mute and unmute their phones by pressing star-6 (*6).

Citizens will be placed in a queue based on the order the hands were raised. The presiding officer will recognize callers based on the order of the queue, where they will be asked to state their name and address. Individual citizen comments are normally limited to three (3) minutes; however, time limits can be adjusted by the presiding officer. The presiding officer may ask the citizen to hold their comment on an agenda item if the item is posted as a Public Hearing. The Commission cannot by law take action nor have any discussion or deliberations on any presentation made to the Commission at this time concerning an item not listed on the agenda. The Commission will receive the information, ask staff to review the matter, or an item may be noticed on a future agenda for deliberation or action.

- 4. DISCUSSION AND CONSIDERATION OF THE MINUTES FROM THE MEETING HELD SEPTEMBER 21, 2020.**
- 5. CONDUCT A PUBLIC HEARING AND CONSIDER A RECOMMENDATION REGARDING A FINAL PLAT FOR SCHWAB AT LAKE TURNER ADDITION LOT 1 BLOCK A, AN APPROXIMATELY 71.1394-ACRE PORTION OF PLANNED DEVELOPMENT DISTRICT 3, PLANNING AREA 5B (PD3-5B).**
- 6. CONDUCT A PUBLIC HEARING AND CONSIDER RECOMMENDATION OF AMENDMENTS TO ORDINANCES 720 AND 830 APPROVING AND AMENDING THE DEVELOPMENT PLAN FOR THE PD1-2 ZONING DISTRICT, KNOWN AS "WESTLAKE ENTRADA", LOCATED NORTH OF SOLANA BLVD., EAST OF DAVIS BLVD., AND SOUTH OF STATE HIGHWAY 114.**
- 7. ADJOURNMENT**

CERTIFICATION

I certify that the above notice was posted at the Town Hall of the Town of Westlake, 1500 Solana Blvd., Bldg. 7, Ste. 7100, Westlake, Texas, 76262, October 9, 2020, by 5:00 p.m. under the Open Meetings Act, Chapter 551 of the Texas Government Code.

Todd Wood, Town Secretary

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

Planning and Zoning

Item # 2 – Oath of Office

Back up material has not
been provided for this
item.

Planning and Zoning

Item # 3 – Citizen Comments

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**MINUTES OF THE
TOWN OF WESTLAKE, TEXAS
PLANNING AND ZONING COMMISSION MEETING**

September 21, 2020

PRESENT: Commission Chairman Tim Brittan and Commissioners Michelle Lee and Kim Morris.

ABSENT: Commissioners Brad Swearingen, Ken Kraska, and Sharon Sanden.

OTHERS PRESENT: Assistant Town Manager Jarrod Greenwood, Director of Planning & Development Ron Ruthven, Town Secretary Todd Wood, IT Director Jason Power, Building Official Pat Cooke, Development Coordinator Nick Ford, and Town Attorney Matthew Butler.

Regular Session

1. CALL TO ORDER

Chairman Brittan called the regular session to order at 5:02 p.m.

2. CITIZENS COMMENTS

Mr. Joe Conk, applicant for Item #5 on the agenda, addressed the Commission to state that he was present on the call.

3. DISCUSSION AND CONSIDERATION OF THE MINUTES FROM THE MEETING HELD ON SEPTEMBER 21, 2020.

MOTION: Commissioner Morris made a motion to approve the minutes. Commissioner Lee seconded the motion. The motion carried by a vote of 3-0.

4. **PRESENTATION AND DISCUSSION OF DEVELOPMENT PROJECTS PER AUGUST 2020 DEVELOPMENT SNAPSHOT REPORT.**

Planning & Development Director Ron Ruthven introduced this item. He stated that despite the pandemic, all current projects were moving along. He provided updates to the Commission on the following projects:

Charles Schwab: The Phase II buildings associated with this project are close to completion and the move-in date for employees would likely occur in the first quarter of 2021. A large landscaping berm would be constructed between the Schwab Way and the Phase II parking garage and will feature large trees. The second phase of Schwab Way is mostly complete and has been paved up to Ottinger Road. An additional road will be built between Schwab Way and SH 170 to the east of Ottinger Road.

The Plaza at Solana: All of the changes that were approved several years ago have been completed, including lighting and landscaping. One additional project to be completed will be a small establishment that would serve coffee and lunch items.

The Knolls Development: Several permits have been issued and construction has started on several residential homes. The landscaping is currently being finished by the developer and should be completed in approximately one month.

Entrada: Starbucks has now been open for over one month and is generating brisk business despite Westlake's reduced daytime population due to the pandemic. The retail corner has tenants currently moving in, comprised mostly of medical and personal service providers. The restaurants located on Restaurant Row have completed exteriors; however, the interior finish-out of these buildings are being delayed by the completion of the parking garage. The parking garage will be finished once the exterior stonework is applied, the elevator is installed, and the final electrical components have been fully completed. Chairman Brittan asked if the completion date for the parking garage was known. Mr. Ruthven said that this would likely be completed as soon as possible, and a mock-up of the stonework would need to be produced prior to being applied, as with all structures located in Entrada. It is estimated that this should be completed quickly after final approval of the stonework.

Entrada Block "N": This mixed-use building located behind CVS will have ten (10) condominiums located above ground-floor retail and office spaces. This project has experienced some delays due to the pandemic and staff has been informed that the project will begin moving forward very soon.

Entrada Block "P": This project, which was approved in May, has experienced a snag in moving forward. The project may resume progress, depending on several factors.

Road construction: Construction has started on the main lanes of SH 170 at the intersection of US 377 to I-35. The effect on the Town of Westlake will mainly be from dedicated U-turn lanes on the side of Schwab Way and on both sides of US 377. Other impacts to Westlake will be the construction of Parish Lane, located between SH 170 and Roanoke, which will coincide with the closure of the Roanoke Road crossing.

Construction has started on the SH 114 service roads, located between Dove Road and Davis Boulevard. It is estimated that construction will be complete in approximately 18 months.

5. CONDUCT A PUBLIC HEARING AND CONSIDER A RECOMMENDATION OF A REPLAT OF BLOCK K, LOT 10R, VAQUERO PHASE ONE RESIDENTIAL ADDITION.

Planning & Development Director Ron Ruthven introduced this item. He stated that this property was originally three lots and was re-platted into a single lot approximately seven (7) years ago. This item would replat the property into two lots, and this request meets all zoning regulations and code requirements. Mr. Ruthven noted that due to a change in state law, a public hearing was still required for a replat, but notifications would be given after the plat is approved, and not before. No public hearing was conducted.

MOTION: Commissioner Lee made a motion to approve the recommendation. Commissioner Morris seconded the motion. The motion carried by a vote of 3-0.

6. ADJOURNMENT

There being no further business to come before the Commissioners, Chairman Brittan asked for a motion to adjourn.

MOTION: Commissioner Morris made a motion to adjourn the meeting. Commissioner Lee seconded the motion. The motion carried by a vote of 3-0.

Chairman Brittan adjourned the meeting at 5:25 p.m.

APPROVED BY THE PLANNING AND ZONING COMMISSION ON OCTOBER 12, 2020.

ATTEST:

Chairman, Tim Brittan

Todd Wood, Town Secretary

WESTLAKE PLANNING & ZONING COMMISSION



TYPE OF ACTION

Regular Meeting - Action Item

Monday, October 12, 2020

TOPIC: Conduct a public hearing and consider recommendation regarding a Final Plat of Schwab at Lake Turner Addition Lot 1 Block A, an approximately 71.1394-acre portion of Planned Development District 3, Planning Area 5B (PD 3-5B). The property is generally located south of State Highway 170, north of JT Ottinger Road, and west of Westlake Parkway.

STAFF CONTACT: Nick Ford, Development Coordinator

Strategic Alignment

Vision, Value, Mission	Perspective	Strategic Theme & Results	Outcome Objective
Planned / Responsible Development	Citizen, Student & Stakeholder	High Quality Planning, Design & Development - We are a desirable well planned, high-quality community that is distinguished by exemplary design standards.	Preserve Desirability & Quality of Life
Strategic Initiative			
Outside the Scope of Identified Strategic Initiatives			

EXECUTIVE SUMMARY (INCLUDING APPLICABLE ORGANIZATIONAL HISTORY)

In February 2016, the Town Council approved the rezoning of a 154-acre tract of land just south of the Highway 114 – Highway 170 interchange, establishing the zoning for the Charles Schwab development. The following item for consideration is a Final Plat for the 71.1394-acre Charles Schwab campus which includes both phases of development (and potentially future phases).

As construction of the campus is nearing completion, Charles Schwab is looking to receive their official Certificates of Occupancy for the first phase before the end of the year and second phase shortly thereafter in the first quarter of the 2021. Part of receiving an official Certificate of Occupancy from the Town is to have a Final Plat recorded on the property with the respective county.

In addition, per the town's regulations, Charles Schwab must dedicate a portion of the property to the town as public parkland which is usually shown on a Final Plat, but has been deferred to a separate agreement and separate recording instrument with Schwab for more detailed location and configuration. The current proposed location that has been discussed for the parkland is at the southeast corner of Ottinger Road and Schwab Way for the purpose of placing a trailhead similar to what can be seen on FM 1938 / Davis Blvd.

Lastly, the Final Plat conforms to the previously approved Preliminary Site Evaluations for Phase I and Phase II of the campus as well as showing compliancy with the PD3-5B zoning district.

STAFF RECOMMENDATIONS

Staff recommends approval of this item.

ATTACHMENTS

1. Final Plat for Consideration

ALTERNATIVE P&Z ACTIONS

The Planning & Zoning Commission has the following options when considering this application:

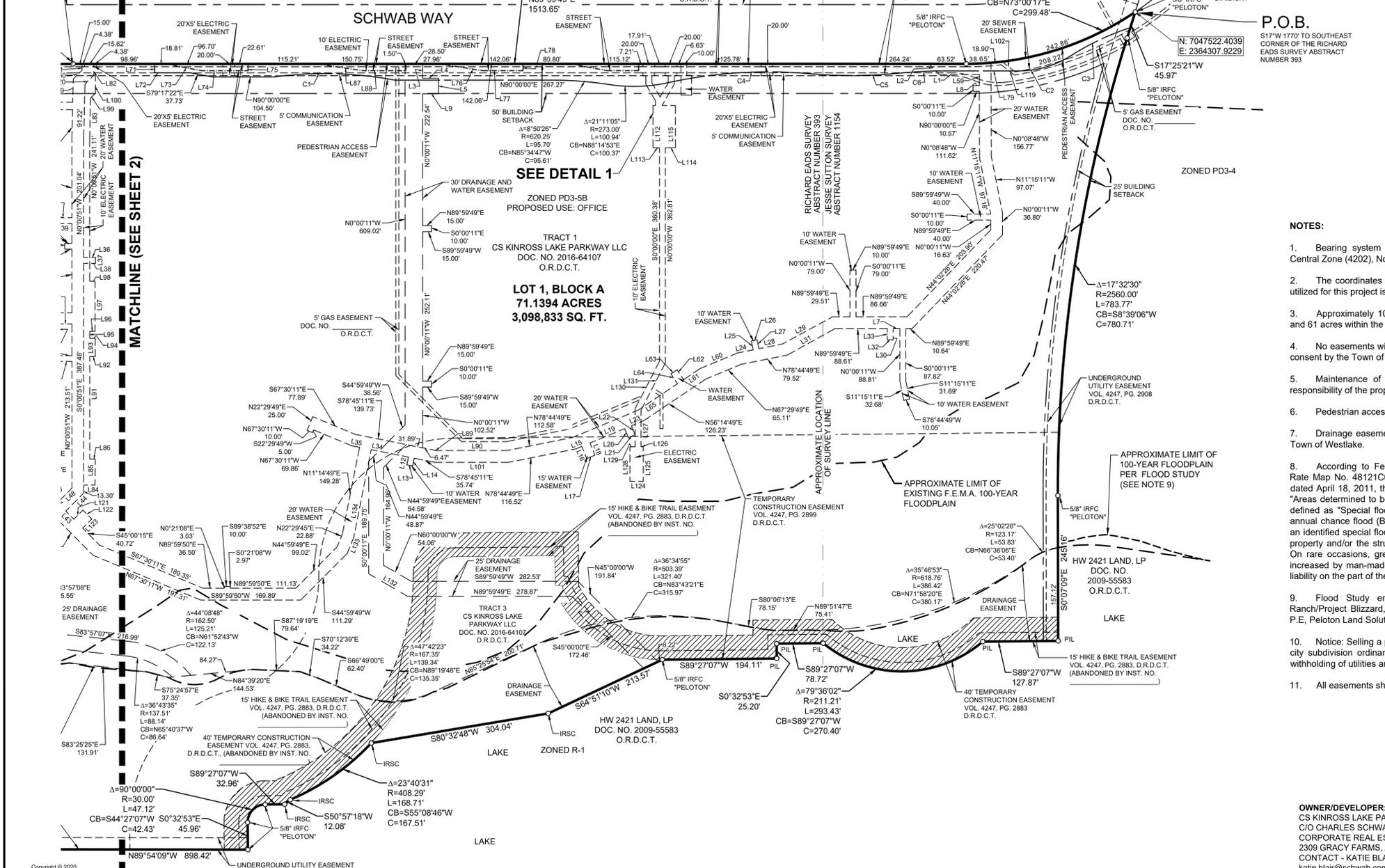
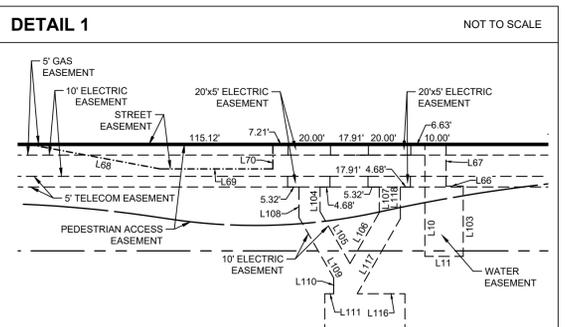
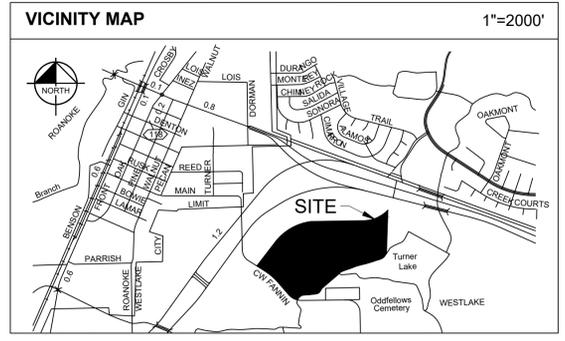
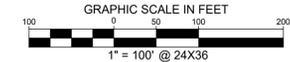
- Recommend approval as submitted

TOWN COUNCIL ACTION

If the Planning & Zoning Commission acts and makes a recommendation on this agenda item, then this item will be scheduled for action on the Town Council meeting agenda for October 26, 2020.

