

TOWN OF WESTLAKE

ORDINANCE NO. 770

AN ORDINANCE AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE TOWN OF WESTLAKE, TEXAS TO REZONE A PORTION OF AN APPROXIMATELY 154-ACRE TRACT OF LAND GENERALLY LOCATED IN DENTON COUNTY, TEXAS, BEING A PORTION OF THE PROPERTY KNOWN AS THE PD 3-5B PLANNING AREA BY DEFINING THE BOUNDARIES OF THE PD 3-5B PLANNING AREA; ESTABLISHING THE PERMITTED USES, DEVELOPMENT STANDARDS, DENSITIES, AND DEFINITIONS; PROVIDING EXHIBITS SHOWING THE BOUNDARIES, PROVIDING FOR AND A LEGAL DESCRIPTION; PROVIDING FOR GENERAL REGULATIONS; PROVIDING FOR DEVELOPMENT STANDARDS; PROVIDING FOR AREA REQUIREMENTS; PROVIDING FOR THE AMENDMENT OF THE OFFICIAL ZONING MAP; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A SAVINGS CLAUSE; PROVIDING FOR A PENALTY CLAUSE; AND DECLARING AN EFFECTIVE DATE.

WHEREAS, the Town of Westlake, Texas is a general law Town; and