LINE TABLE					LINE TABLE					LINE TABLE					LINE TABLE					LINE TABLE											
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH		
L1	S89°59'49"W	68.07	L32	S89°59'49"W	10.00	L62	S33°45'11"E	19.99	L92	N00°00'00"E	9.33	L122	S45°07'08"E	21.25																	
L2	N45°00'00"W	25.40	L33	N00°00'11"W	19.03	L63	N56°14'49"E	12.50	L93	N00°00'00"E	30.67	L123	S44°59'45"W	21.78																	
L3	N00°00'11"W	24.39	L34	N78°45'11"W	64.39	L64	N33°45'11"W	19.99	L94	S90°00'00"W	9.34	L124	N90°00'00"E	22.75																	
L4	N89°59'49"E	27.00	L35	N78°45'11"W	13.53	L65	N56°14'49"E	80.22	L95	N00°00'51"W	11.82	L125	N00°00'00"W	58.35																	
L5	S00°00'11"E	26.11	L36	N89°59'09"E	20.00	L66	N90°00'00"E	8.08	L96	N00°00'00"E	9.09	L126	S90°00'00"W	3.87																	
L7	S89°59'49"W	11.41	L37	S00°00'51"E	10.00	L67	S00°00'06"E	19.60	L97	N00°00'00"E	84.50	L127	N00°00'00"E	61.73																	
L8	N90°00'00"W	10.57	L38	S89°59'09"W	20.00	L68	N79°28'59"W	63.00	L98	S90°00'00"W	9.11	L128	S00°00'00"E	58.35																	
L9	S89°59'49"W	27.00	L39	S89°59'09"W	20.44	L69	N90°00'00"W	53.18	L99	N44°59'49"E	11.44	L129	S90°00'00"W	8.88																	
L10	N00°00'06"W	52.80	L40	N90°00'00"W	18.55	L70	S00°00'00"E	11.50	L100	N00°00'11"W	34.49	L130	S27°17'06"W	89.86																	
L11	N90°00'00"W	18.08	L41	S00°00'51"E	15.24	L71	N00°00'11"W	15.00	L101	N89°59'49"E	124.79	L131	N27°17'06"E	89.86																	
L12	S11°14'49"W	13.44	L42	S89°59'09"W	22.76	L72	N89°59'49"E	60.44	L102	N51°59'38"W	27.85	L132	S60°00'00"E	75.19																	
L13	S78°45'11"E	10.00	L43	S45°00'15"E	19.33	L73	S79°17'22"E	61.87	L103	S00°00'00"E	33.00	L133	S22°29'45"W	28.83																	
L14	N11°14'49"E	13.44	L44	S44°59'45"W	43.27	L74	N90°00'00"E	78.52	L104	N00°00'00"W	11.57	L134	S11°14'49"W	151.25																	
L15	N67°29'49"E	10.71	L45	S45°00'15"E	11.11	L75	N00°00'00"E	11.51	L105	N30°00'00"E	28.21	L135	S89°59'09"W	25.50																	
L16	S22°30'11"E	22.22	L46	S44°59'45"W	10.00	L76	S81°11'54"E	75.14	L106	S30°00'00"W	27.80	L136	N00°00'51"W	10.00																	
L17	N67°29'49"E	15.00	L47	N45°00'15"W	12.02	L77	N89°59'49"E	67.80	L107	S00°00'11"E	12.10	L137	N89°59'09"E	25.50																	
L18	N22°30'11"W	22.22	L48	S44°59'45"W	26.76	L78	N00°00'00"E	11.50	L108	S00°00'00"E	14.25																				
L19	N67°29'49"E	63.59	L49	N01°16'01"E	39.07	L79	N90°00'00"E	127.62	L109	S30°00'00"E	32.88																				
L20	S22°30'11"E	16.41	L50	N44°59'09"E	21.01	L80	N89°59'09"E	20.44	L110	S00°00'11"E	7.39																				
L21	N67°36'42"E	12.50	L51	N00°00'51"W	10.00	L81	N00°00'51"W	10.75	L111	N90°00'00"W	4.25																				
L22	N22°30'11"W	16.44	L52	S78°48'54"E	43.22	L82	N00°00'51"W	19.04	L112	S00°00'00"E	71.33																				
L23	N67°29'49"E	22.55	L53	N11°11'06"E	6.82	L83	N01°16'01"E	67.83	L113	N90°00'00"E	10.82																				
L24	N78°44'49"E	26.67	L54	S78°48'54"E	10.00	L84	N90°00'00"E	18.99	L114	N90°00'00"E	17.03																				
L25	N11°15'11"W	15.45	L55	S11°11'06"W	6.82	L85	N00°25'17"E	44.00	L115	N00°00'00"W	71.33																				
L26	N78°44'49"E	10.00	L56	N33°45'11"W	9.53	L86	S90°00'00"W	9.33	L116	S89°59'49"W	22.54																				
L27	S11°15'11"E	15.45	L57	N22°30'11"W	7.37	L87	S81°52'22"E	81.33	L117	N30°00'00"E	40.80																				
L28	N78°44'49"E	40.85	L58	N78°48'54"W	108.12	L88	N89°59'49"E	71.74	L118	N00°00'11"W	14.78																				
L29	N61°37'19"E	96.45	L59	N00°51'46"E	18.52	L89	S78°45'11"E	1.57	L119	N51°59'38"W	27.95																				
L30	S00°00'11"E	19.03	L60	N67°29'49"E	69.05	L90	N89°59'49"E	128.85	L120	S44°59'09"W	21.27																				
L31	N61°07'42"E	92.53	L61	N56°14'49"E	33.51	L91	N00°00'51"W	173.01	L121	N44°59'45"E	21.75																				

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	18°03'22"	654.00'	206.10'	N88°29'30"W	205.25'
C2	32°18'37"	165.83'	93.51'	N73°50'41"E	92.28'
C3	14°10'45"	451.47'	111.72'	S64°46'45"W	111.44'
C4	17°26'29"	792.15'	241.14'	S86°22'35"W	240.21'
C5	10°51'46"	803.00'	152.24'	N89°39'59"E	152.01'
C6	5°45'54"	742.00'	74.66'	S87°07'03"W	74.63'



- NOTES:**
- Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.
 - The coordinates shown hereon are grid values. The combined scale factor utilized for this project is 0.999873440.
 - Approximately 10 acres within the Jesse Sutton Survey, Abstract No. 1154 and 61 acres within the Richard Eads Survey, Abstract No. 393.
 - No easements will be allowed by separate instrument without express written consent by the Town of Westlake.
 - Maintenance of parking and pedestrian access easements shall be the responsibility of the property owner.
 - Pedestrian access easements are private, common access areas.
 - Drainage easements on this plat shall be private and not maintained by the Town of Westlake.
 - According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48121C0655G, for Denton County, Texas and incorporated areas, dated April 18, 2011, this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain" and Zone AE defined as "Special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood (Base Flood Elevations determined)". If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
 - Flood Study entitled Hydrologic & Hydraulic Study Report Circle T Ranch/Project Blizzard, dated January 20, 2017, prepared by Timothy Whitefield, P.E., Peloton Land Solutions.
 - Notice: Selling a portion of this addition by metes and bounds is a violation of city subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
 - All easements shown hereon are by this plat unless otherwise noted.

- LEGEND:**
- Δ = DELTA ANGLE OR CENTRAL ANGLE
 - P.O.B. = POINT OF BEGINNING
 - P.O.C. = POINT OF COMMENCING
 - O.R.D.C.T. = OFFICIAL RECORDS, DENTON COUNTY, TEXAS
 - DOC. NO. = INSTRUMENT NUMBER
 - VOL. = VOLUME
 - PG. = PAGE
 - BDF = 5/8" IRON ROD WITH 3-1/2" BRASS DISK STAMPED "TEXAS DEPARTMENT OF TRANSPORTATION" FOUND
 - IRF = IRON ROD FOUND
 - IRFC = IRON ROD WITH CAP FOUND
 - IRSC = 5/8" IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET
 - PKF = PK NAIL FOUND
 - PIL = POINT IN LAKE

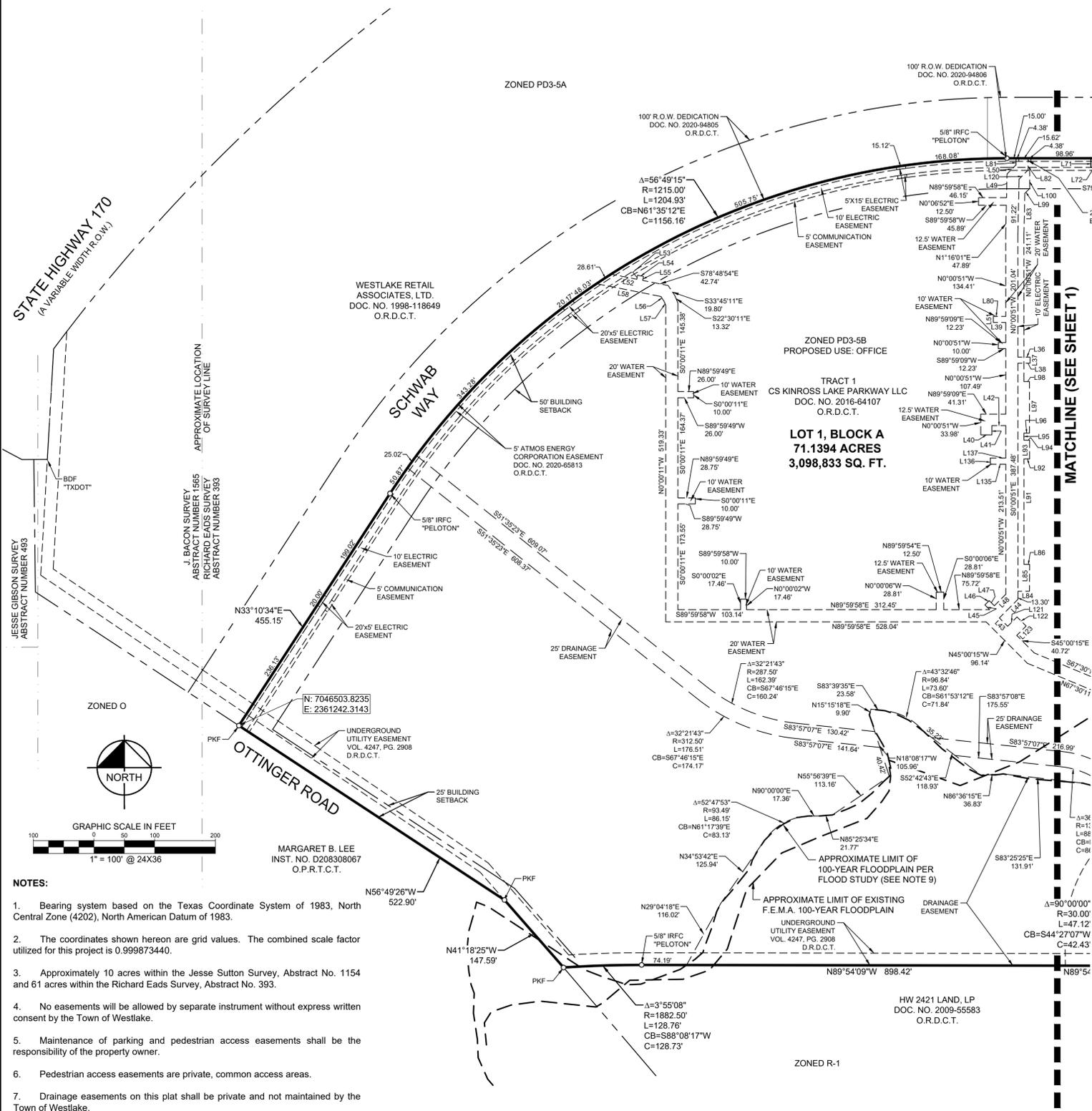
FINAL PLAT
SCHWAB AT LAKE TURNER ADDITION
LOT 1, BLOCK A
 BEING 71.1394 ACRES SITUATED IN THE
 RICHARD EADS SURVEY, ABSTRACT NUMBER 393,
 AND THE JESSE SUTTON SURVEY, ABSTRACT NUMBER 1154,
 TOWN OF WESTLAKE, DENTON COUNTY, TEXAS
 EXISTING ZONING: PD3-5B
 PROPOSED ZONING: PD3-5B

Kimley»Horn

13455 Noel Road, Two Galleria Offices
 Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. (972) 770-1300
 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	SRD	DAB/DJD	SEP. 2020	063934076	1 OF 2

DWG NAME: K:\ALB\SURVEY\03\06\076-SCHWAB AT LAKE TURNER ADDITION\PROJECT\PROJECT BLIZZARD\FP.DWG PLOTTED BY: DANNY STACY 10/17/2020 8:47 PM LAST SAVED: 10/17/2020 8:46 PM



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 PG. = PAGE
 BDF = 5/8" IRON ROD WITH 3-1/2" BRASS DISK STAMPED "TEXAS DEPARTMENT OF TRANSPORTATION" FOUND
 IRF = IRON ROD FOUND
 IRFC = IRON ROD WITH CAP FOUND
 IRSC = 5/8" IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET
 PKF = PK NAIL FOUND
 PIL = POINT IN LAKE

OWNER'S CERTIFICATE

STATE OF TEXAS §
 COUNTY OF DENTON §

WHEREAS CS Kinross Lake Parkway LLC is the owner of a tract of land situated in the Jesse Sutton Survey, Abstract No. 1154 and the Richard Eads Survey, Abstract No. 393, Town of Westlake, Denton County, Texas and being all of two tracts of land described as Tract 1 and Tract 3 in Special Warranty Deed to CS Kinross Lake Parkway LLC, recorded in Document No. 2016-64107, Official Records of Denton County, Texas and being more particularly described as follows:

BEGINNING at a 5/8" iron rod with plastic cap stamped "PELTON" found in the south right-of-way line of Proposed Roadway (a 100-foot wide right-of-way) at the northeast corner of said Tract 1;

THENCE with the east line of said Tract 1, the following courses and distances to wit:
 South 17°25'21" West, a distance of 45.97 feet to a 5/8" iron rod with plastic cap stamped "PELTON" found at the beginning of a tangent curve to the left having a central angle of 17°32'30", a radius of 2560.00 feet, a chord bearing and distance of South 8°39'06" West, 780.71 feet;
 In a southwesterly direction, with said curve to the left, an arc distance of 783.77 feet to a 5/8" iron rod with plastic cap stamped "PELTON" found for corner;
 South 0°07'09" East, a distance of 245.16 feet to a point in a lake at the southeast corner of said Tract 1;

THENCE with the south line of said Tract 1, the following courses and distances to wit:
 South 89°27'07" West, a distance of 127.87 feet to a point in a lake at the beginning of a non-tangent curve to the right having a central angle of 79°36'02", a radius of 211.21 feet, a chord bearing and distance of South 89°27'07" West, 270.40 feet;
 In a southwesterly direction, with said curve to the right, an arc distance of 293.43 feet to a point in a lake for corner;
 South 89°27'07" West, a distance of 78.72 feet to a point in a lake for corner;
 South 0°32'53" East, a distance of 25.20 feet to a point in a lake for corner;
 South 89°27'07" West, a distance of 194.11 feet to a 5/8" iron rod with plastic cap stamped "PELTON" found at the southeast corner of said Tract 3;

THENCE with the south line of said Tract 3, the following courses and distances to wit:
 South 64°51'10" West, a distance of 213.57 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
 South 80°32'48" West, a distance of 304.04 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the southwest corner of said Tract 3 and at the beginning of a non-tangent curve to the right having a central angle of 23°40'31", a radius of 408.29 feet, a chord bearing and distance of South 55°08'46" West, 167.51 feet;

THENCE with the south line of said Tract 1, the following courses and distances to wit:
 In a southwesterly direction, with said curve to the right, an arc distance of 168.71 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
 South 50°57'18" West, a distance of 12.08 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
 South 89°27'07" West, a distance of 32.96 feet to a 5/8" iron rod with plastic cap stamped "PELTON" found at the beginning of a tangent curve to the left having a central angle of 90°00'00", a radius of 30.00 feet, a chord bearing and distance of South 44°27'07" West, 42.43 feet;
 In a southwesterly direction, with said curve to the left, an arc distance of 47.12 feet to a 5/8" iron rod with plastic cap stamped "PELTON" found for corner;
 South 0°32'53" East, a distance of 45.96 feet to a 5/8" iron rod with plastic cap stamped "PELTON" found for corner;
 North 89°54'09" West, a distance of 898.42 feet to a 5/8" iron rod with plastic cap stamped "PELTON" found at the beginning of a tangent curve to the left having a central angle of 3°55'08", a radius of 1882.50 feet, a chord bearing and distance of South 88°08'17" West, 128.73 feet;
 In a southwesterly direction, with said curve to the left, an arc distance of 128.76 feet to a "PK" nail found for corner in the northeast line of a tract of land described in deed to Margaret B. Lee, recorded in Instrument No. D208308067, Official Public Records of Tarrant County, Texas;

THENCE with said northeast line, the following courses and distances to wit:
 North 41°18'25" West, a distance of 147.59 feet to a "PK" nail found for corner;
 North 56°49'26" West, a distance of 522.90 feet to a "PK" nail found at the southwest corner of the westerly terminus of said Proposed Roadway and at the westernmost corner of said Tract 1;

THENCE departing said northeast line and with the south line of said Proposed Roadway, the following courses and distances to wit:
 North 33°10'34" East, a distance of 455.15 feet to a 5/8" iron rod with plastic cap stamped "PELTON" found at the beginning of a tangent curve to the right having a central angle of 56°49'15", a radius of 1215.00 feet, a chord bearing and distance of North 61°35'12" East, 1156.16 feet;
 In a northeasterly direction, with said curve to the right, an arc distance of 1204.93 feet to a 5/8" iron rod with plastic cap stamped "PELTON" found for corner;
 North 89°59'49" East, a distance of 1513.65 feet to a 5/8" iron rod with plastic cap stamped "PELTON" found at the beginning of a tangent curve to the left having a central angle of 33°59'05", a radius of 512.38 feet, a chord bearing and distance of North 73°00'17" East, 299.48 feet;
 In a northeasterly direction with said curve to the left, an arc distance of 303.92 feet to the **POINT OF BEGINNING** and containing 71.1394 acres or 3,098,833 square feet of land.

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT I, David J. De Weirtdt, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the platting ordinances, rules, regulations and resolutions of the Town of Westlake, Denton County, Texas.

Dated this _____ day of _____, 2020.

PRELIMINARY
 THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

DAVID J. DE WEIRDT
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5066
 13455 NOEL ROAD
 TWO GALLERIA OFFICE TOWER, SUITE 700
 DALLAS, TEXAS 75240
 PH. (972) 770-1300
 david.dewirtdt@kimley-horn.com

STATE OF TEXAS §
 COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared David J. De Weirtdt known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2020.

Notary Public in and for the State of Texas

OWNER'S DEDICATION

STATE OF TEXAS §
 COUNTY OF DENTON §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT CS KINROSS LAKE PARKWAY LLC, does hereby adopt this plat, designating the herein above described property as SCHWAB AT LAKE TURNER ADDITION, an addition to the Town of Westlake, Denton County, Texas. The easements thereon are hereby reserved for the purposes indicated, and in accordance With the easement documents filed with the Town of Westlake and Denton County. The utility and fire lane easements shall be open to fire and police units, garbage and rubbish collection agencies and the public and private utilities for which the easement is reserved, and as specifically approved by the Town of Westlake for the use of a particular easement. The maintenance of paving or any other surface on the utility and fire lane easements is the sole responsibility of the property owner. No buildings, or other permanent improvements shall be constructed, reconstructed or placed upon, over or across the easements as shown. said easements being hereby reserved for use and accommodation of all public utilities for which the easement is reserved, and as specifically approved by the Town of Westlake. Any public utility for which the easement is reserved, and as 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 or other improvements which in any way may endanger or interfere with the construction, maintenance, or efficiency of its system in the easement and that public utility shall at all times have full right of ingress and egress upon the easement for the purpose of constructing, reconstructing, inspecting, patrolling, and maintaining and adding to or removing all or part of its system, subject to complying with all ordinances, rules, regulations and resolutions of the Town of Westlake, Texas, and in accordance with the easement documents filed with the Town of Westlake and Denton County.

The Town of Westlake, Texas, and the public utility shall have the right of ingress 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 plat, 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 in this plat or the easement documents, 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 person's facilities in connection with the use of said easement by the Town of Westlake. In addition, notwithstanding anything to the contrary in this plat, 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 platted property for paving, pedestrian walkway, 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 platted property as a result of such uses shall be promptly repaired by the then-current owner of the platted 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 plat approved subject to all platting ordinances, rules, regulations, and resolutions of the Town of Westlake, Tarrant County, Texas.

WITNESS, my hand, this the _____ day of _____, 2020.

CS KINROSS LAKE PARKWAY LLC

By: _____

TITLE: _____

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 _____, 2020.

Notary Public in and for the State of Texas

APPROVED BY THE TOWN COUNCIL OF WESTLAKE, TEXAS on this _____ day of _____, 2020.
 ATTEST:
 Mayor
 Town Secretary

APPROVED BY THE PLANNING & ZONING COMMISSION OF WESTLAKE, TEXAS on this _____ day of _____, 2020.
 ATTEST:
 Chairman
 Town Secretary

FINAL PLAT
SCHWAB AT LAKE TURNER ADDITION
LOT 1, BLOCK A

BEING 71.1394 ACRES SITUATED IN THE RICHARD EADS SURVEY, ABSTRACT NUMBER 393, AND THE JESSE SUTTON SURVEY, ABSTRACT NUMBER 1154, TOWN OF WESTLAKE, DENTON COUNTY, TEXAS
 EXISTING ZONING: PD3-5B
 PROPOSED ZONING: PD3-5B

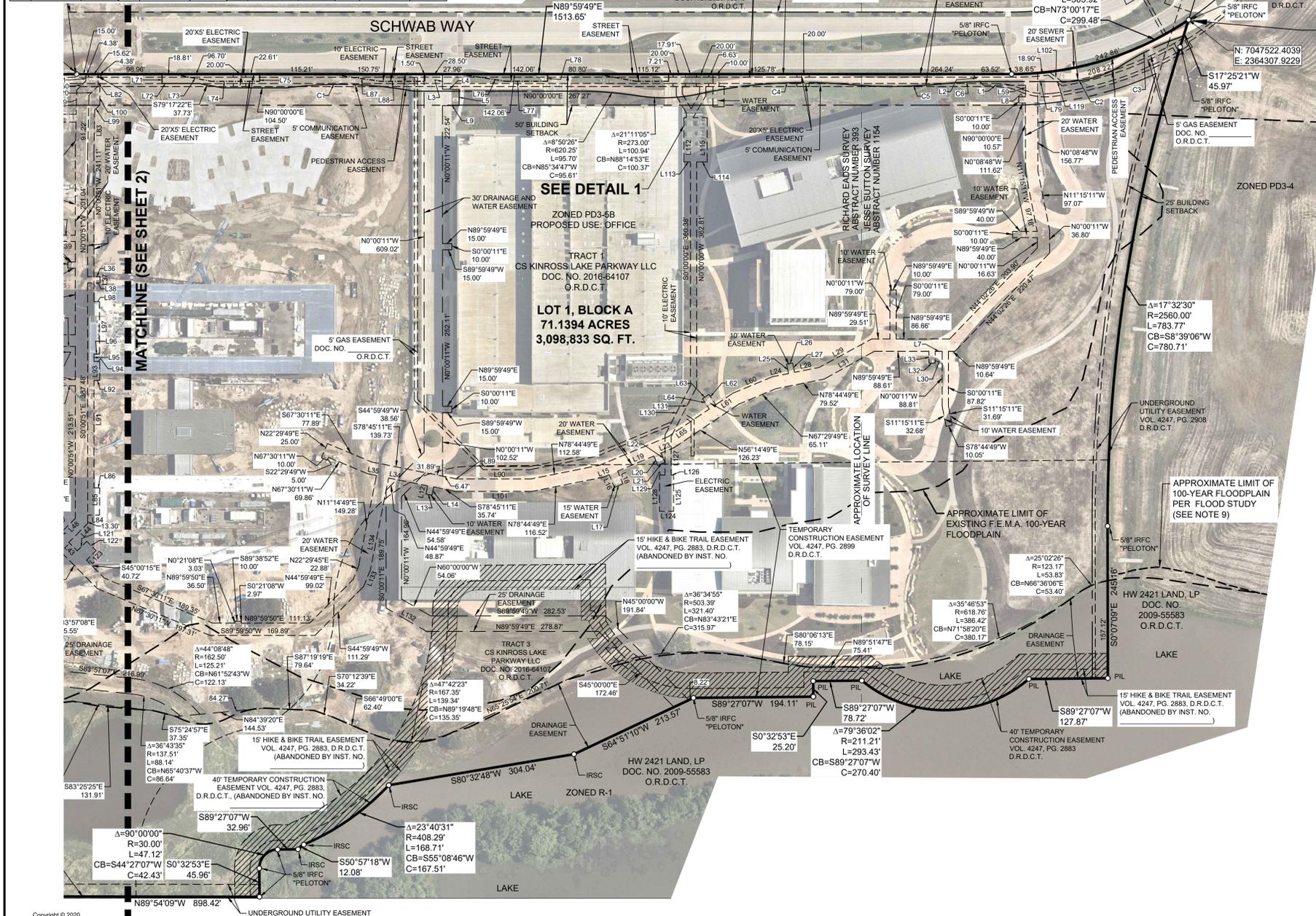
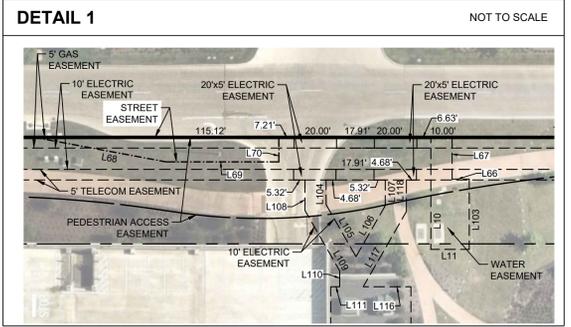
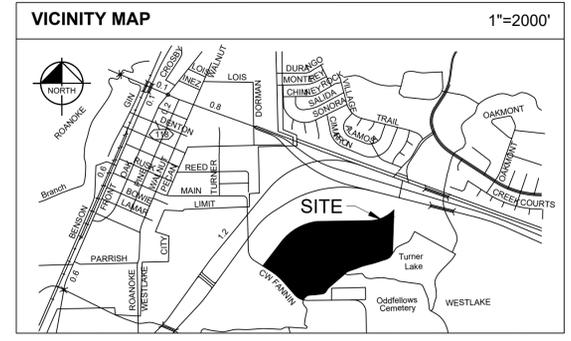
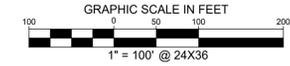
Kimley»Horn

13455 Noel Road, Two Galleria Offices Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	SRD	DAB/DJD	SEP. 2020	063934076	2 OF 2

LINE TABLE					LINE TABLE					LINE TABLE					LINE TABLE					LINE TABLE										
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	
L1	S89°59'49"W	68.07	L32	S89°59'49"W	10.00	L62	S33°45'11"E	19.99	L92	N00°00'00"E	9.33	L122	S45°07'08"E	21.25																
L2	N45°00'00"W	25.40	L33	N00°00'11"W	19.03	L63	N56°14'49"E	12.50	L93	N00°00'00"E	30.67	L123	S44°59'45"W	21.78																
L3	N00°00'11"W	24.39	L34	N78°45'11"W	64.39	L64	N33°45'11"W	19.99	L94	S90°00'00"W	9.34	L124	N90°00'00"E	22.75																
L4	N89°59'49"E	27.00	L35	N78°45'11"W	13.53	L65	N56°14'49"E	80.22	L95	N00°00'51"W	11.82	L125	N00°00'00"W	58.35																
L5	S00°00'11"E	26.11	L36	N89°59'09"E	20.00	L66	N90°00'00"E	8.08	L96	N90°00'00"E	9.09	L126	S90°00'00"W	3.87																
L7	S89°59'49"W	11.41	L37	S00°00'51"E	10.00	L67	S00°00'06"E	19.60	L97	N00°00'00"E	84.50	L127	N00°00'00"E	61.73																
L8	N90°00'00"W	10.57	L38	S89°59'09"W	20.00	L68	N79°28'59"W	63.00	L98	S90°00'00"W	9.11	L128	S00°00'00"E	58.35																
L9	S89°59'49"W	27.00	L39	S89°59'09"W	20.44	L69	N90°00'00"W	53.18	L99	N44°59'49"E	11.44	L129	S90°00'00"W	8.88																
L10	N00°00'06"W	52.80	L40	N90°00'00"W	18.55	L70	S00°00'00"E	11.50	L100	N00°00'11"W	34.49	L130	S27°17'06"W	89.86																
L11	N90°00'00"W	18.08	L41	S00°00'51"E	15.24	L71	N00°00'11"W	15.00	L101	N89°59'49"E	124.79	L131	N27°17'06"E	89.86																
L12	S11°14'49"W	13.44	L42	S89°59'09"W	22.76	L72	N89°59'49"E	60.44	L102	N51°59'38"W	27.85	L132	S60°00'00"E	75.19																
L13	S78°45'11"E	10.00	L43	S45°00'15"E	19.33	L73	S79°17'22"E	61.87	L103	S00°00'00"E	33.00	L133	S22°29'45"W	28.83																
L14	N11°14'49"E	13.44	L44	S44°59'45"W	43.27	L74	N90°00'00"E	78.52	L104	N00°00'00"W	11.57	L134	S11°14'49"W	151.25																
L15	N67°29'49"E	10.71	L45	S45°00'15"E	11.11	L75	N00°00'00"E	11.51	L105	N30°00'00"W	28.21	L135	S89°59'09"W	25.50																
L16	S22°30'11"E	22.22	L46	S44°59'45"W	10.00	L76	S81°11'54"E	75.14	L106	S30°00'00"W	27.60	L136	N00°00'51"W	10.00																
L17	N67°29'49"E	15.00	L47	N45°00'15"W	12.02	L77	N89°59'49"E	67.80	L107	S00°00'11"E	12.10	L137	N89°59'09"E	25.50																
L18	N22°30'11"W	22.22	L48	S44°59'45"W	26.76	L78	N00°00'00"E	11.50	L108	S00°00'00"E	14.25																			
L19	N67°29'49"E	63.59	L49	N01°16'01"E	39.07	L79	N90°00'00"E	127.62	L109	S30°00'00"E	32.88																			
L20	S22°30'11"E	16.41	L50	N44°59'09"E	21.01	L80	N89°59'09"E	20.44	L110	S00°00'11"E	7.39																			
L21	N67°36'42"E	12.50	L51	N00°00'51"W	10.00	L81	N00°00'51"W	10.75	L111	N90°00'00"W	4.25																			
L22	N22°30'11"W	16.44	L52	S78°48'54"E	43.22	L82	N00°00'51"W	19.04	L112	S00°00'00"E	71.33																			
L23	N67°29'49"E	22.55	L53	N11°11'06"E	6.82	L83	N01°16'01"E	67.83	L113	N90°00'00"E	10.82																			
L24	N78°44'49"E	26.67	L54	S78°48'54"E	10.00	L84	N90°00'00"E	18.99	L114	N90°00'00"E	17.03																			
L25	N11°15'11"W	15.45	L55	S11°11'06"W	6.82	L85	N00°25'17"E	44.00	L115	N00°00'00"W	71.33																			
L26	N78°44'49"E	10.00	L56	N33°45'11"W	9.53	L86	S90°00'00"W	9.33	L116	S89°59'49"W	22.54																			
L27	S11°15'11"E	15.45	L57	N22°30'11"W	7.37	L87	S81°52'22"E	81.33	L117	N30°00'00"E	40.80																			
L28	N78°44'49"E	40.85	L58	N78°48'54"W	108.12	L88	N89°59'49"E	71.74	L118	N00°00'11"W	14.78																			
L29	N61°37'19"E	96.45	L59	N00°51'46"E	18.52	L89	S78°45'11"E	1.57	L119	N51°59'38"W	27.95																			
L30	S00°00'11"E	19.03	L60	N67°29'49"E	69.05	L90	N89°59'49"E	120.85	L120	S44°59'09"W	21.27																			
L31	N61°07'42"E	92.53	L61	N56°14'49"E	33.51	L91	N00°00'51"W	173.01	L121	N44°59'45"E	21.75																			

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	18°03'22"	654.00'	206.10'	N88°29'30"W	205.25'
C2	32°18'37"	165.83'	93.51'	N73°50'41"E	92.28'
C3	14°10'45"	451.47'	111.72'	S64°46'45"W	111.44'
C4	17°26'29"	792.15'	241.14'	S86°22'35"W	240.21'
C5	10°51'46"	803.00'	152.24'	N89°39'59"E	152.01'
C6	5°45'54"	742.00'	74.66'	S87°07'03"W	74.63'



P.O.B.
S17°25'21"W
45.97'

NOTES:

- Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.
- The coordinates shown hereon are grid values. The combined scale factor utilized for this project is 0.999873440.
- Approximately 10 acres within the Jesse Sutton Survey, Abstract No. 1154 and 61 acres within the Richard Eads Survey, Abstract No. 393.
- No easements will be allowed by separate instrument without express written consent by the Town of Westlake.
- Maintenance of parking and pedestrian access easements shall be the responsibility of the property owner.
- Pedestrian access easements are private, common access areas.
- Drainage easements on this plat shall be private and not maintained by the Town of Westlake.
- According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48121C0655G, for Denton County, Texas and incorporated areas, dated April 18, 2011, this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain" and Zone AE defined as "Special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood (Base Flood Elevations determined)". If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
- Flood Study entitled Hydrologic & Hydraulic Study Report Circle T Ranch/Project Blizzard, dated January 20, 2017, prepared by Timothy Whitefield, P.E. Peloton Land Solutions.
- Notice: Selling a portion of this addition by metes and bounds is a violation of city subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
- All easements shown hereon are by this plat unless otherwise noted.

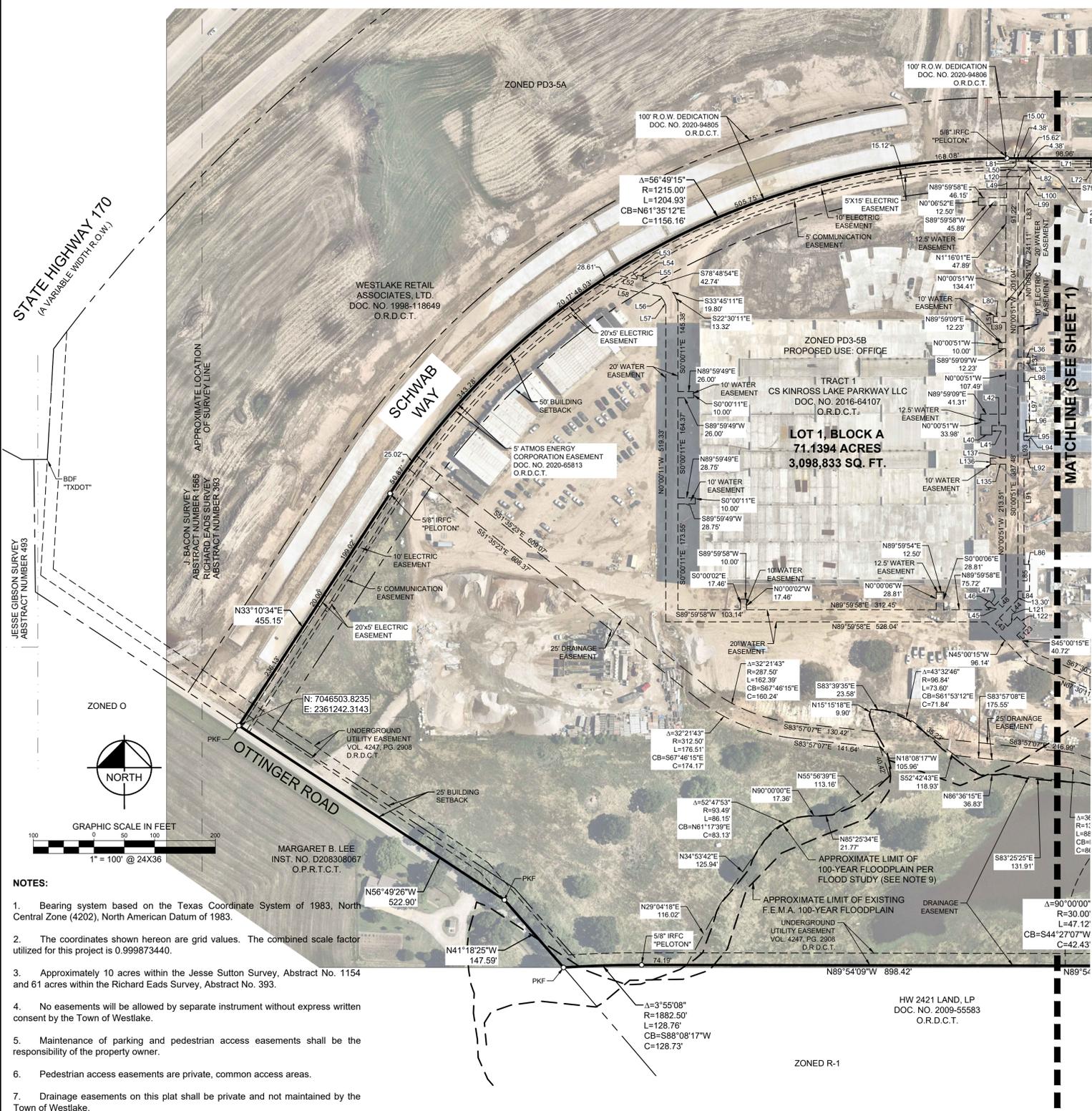
LEGEND:

- Δ = DELTA ANGLE OR CENTRAL ANGLE
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCING
- O.R.D.C.T. = OFFICIAL RECORDS, DENTON COUNTY, TEXAS
- DOC. NO. = INSTRUMENT NUMBER
- VOL. = VOLUME
- PG. = PAGE
- BDF = 5/8" IRON ROD WITH 3-1/2" BRASS DISK STAMPED "TEXAS DEPARTMENT OF TRANSPORTATION" FOUND
- IRF = IRON ROD FOUND
- IRFC = IRON ROD WITH CAP FOUND
- IRSC = 5/8" IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET
- PKF = PK NAIL FOUND
- PIL = POINT IN LAKE

**AERIAL EXHIBIT
SCHWAB AT LAKE TURNER ADDITION
LOT 1, BLOCK A**
BEING 71.1394 ACRES SITUATED IN THE
RICHARD EADS SURVEY, ABSTRACT NUMBER 393,
AND THE JESSE SUTTON SURVEY, ABSTRACT NUMBER 1154,
TOWN OF WESTLAKE, DENTON COUNTY, TEXAS
EXISTING ZONING: PD3-5B
PROPOSED ZONING: PD3-5B

Kimley»Horn
13455 Noel Road, Two Galleria Offices
Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. (972) 770-1300
Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	SRD	DAB/DJD	SEP. 2020	063934076	1 OF 2



OWNER'S CERTIFICATE

STATE OF TEXAS §
 COUNTY OF DENTON §

WHEREAS CS Kinross Lake Parkway LLC is the owner of a tract of land situated in the Jesse Sutton Survey, Abstract No. 1154 and the Richard Eads Survey, Abstract No. 393, Town of Westlake, Denton County, Texas and being all of two tracts of land described as Tract 1 and Tract 3 in Special Warranty Deed to CS Kinross Lake Parkway LLC, recorded in Document No. 2016-64107, Official Records of Denton County, Texas and being more particularly described as follows:

BEGINNING at a 5/8" iron rod with plastic cap stamped "PELTON" found in the south right-of-way line of Proposed Roadway (a 100-foot wide right-of-way) at the northeast corner of said Tract 1;

THENCE with the east line of said Tract 1, the following courses and distances to wit:
 South 17°25'21" West, a distance of 45.97 feet to a 5/8" iron rod with plastic cap stamped "PELTON" found at the beginning of a tangent curve to the left having a central angle of 17°32'30", a radius of 2560.00 feet, a chord bearing and distance of South 8°39'06" West, 780.71 feet;
 In a southwesterly direction, with said curve to the left, an arc distance of 783.77 feet to a 5/8" iron rod with plastic cap stamped "PELTON" found for corner;
 South 0°07'09" East, a distance of 245.16 feet to a point in a lake at the southeast corner of said Tract 1;

THENCE with the south line of said Tract 1, the following courses and distances to wit:
 South 89°27'07" West, a distance of 127.87 feet to a point in a lake at the beginning of a non-tangent curve to the right having a central angle of 79°36'02", a radius of 211.21 feet, a chord bearing and distance of South 89°27'07" West, 270.40 feet;
 In a southwesterly direction, with said curve to the right, an arc distance of 293.43 feet to a point in a lake for corner;
 South 89°27'07" West, a distance of 78.72 feet to a point in a lake for corner;
 South 0°32'53" East, a distance of 25.20 feet to a point in a lake for corner;
 South 89°27'07" West, a distance of 194.11 feet to a 5/8" iron rod with plastic cap stamped "PELTON" found at the southeast corner of said Tract 3;

THENCE with the south line of said Tract 3, the following courses and distances to wit:
 South 64°51'10" West, a distance of 213.57 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
 South 80°32'48" West, a distance of 304.04 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the southwest corner of said Tract 3 and at the beginning of a non-tangent curve to the right having a central angle of 23°40'31", a radius of 408.29 feet, a chord bearing and distance of South 55°08'46" West, 167.51 feet;

THENCE with the south line of said Tract 1, the following courses and distances to wit:
 In a southwesterly direction, with said curve to the right, an arc distance of 168.71 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
 South 50°57'18" West, a distance of 12.08 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
 South 89°27'07" West, a distance of 32.96 feet to a 5/8" iron rod with plastic cap stamped "PELTON" found at the beginning of a tangent curve to the left having a central angle of 90°00'00", a radius of 30.00 feet, a chord bearing and distance of South 44°27'07" West, 42.43 feet;
 In a southwesterly direction, with said curve to the left, an arc distance of 47.12 feet to a 5/8" iron rod with plastic cap stamped "PELTON" found for corner;
 South 0°32'53" East, a distance of 45.96 feet to a 5/8" iron rod with plastic cap stamped "PELTON" found for corner;
 North 89°54'09" West, a distance of 898.42 feet to a 5/8" iron rod with plastic cap stamped "PELTON" found at the beginning of a tangent curve to the left having a central angle of 3°55'08", a radius of 1882.50 feet, a chord bearing and distance of South 88°08'17" West, 128.73 feet;
 In a southwesterly direction, with said curve to the left, an arc distance of 128.76 feet to a "PK" nail found for corner in the northeast line of a tract of land described in deed to Margaret B. Lee, recorded in Instrument No. D208308067, Official Public Records of Tarrant County, Texas;

THENCE with said northeast line, the following courses and distances to wit:
 North 41°18'25" West, a distance of 147.59 feet to a "PK" nail found for corner;
 North 56°49'26" West, a distance of 522.90 feet to a "PK" nail found at the southwest corner of the westerly terminus of said Proposed Roadway and at the westernmost corner of said Tract 1;

THENCE departing said northeast line and with the south line of said Proposed Roadway, the following courses and distances to wit:
 North 33°10'34" East, a distance of 455.15 feet to a 5/8" iron rod with plastic cap stamped "PELTON" found at the beginning of a tangent curve to the right having a central angle of 56°49'15", a radius of 1215.00 feet, a chord bearing and distance of North 61°35'12" East, 1156.16 feet;
 In a northeasterly direction, with said curve to the right, an arc distance of 1204.93 feet to a 5/8" iron rod with plastic cap stamped "PELTON" found for corner;
 North 89°59'49" East, a distance of 1513.65 feet to a 5/8" iron rod with plastic cap stamped "PELTON" found at the beginning of a tangent curve to the left having a central angle of 33°59'05", a radius of 512.38 feet, a chord bearing and distance of North 73°00'17" East, 299.48 feet;
 In a northeasterly direction with said curve to the left, an arc distance of 303.92 feet to the **POINT OF BEGINNING** and containing 71.1394 acres or 3,098,833 square feet of land.

OWNER'S DEDICATION

STATE OF TEXAS §
 COUNTY OF DENTON §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT CS KINROSS LAKE PARKWAY LLC, does hereby adopt this plat, designating the herein above described property as SCHWAB AT LAKE TURNER ADDITION, an addition to the Town of Westlake, Denton County, Texas. The easements thereon are hereby reserved for the purposes indicated, and in accordance With the easement documents filed with the Town of Westlake and Denton County. The utility and fire lane easements shall be open to fire and police units, garbage and rubbish collection agencies and the public and private utilities for which the easement is reserved, and as specifically approved by the Town of Westlake for the use of a particular easement. The maintenance of paving or any other surface on the utility and fire lane easements is the sole responsibility of the property owner. No buildings, or other permanent improvements shall be constructed, reconstructed or placed upon, over or across the easements as shown. said easements being hereby reserved for use and accommodation of all public utilities for which the easement is reserved, and as specifically approved by the Town of Westlake. Any public utility for which the easement is reserved, and as 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 or other improvements which in any way may endanger or interfere with the construction, maintenance, or efficiency of its system in the easement and that public utility shall at all times have full right of ingress and egress upon the easement for the purpose of constructing, reconstructing, inspecting, patrolling, and maintaining and adding to or removing all or part of its system, subject to complying with all ordinances, rules, regulations and resolutions of the Town of Westlake, Texas, and in accordance with the easement documents filed with the Town of Westlake and Denton County.

The Town of Westlake, Texas, and the public utility shall have the right of ingress 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 plat, 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 in this plat or the easement documents, 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 person's facilities in connection with the use of said easement by the Town of Westlake. In addition, notwithstanding anything to the contrary in this plat, 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 platted property for paving, pedestrian walkway, 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 platted property as a result of such uses shall be promptly repaired by the then-current owner of the platted 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 plat approved subject to all platting ordinances, rules, regulations, and resolutions of the Town of Westlake, Tarrant County, Texas.

WITNESS, my hand, this the ____ day of _____, 2020.

CS KINROSS LAKE PARKWAY LLC

By: _____

TITLE: _____

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 _____, 2020.

Notary Public in and for the State of Texas

APPROVED BY THE TOWN COUNCIL OF WESTLAKE, TEXAS on this ____ day of _____, 2020.
 ATTEST:

 Mayor

 Town Secretary

APPROVED BY THE PLANNING & ZONING COMMISSION OF WESTLAKE, TEXAS on this ____ day of _____, 2020.
 ATTEST:

 Chairman

 Town Secretary

- NOTES:**
- Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.
 - The coordinates shown hereon are grid values. The combined scale factor utilized for this project is 0.999873440.
 - Approximately 10 acres within the Jesse Sutton Survey, Abstract No. 1154 and 61 acres within the Richard Eads Survey, Abstract No. 393.
 - No easements will be allowed by separate instrument without express written consent by the Town of Westlake.
 - Maintenance of parking and pedestrian access easements shall be the responsibility of the property owner.
 - Pedestrian access easements are private, common access areas.
 - Drainage easements on this plat shall be private and not maintained by the Town of Westlake.
 - According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48121C0655G, for Denton County, Texas and incorporated areas, dated April 18, 2011, this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain" and Zone AE defined as "Special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood (Base Flood Elevations determined)". If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
 - Flood Study entitled Hydrologic & Hydraulic Study Report Circle T Ranch/Project Blizzard, dated January 20, 2017, prepared by Timothy Whitefield, P.E., Peloton Land Solutions.
 - Notice: Selling a portion of this addition by metes and bounds is a violation of city subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
 - All easements shown hereon are by this plat unless otherwise noted.

LEGEND:
 Δ = DELTA ANGLE OR CENTRAL ANGLE
 P.O.B. = POINT OF BEGINNING
 P.O.C. = POINT OF COMMENCING
 O.R.D.C.T. = OFFICIAL RECORDS, DENTON COUNTY, TEXAS
 DOC. NO. = INSTRUMENT NUMBER
 VOL. = VOLUME
 PG. = PAGE
 BDF = 5/8" IRON ROD WITH 3-1/2" BRASS DISK STAMPED "TEXAS DEPARTMENT OF TRANSPORTATION" FOUND
 IRF = IRON ROD FOUND
 IRFC = IRON ROD WITH CAP FOUND
 IRSC = 5/8" IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET
 PKF = PK NAIL FOUND
 PIL = POINT IN LAKE

OWNER/DEVELOPER:
 CS KINROSS LAKE PARKWAY LLC
 C/O CHARLES SCHWAB & CO., INC.,
 CORPORATE REAL ESTATE
 2309 GRACY FARMS, AUSTIN, TX 78758
 CONTACT - KATIE BLAIR
 katie.blair@schwab.com
 PH. 512-682-5859

ENGINEER:
 KIMLEY-HORN AND ASSOCIATES, INC.
 13455 NOEL ROAD, TWO GALLERIA
 OFFICE, SUITE 700
 DALLAS, TX 75240
 Brad Moss, P.E.
 brad.moss@kimley-horn.com
 PH. 972-770-1346

FINAL PLAT
SCHWAB AT LAKE TURNER ADDITION
LOT 1, BLOCK A
 BEING 71.1394 ACRES SITUATED IN THE
 RICHARD EADS SURVEY, ABSTRACT NUMBER 393,
 AND THE JESSE SUTTON SURVEY, ABSTRACT NUMBER 1154,
 TOWN OF WESTLAKE, DENTON COUNTY, TEXAS
 EXISTING ZONING: PD3-5B
 PROPOSED ZONING: PD3-5B

Kimley»Horn
 13455 Noel Road, Two Galleria Offices
 Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	SRD	DAB/DJD	SEP. 2020	063934076	2 OF 2

DWG NAME: K:\DAL_SURVEY\03080676-SCHWAB OFFICE CAMPUS\DWG\PROJECT\BLIZZARD\EXC.DWG PLOTTED BY: DUNN, STACY 10/17/2020 6:53 PM LAST SAVED: 10/17/2020 6:49 PM

WESTLAKE PLANNING & ZONING COMMISSION



TYPE OF ACTION

Regular Meeting - Action Item

Monday, October 12, 2020

TOPIC: Conduct a public hearing and consider recommendation of proposed amendments to Ordinances 720 and 830 approving and amending the development plan for the PD1-2 zoning district, known as “Westlake Entrada”, located north of Solana Blvd., east of Davis Blvd., and south of State Highway 114.

STAFF CONTACT: Ron Ruthven, Planning and Development Director

Strategic Alignment

Vision, Value, Mission	Perspective	Strategic Theme & Results	Outcome Objective
Planned / Responsible Development	Citizen, Student & Stakeholder	High Quality Planning, Design & Development - We are a desirable well planned, high-quality community that is distinguished by exemplary design standards.	Preserve Desirability & Quality of Life
Strategic Initiative			
Outside the Scope of Identified Strategic Initiatives			

EXECUTIVE SUMMARY (INCLUDING APPLICABLE ORGANIZATIONAL HISTORY)

The purpose of this item is to consider and discuss requested changes to the Entrada development plan by the master developer, Centurion American. Given the scope of the proposed changes, and taking into account the supreme importance of the development plan in ensuring development efficacy, staff proposes a multi-step process moving forward.

As a first step, staff proposes minor amendments to development plan (attached) that involve plan design and layout, further detailed below. The original development plan was approved by the Town Council on October 28, 2013 by [Ordinance 720](#) and subsequently amended by [Ordinance 830](#) on June 19, 2017. Ordinance 830 approved amendments to only the Phase Two portion of the development plan. Therefore, at a minimum, the development plan should be updated to accurately reflect approved construction, and approved but unconstructed development in Entrada before any additional site plan requests can be approved. Therefore, in working with staff, the

developer has submitted revised development plan exhibits that also include improved graphics and details.

The next step would involve major amendments to the development plan on a future agenda based on a second attached exhibit provided by the applicant that is intended for “discussion only” on this agenda and is further explained and detailed below. Also attached is a comment response and narrative from Centurion American explaining some of the proposed changes and responding to staff inquiries.

DEVELOPMENT PLAN REQUIREMENTS FOR ENTRADA

The purpose of the development plan is to serve as the guiding master plan for the development while also serving as the regulatory control plan for the entire development. Unlike a concept plan, the development plan is scaled, contains more detail such as exact roadway locations and lot boundaries, and serves to act as a high level site plan for the entire development.

The following are the specific legal requirements for the Entrada development plan:

- **Section 102-267** – **Town of Westlake Code of Ordinances** - *“If the Council requires, as a condition of establishing the PD district and approving a PD concept plan, that PD development plans be submitted prior to submittal of a PD site plan, a PD development plan may be prepared and submitted for the entire development at one time or for individual phases of development. Each plan shall be submitted in 15 copies to the town manager or his designee. Each PD development plan shall be accompanied by (i) a development plan informational statement and (ii) a preliminary drainage study for the area covered by the proposed plan. If deemed necessary by the town manager, the applicant for a PD development plan shall also submit an updated traffic impact analysis prior to commission action.”*
- **Ordinance 703** – **Exhibit A – Section Four - Subsection 5.3:** Ordinance 703 approved the Entrada zoning regulations. While this ordinance did not specifically require a development plan, it nonetheless required site plan approvals for all development *“to ensure that the development of individual building lots, parcels, or tracts within the PD district are consistent with the approved concept plan and development plan.”*
- **Resolution 13-34** – **Section 1 – Definitions:** This approved a development agreement between the developer and the Town and served to require a development plan for the development. It also reiterated the Ordinance 703 requirement that the site plans must be consistent with the approved development plan: *“The Development Plan shall mean an approved Development Plan completed by the Developer in compliance with Section 102-268 of the Town of Westlake Code of Ordinances and approved by the Town of Westlake which shall govern the approval of all Site Plans as defined in this section that are submitted for construction in the Development.”*
- **Ordinance 720** – **Section 2:** Given the development plan requirement in Resolution 13-34, this ordinance served to approve the development plan with multiple conditions and to require development compliance with the development plan: *“This Planning Area [PD1-2] will be subject to the Development Plan as set out in Exhibit `B”.*

- **Ordinance 759** – **Section 2, 3, 4 and 5:** This ordinance amended the development plan approved by Ordinance 720 by adding the following plans:
 - Master Landscape Plan
 - Lighting Plan
 - Paving Plan

IMPORTANCE OF UPDATING THE DEVELOPMENT PLAN

As noted previously, the Entrada development plan is mandated as the primary master planning tool for the PD1-2 zoning district. Therefore, moving forward, the development plan should be updated immediately in conjunction with future site plan requests and utilized for its primary purpose: to ensure development consistency with the PD zoning regulation framework and with the development’s original vision.

Taking into account the importance of the development plan, staff recommends that the development plan be updated by the master developer prior to approving any additional site plans in Entrada, for the following specific reasons:

- The phase one portion of the development plan has not been updated since it was originally approved in 2013 and does not account for the many site plans that have been approved and/or repealed subsequent to its approval.
- The original development plan is difficult to read and does not fully comply with the Town’s PD zoning regulations noted above.
- Future changes to development access given the construction of service roads along SH 114 must be shown given the potential impact that direct freeway access will have on the development.
- The numerous proposed site plan amendments and changes proposed by the developer will likely result in changes to various factors including parking, traffic, open space, etc.
- The delay in constructing key development amenities is negatively impacting the attractiveness of existing residential construction in the development. Therefore, staff recommends that construction phasing should also be addressed in the development plan before any additional site plans are approved.

PROPOSED AMENDMENTS

For Consideration -

Attached are two separate exhibits detailing proposed amendments to the development plan. The first exhibit includes all site plans approved to date, visual, formatting and style improvements, much of which was recommended by staff. These changes are detailed as follows:

- Color coded legend added to plan which reflects land uses (current and proposed). The colors correspond to standard industry classification codes (SIC) for each use;

- Detailed structures, including parking, have been added where a site plan has been approved;
- Survey data and confusing, overlapping labels have been removed;
- Housing breakdowns for Entrada by Block have been added;
- A roadway connection to the future State Highway 114 service road has been added.
- A second page showing an updated Entrada trails plan has been added

For Discussion -

The second exhibit includes changes proposed by the developer that involve amendments to existing site plans, new site plans, and new land uses. This plan is not shown in color and is provided strictly for discussion purposes. Upon presentation and discussion of these items, the developer will likely bring forward a formal request for amendment on a future agenda. These potential changes are detailed as follows:

- Block B (the former gas well pad site plan) shows a hotel, multi-purpose events and conference center, and a storage building;
- Block K (Plaza Mayor) shows condos on all 3 sides, addition of a pool house and removal of the parking structure on the southeast corner replaced by surface parking;
- Block C (the old amphitheater site) shows a new use containing a “residential repository” along with retail buildings;
- Detached residential buildings are shown on Blocks E and H where no site plan has been approved;
- The small artisan retail buildings on Block N are shown. The sites have not received site plan approval;
- Townhomes are shown on portions of Block M. The sites have not received site plan approval;
- Proposed public art and public art gathering areas are shown.

The proposed changes detailed above involve significant changes to the development and will require further amendment to the development plan on a future agenda. As part of the formal consideration of these potential changes the following items must be addressed as part of the development plan amendment and/or site plan consideration:

- Compliance with the Entrada Design Guidelines;
- Compliance with the zoning purpose and intent (Exhibit 3) in PD1-2 zoning Ordinance 703;
- Compliance with the Comprehensive Plan;
- Traffic, parking and internal circulation impacts, including guest parking for housing and structured versus surface parking thresholds;
- Impacts on open space, public areas, public art, etc.;
- Event programming and management;
- Development scheduling;
- Criteria for constructing and opening non-residential amenities versus residential units;
- Housing analysis, type, distribution and design;

Staff is working with the developer to obtain and analyze this information.

STAFF RECOMMENDATIONS AND SUMMARY

The proposed development plan amendments recommended for consideration include visual, formatting and style improvements, much of which were recommended by staff as a first step in updating the development plan based on current and approved site plans. However, the other changes proposed by the applicant, as detailed above, are for discussion only. Therefore, staff recommends approval of the attached color development plan and trail plan (labeled as Exhibit 1) subject to the following conditions:

1. The plans shall replace the plans shown in Exhibit B, Ordinance 720. Ordinance 830 is repealed.
2. All development approved in Entrada shall comply with the design guidelines approved by Ordinance 760.
3. That all other provisions of Ordinance 720 not in conflict with the new development plan exhibit shall remain in full force and effect.
4. In the event of a conflict between the development plan and Ordinance 703 and Ordinance 760, Ordinances 703 and 760 and their amendments where applicable shall control.
5. With regard to housing type, counts and entitlements, information shown on the development plan is purely informational and shall not be considered regulatory. Final regulatory approval shall be determined upon consideration of the applicable site plan by the Town Council.

It is understood that, pending discussion of the development plan exhibit provided for discussion purposes only, further changes may be proposed for consideration on a future agenda.

ALTERNATIVE P&Z ACTIONS

The Planning & Zoning Commission has the following options when considering this request:

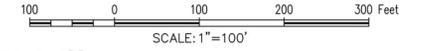
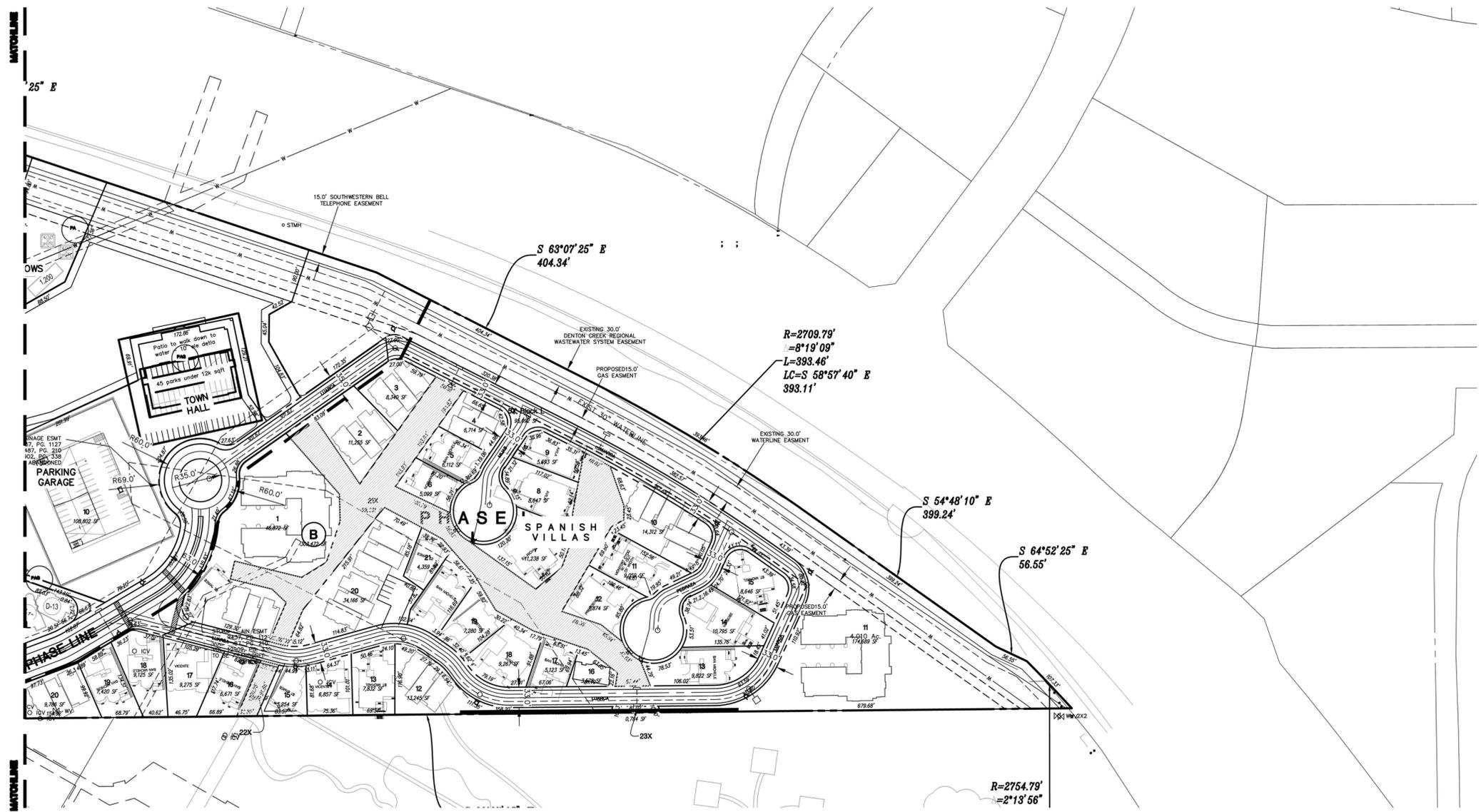
- Recommend approval as submitted
- Recommend approval with modifications or additional condition(s)
- Recommend approval with staff recommendations
- Any combination of the above
- Table the agenda item to a specific date with clarification of intent and purpose
- Recommend denial

TOWN COUNCIL ACTION

If the Planning & Zoning Commission acts and makes a recommendation for approval/denial on this agenda item, then it will be scheduled for Town Council action on October 26, 2020.

ATTACHMENTS

1. Current Approved Phase One Development Plan (Adopted by [Ordinance 720](#))
2. Current Approved Phase Two Development Plan (Adopted by [Ordinance 830](#))
3. Comment Response Received from Centurion American – 10/8/2020
4. Exhibit 1 - Proposed Amended Development Plan for Consideration
5. Exhibit 2 – Developer Proposed Development Plan Amendment for Discussion



TBM - Found "X" on
 TBM - Found "X" on

LEGEND			
C.R.F.	Capped Rebar Found		Overhead Power Lines
C.R.S.	Capped Rebar Set		Down Guy Wire
C.M.	Control Monument		Existing Contours
Mon.	Monument		Proposed Contours
BM	Benchmark		Concrete Pavement
FH	Fire Hydrant		Asphalt Pavement
WM	Water Meter		Wood Fence
WV	Water Valve		Chain Link Fence
W/L	Water Line		Wire Fence
ICV	Irrigation Control Valve		Masonry Wall
SSMH	Sanitary Sewer Manhole		Existing Tree
CO	Sanitary Sewer Cleanout		(FL) Flowline
UP	Utility Pole		Centerline of Creek, Swale, or Waterway
LP	Light Pole		Creek, Swale, or Waterway Embankment
TC	Top of Curb		
TP	Top of Pavement		
TW	Top of Wall		
FG	Finished Grade		
U.E.	Utility Easement		
D.E.	Drainage Easement		
B.L.	Building Line		
R.O.W.	Right-of-Way		
D.R.	Deed Records		
P.R.	Plat Records		

SITE PLANNING CIVIL ENGINEERING PLANNING
CONSULTANTS, LLC
 LAND SURVEYING LANDSCAPE ARCHITECTURE

 111 Hillside Drive - Lewisville, TX 75057 • P: 972.436.9712 • F: 972.436.9715
 611 Dallas Drive, Suite 114 - Roanoke, TX 76262 • P: 862.831.9712 • F: 817.890.4043
 TBPE Firm No. 1798

ENTRADA
 85.921 Acres
 in the
 TOWN OF WESTLAKE,
 DENTON & TARRANT COUNTY, TEXAS

DEVELOPMENT PLAN EAST

PRELIMINARY PLANS
 THIS DOCUMENT IS FOR
 INTERIM REVIEW AND IS
 NOT INTENDED FOR
 CONSTRUCTION, BIDDING,
 OR PERMIT PURPOSES.
 G&A CONSULTANTS, F-1798
 ROBERT JOHN DOLLAH, JR.,
 P.E. #86898
 DATE 10/11/2013

Drawn By: JLL
 Date: 10/11/2013
 Scale: 1"=100'
 Revisions:

12139R

PP3

OWNER/DEVELOPER
 MAGUIRE PARTNERS - SOLANA LAND, LP
 1221 N. I-35E, SUITE 200
 CARROLLTON, TEXAS
 Ph. (469) 892-7200
 Fax (469) 892-7202
 Contact: JACK DAWSON

File: 213021312139R(0000)Preliminary Plans/Sheet: 05/12/2013 10:50:59 AM
 Plotted: 10/11/2013 4:29 PM, by: Jeff Lunsford, Date: 10/11/2013 4:27 PM, by: Jeff Lunsford

ENTRADA

DEVELOPER
CENTURION AMERICAN
 1800 Valley View Lane, Suite 300
 Farmer Branch, Texas 75234
 Contact: Michael Beaty
 Telephone: (214) 287-9009

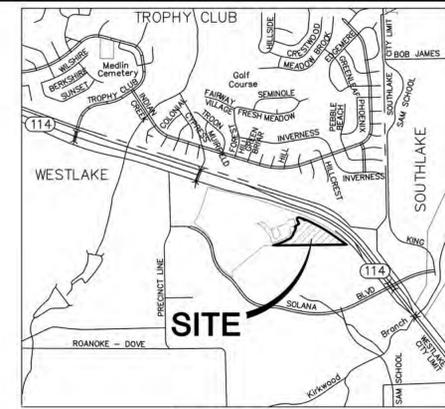
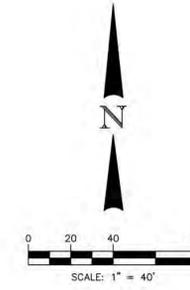
OWNER
MRW INVESTORS, LLC
 1800 Valley View Lane, Suite 300
 Farmers Branch, Texas 75234
 Contact: Michael Beaty
 Telephone: (214) 287-9009

SURVEYOR/ENGINEER
BGE, Inc.
 2595 Dallas Parkway, Suite 204, Frisco, TX 75034
 Contact: Jason A. Frey, P.E.
 Tel: 972-464-4800 • www.bgeinc.com
 TBPLS Licensed Surveying Firm No. 10193953
 Copyright 2017

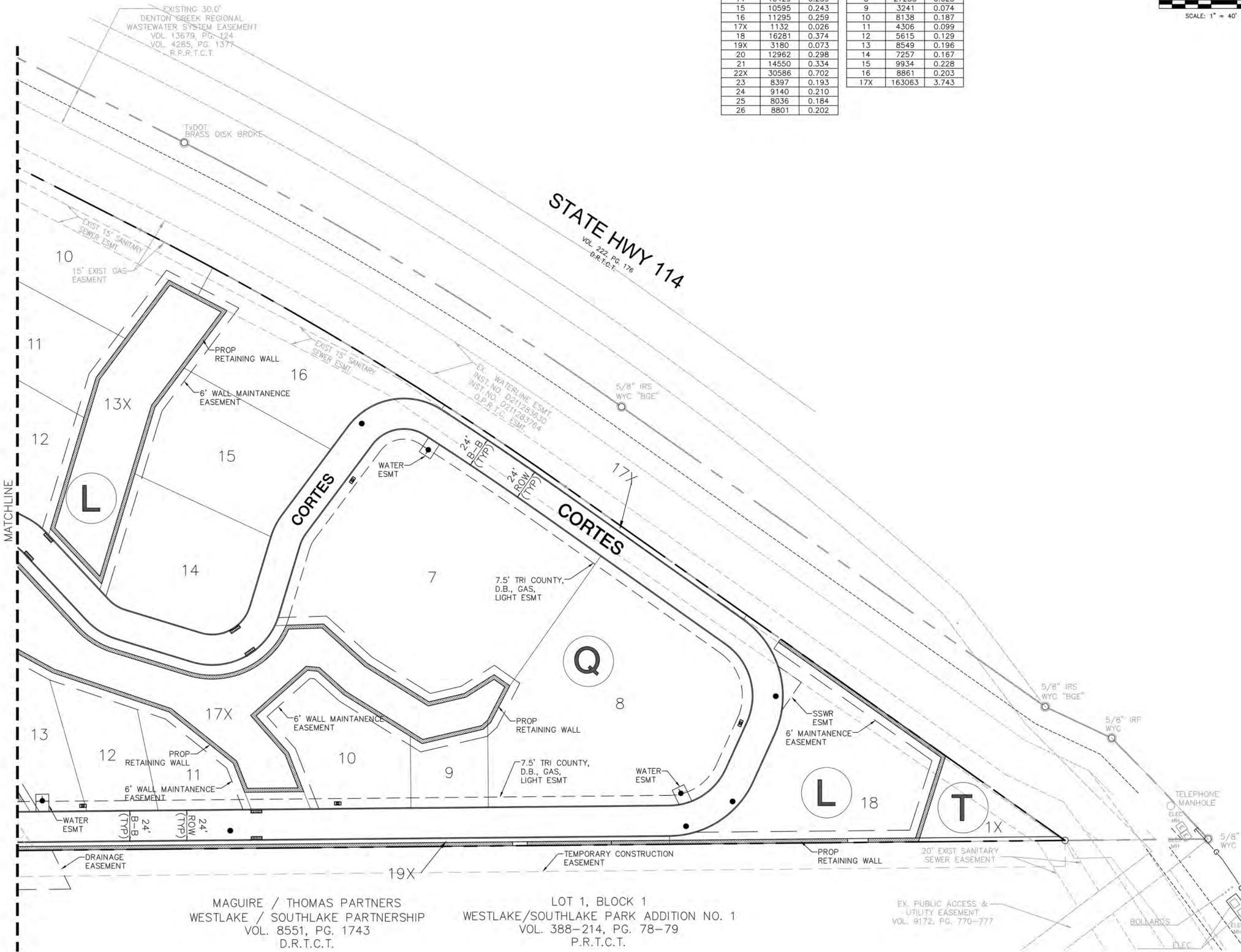
Block L Lot Areas		
Lot No.	Sq. Feet	Acres
7X	1042	0.024
8	18213	0.418
9X	613	0.014
10	11053	0.254
11	7660	0.176
12	11065	0.254
13X	11450	0.263
14	10429	0.239
15	10595	0.243
16	11295	0.259
17X	1132	0.026
18	16281	0.374
19X	3180	0.073
20	12962	0.298
21	14550	0.334
22X	30586	0.702
23	8397	0.193
24	9140	0.210
25	8036	0.184
26	8801	0.202

Block Q Lot Areas		
Lot No.	Sq. Feet	Acres
1	49629	1.139
2	12303	0.282
3	9495	0.218
4	7824	0.180
5	5111	0.117
6	3816	0.088
7	31056	0.713
8	27233	0.625
9	3241	0.074
10	8138	0.187
11	4306	0.099
12	5615	0.129
13	8549	0.196
14	7257	0.167
15	9934	0.228
16	8861	0.203
17X	163063	3.743

Block T Lot Areas		
Lot No.	Sq. Feet	Acres
1X	3714	0.085



VICINITY MAP
(NOT TO SCALE)



- LEGEND**
- PROPOSED GATE VALVE
 - PROPOSED FIRE HYDRANT
 - PROPOSED WATER SERVICE WITH METER
 - PROPOSED SANITARY MANHOLE
 - PROPOSED SANITARY SERVICE
 - PROPOSED STORM MANHOLE
 - PROPOSED STORM INLET
 - DUCT BANK MANHOLES AND PULL BOXES
 - W.E. WATER EASEMENT
 - D.E. DRAINAGE EASEMENT
 - W.M.E. WALL MAINTANANCE EASEMENT
 - BLOCK NAME
 - PROPOSED TRANSFORMER
 - PROPOSED TRANSFORMER
 - PROPOSED STREET LIGHT
 - PROPOSED STREET LIGHT
 - EXISTING TREE
 - EXISTING FENCE
 - EXISTING GAS METER
 - EXISTING ELECTRIC MANHOLE
 - EXISTING SIGN
 - EXISTING ELECTRIC TRANSFORMER

DEVELOPER
CENTURION AMERICAN
 1800 Valley View Lane, Suite 300
 Farmers Branch, TX 75234
 Contact: Michael Beaty
 Tel: 214-287-9009



CENTURION AMERICAN
ON-SITE INFRASTRUCTURE PH02
WESTLAKE ENTRADA
 BEING 12.839 ACRES
 TOWN OF WESTLAKE, TARRANT COUNTY, TEXAS

CAUTION !!!
 Contractor to Verify exact location & Depth of Exist Facilities Prior to any Construction Activities.
CAUTION !!!
 CONTACT: 1-800-DIG-TESS
 48 HOURS PRIOR TO CONSTRUCTION.

REVISIONS		
REV. NO.	DATE	DESCRIPTION

DRAWN BY:
 CHECKED BY:
 DATE:
 PROJECT NUMBER:

Sheet No.
DEVELOPMENT PLAN
2 OF 2
 Ordinance 830

WESTLAKE ENTRADA
PHASE 2
12.839 ACRES
May 18, 2017

BROWN & GAY ENGINEERS, INC. 0:\Projects\Westlake Entrada\01_ConstructionPlans\01_Sheets\Site Plan\Entrada_Ph1_L1_C_Development_Plan.dwg May 18, 2017 - 1:29pm bruncken

Entrada Development Plan Amendment Comment Response Received from Centurion American – 10/8/2020

“Specific Items from the written comments received are address below:

1. Staff comment – Approved PD Site Plans
 - a. We have updated to include all approved PD Site Plans with the parking and building footprints. Shading has been cleared up to be sure these footprints are more visible.
 - b. Land Use details are shown through the improved color shading.
2. Staff comment – Areas without approved PD Site Plans
 - a. Are shown as lot boundary and color category only, tying back to the last approved Development Plan from 2013.
 - b. Block K has been updated to reflect the last Council-Approved PD Site Plan showing the one Condo Building and Two Hotels that ties with Ord 854.
3. Staff comment – Open Space, Plazas and Public Areas
 - a. The approved Master Landscape Plan was intentionally focused on the perimeter of the development, with the plan being that the internal areas would be addressed during the PD Site Plan process. This is the process we have been operating under since 2013. We have installed all of the perimeter hardscape as shown in the approved 2013 plan, and the only areas where we have not installed plantings/landscape is where the SH 114 frontage road is going to be installed next year. Once the frontage road is complete, we will be able to adjust the planting schedule along the frontage road and do a final installation.
 - b. Current open spaces are identified on the As-Is 2020 Development Plan where we have approved PD Site Plans and we have included the area table to further highlight.
 - c. On the B&W version of the Development plan, we show the Public Art and Public Gathering / Art areas that tie back to the 2013 Plan. These were not included in the color plan because it becomes too cluttered to read. Should we include a B&W plan as a second sheet in what we are working to have approved now ? The intent in showing these PA / PGA areas in 2013 and 2020 is that when the specific PD Site Plans for these areas are brought forth they will address and include the PA / PGA in detail. We can't plan out to this level of detail with defining the surrounding and adjacent areas of development. And we won't know those until the PD Site Plan processes are complete to know what 'Needs of the People' are being met by that specific area of development.
 - d. Our intention with the remaining Single-Family Detached areas identified in Yellow on the As-Is 2020 DP is to adhere to the design and concept behind the original zoning and the 2013 Approved Development Plan. The areas that are in Orange indicating future Attached / Townhomes on the As-Is 2020 DP that will require a PD Site Plan process and approval will have the opportunity at that time to highlight the smaller public space areas / dog parks on an individual basis.

One of the unique qualities of a true village is the differentiation in the various areas of development that also include a component of time, whereby the village has developed and evolved over generations. We would be heading in the wrong direction to try and mandate methodology and design standards over the small park areas that continue to make the Entrada development unique and interesting. It is these 'hidden jewels' in authentic villages that provide a sense of discovery 'around the corner' on a pedestrian

scale that will continue to add flavor and character to Entrada as we move through the development process.

4. Staff comment – New and/or unclassified land uses and residential items entitlements.
 - a. We are not requesting to increase the overall Residential Unit Count at this time. The Block K PD Site Plan as previously approved has the 150 units allocated to it.
 - b. We are requesting to add the Residential Repository use at this time, to support the PD Site Plan Submittal for Block C.
 - c. Formal Narrative for the Residential Repository use:

The Residential Repository is a proposed, multi-story, vertically-integrated, mixed-use building located in the heart of Entrada. Harkening back to the original zoning discussions, this facility meets the true intent of the Village by meeting several ‘Needs of the People’ that are the residents of Entrada and the Town of Westlake.

Specifically, the first floor of the facility provides the opportunity for the Artisan workshops and showrooms that were originally planned to be located on the Pedestrian Bridge. These spaces will have operating store fronts that will allow Craftsman, Photographers, Artisans and others to have high-visibility while remaining small enough to be affordable. These spaces will also be well-suited for office/warehouse and high-end vehicle storage/showrooms. This space is engineered to be as flexible as possible while externally the building looks like it was constructed in the heart of the Village 500 years ago.

The middle floors of the structure are designed to house a storage facility that will again, meet the Needs of the People in the Village. With 150 proposed condominiums across the canal and 120+ single family residential homes with lower roof lines and minimal attic space, the on-site storage facility becomes a great amenity for these Residents of Entrada.

Close, immediate access to conditioned space will allow those downsizing to move in to the Condos to keep their other valuables and heirlooms nearby and in the community. Seasonal clothing changes, furniture pieces and other items that are too cherished to part with are all available on short notice. Conditioned-Space Wine Storage and other similar uses are also being provided within the middle floors.

The third use of the building is a roof-top bar and tapas venue. This is being located to take advantage of the tremendous views afforded by the 5-story structure. The outdoor patio will overlook Restaurant Row, Chapel and Reception Hall and the Harbor providing unparalleled views.

Overall this facility will provide around 100,000 sqft of commercial space in Entrada and will be flexible enough to meet both the current Needs, and future Needs of the Residents of Entrada and the Town of Westlake. It’s uses fit the original intent of the zoning, and the building size and configuration help to convert a topographically challenging building site into a value-add component of the Village.

5. Staff comment – Land use classifications and Legend:

- a. We have updated the legend and shaded as best as possible, including some hatching where appropriate.
 - b. Specific comments on the graphic have been addressed.
6. Staff comment – Site data summary table – Now included
7. Staff comment – A diagram or drawing of the boundaries of the proposed PD District – we have added the PD1-2 boundary to the development plan.
8. Staff comment – Parking Study. By reverting to the approved PD Site Plan for Blocks B and K for the As-Is 2020 DP, the 2017 Parking Study is still accurate. Moving forward, any uses or variances from the assumed uses and densities used for the 2017 DeShazo plan will be addressed with an updated Parking Study.

Additional Comments: Development Phasing and Construction Schedule.

Our Development and Construction Forecasted Schedule has been greatly impacted by the uncertainty from COVID and prevailing market conditions, especially with regards to the ongoing turmoil within the Hospitality industry. At this time, here is a list of the projects that are confidently moving forward with immediate construction starts upon receipt of Building Permits:

- Block H, Lots 2, 3 and 4. These three detached, multi-million dollars homes are being constructed by premier homebuilder Shariff-Munir on currently platted lots. They will commence construction upon release of building permits. Estimated time to complete is 16 months.
- Block E, Lots 15-18x. These three detached, multi-million dollar homes are being constructed by Crescent Homes and will commence immediately upon receipt of the building permits. Estimated time to complete is 16 months.
- Block D, Lots 1-20. These 10, detached homes will commence construction immediately upon receipt of the building permits. Estimated time to complete is 18 months.
- Block C, Lot 1 Residential Repository. Construction will proceed immediately upon issuance of the building permit. Estimated time to complete is 12 months.

Additionally, we are almost fully leased up at the Retail Corner and Bush Architects has been tasked to Site Plan additional small-scale retail and commercial spaces with surface parking as this product has been well-received by the market. You can see the first of these buildings on the balance of the Block C PD Site plan adjacent to the Residential Repository.

Restaurants shells are essentially complete, but with COVID and the time of the year we are now looking to open up in Spring of 2021.

Wedding Chapel is complete and Reception Hall is 8-10 months away from completion.

Parking Garage will be able to proceed with the Masonry Veneer upon approval of the sample wall. It is expected to be complete by year-end.

We really do not have visibility beyond these projects at this time.

Lifetime Fitness has previously expressed an interest in working on the Phase II land, but that has not moved forward due to COVID.

The Gun Range was put on hold by Mr Schober when he terminated the purchase contract for the land. He had previously expressed an interest in putting the land back under contract and close early next year, after the election and inauguration, but I have not heard from him for quite some time.”

Development Plan Amendment - Exhibit One



Map Color	Entrada Development Plan Land Use Categories
Yellow	Single Family Residential (detached)
Orange	Single Family Residential (majority attached/townhome/brownstone)
Light Orange	Residential Condominium (Stand alone)
Red	Mixed Use (Vertically Integrated Residential Condominium with Commercial)
Dark Red	Office
Light Red	Retail (includes restaurants)
Dark Red	Hotel / Other Commercial
Pink	Entertainment / Recreation / Events
Light Blue	Institutional (Church, Government, hospital)
Light Green	Utilities / public parking areas / roads
Dark Green	Parks and Open Space (Including Public Plazas)
Blue	Water features

Entrada Development Plan Pedestrian Mobility Legend	
Red dashed line	Public Trails
Black dashed line	Sidewalks
Green dashed line	Public Passages (European Style - includes pedestrian only bridges)

BLOCK	TYPE	TOTAL ACRES
A	RETAIL CORNER	1.42
B	GAS WELL PAD SITE	7.22
C	RETAIL/STORAGE	3.11
C	RESTAURANT ROW	1.27
C	CHAPEL/RECEPTION HALL	0.87
D	RES	0.74
D	POND	1.24
E	RES	2.14
F	RES	2.86
G	RES	2.29
H	RES	3.09
I	RES	1.02
J	RES	1.49
J (EXISTING)	RES	0.72
K	PLAZA MAYOR	5.81
L	MU	3.61
L	TOWNHALL	0.65
M	RES	1.29
M	PRIMROSE	1.62
N	MU	0.38
N	RETAIL	1.76
O	RETAIL	1.06
P	GUN RANGE/RETAIL	2.83
P	OPEN SPACE	6.61
P	POND	5.30
R	MU	0.17
Q	RES	6.23
Q	POND	3.11
Q	MU	1.82

SITE	LOT/BLOCK	APPROVED ORDINANCE
RETAIL CORNER	BLOCK A & O	SP ORD 771 2-22-16
CVS	LOT 3, BLOCK N	SP ORD 762 12-14-15
PRIMROSE	LOT 2, BLOCK M	SP ORD 763 12-14-15
BLOCK J	LOTS 11-16, 17X-20X, BLOCK J	SP ORD 783 4-25-16
BLOCK I	BLOCK I	SP ORD 847 2-26-18
BLOCK E	LOTS 1R-14, 19X-20X, BLOCK E	SP ORD 837 9-11-17
PLAZA MAYOR	BLOCK K	SP ORD 854 5-21-18 *
GAS WELL PAD SITE	BLOCK B	SP ORD 778 3-28-16 *
RESTAURANT ROW	LOTS 2,3, BLOCK C	SP ORD 779 3-28-16
CHAPEL/ RECEPTION HALL	LOTS 3A,6, BLOCK C	SP ORD 853 4-30-18
BLOCK C	LOT 1, BLOCK C	SP ORD 777 3-28-16 *
UNDERGROUND GUN RANGE/ RETAIL	BLOCK P	SP ORD 909 5-18-20
PHASE 2	MULTIPLE LOTS, BLOCKS Q,L,T	DP ORD 830 6-19-17

BLOCK	LOTS	UNITS
BLOCK D	LOTS 1-10	10
BLOCK E	LOTS 1R-17	17
BLOCK F	LOTS 1-14	14
BLOCK G	LOTS 1-15	15
BLOCK H	LOTS 1-14	14
BLOCK I	LOTS 3-14	12
BLOCK J	LOTS 1-16	16
BLOCK L	LOTS 1-25	47
BLOCK M	LOTS 1-18	18

* APPROVED ORDINANCE TO BE REVISED



10/08/2020

Development Plan Amendment - Exhibit One



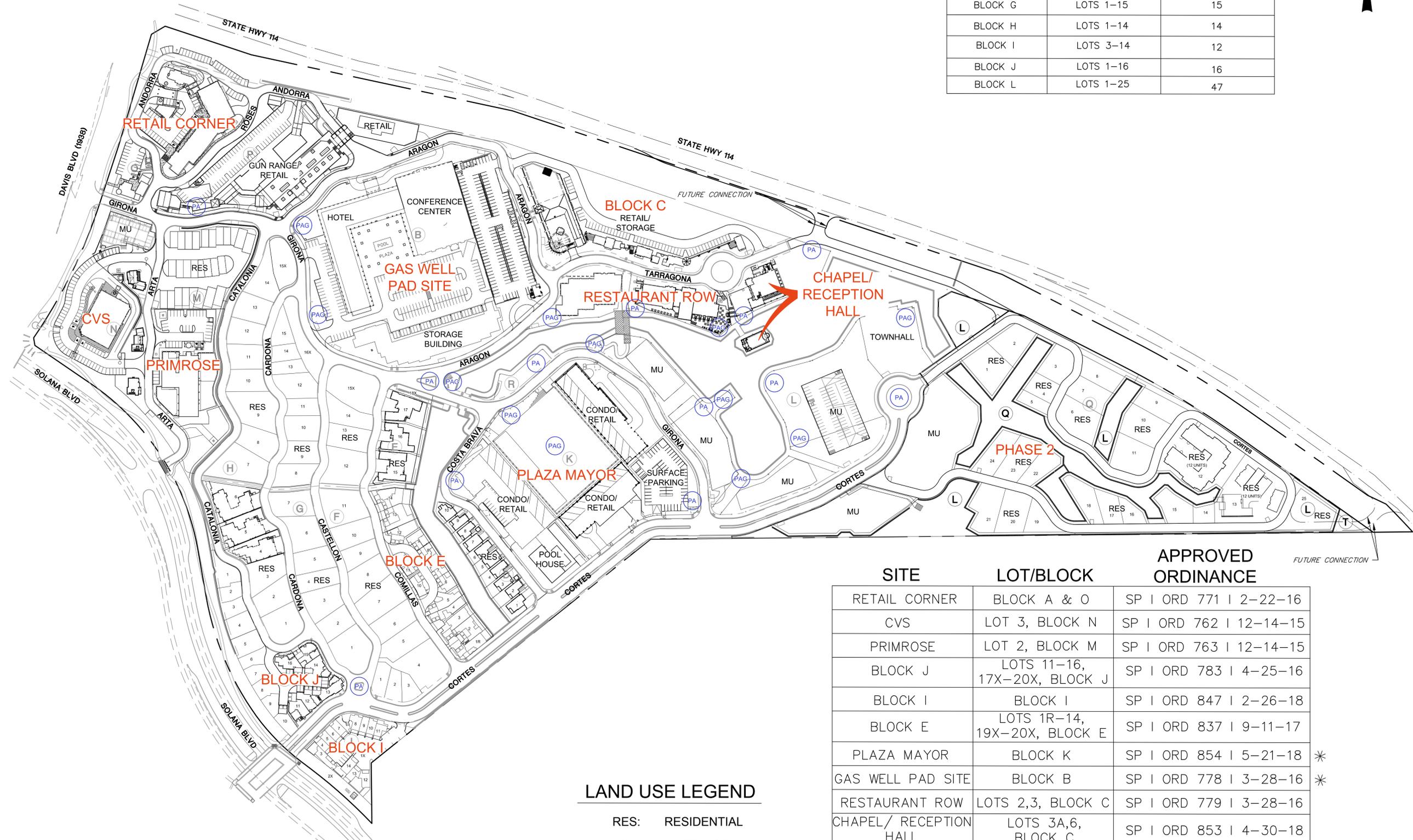
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BGE, Inc.
 2595 Dallas Parkway, Suite 204
 Frisco, TX 75034
 Tel: 972-464-4800 • www.bgeinc.com
 TBPE Registration No. F-1046
 Contact: Jason Frey
 Tel: 972-464-4821
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BLOCK	LOTS	UNITS
BLOCK D	LOTS 1-10	10
BLOCK E	LOTS 1R-17	17
BLOCK F	LOTS 1-14	14
BLOCK G	LOTS 1-15	15
BLOCK H	LOTS 1-14	14
BLOCK I	LOTS 3-14	12
BLOCK J	LOTS 1-16	16
BLOCK L	LOTS 1-25	47



LAND USE LEGEND

- RES: RESIDENTIAL
- MU: MIXED USE
- (PA) PUBLIC ART
- (PAG) PUBLIC ART GATHERING

SITE	LOT/BLOCK	APPROVED ORDINANCE
RETAIL CORNER	BLOCK A & O	SP ORD 771 2-22-16
CVS	LOT 3, BLOCK N	SP ORD 762 12-14-15
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* APPROVED ORDINANCE TO BE REVISED



DEVELOPER
CENTURION AMERICAN
 1800 Valley View Lane, Suite 300
 Farmers Branch, TX 75234
 Contact: Michael Beaty
 Tel: 214-287-9009



CENTURION AMERICAN
 DEVELOPMENT PLAN
 EXHIBIT

WESTLAKE ENTRADA

TOWN OF WESTLAKE, TARRANT COUNTY, TEXAS

DEVELOPMENT PLAN EXHIBIT

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DEVELOPMENT PLAN EXHIBIT

Planning and Zoning

Item # 7 – Adjournment
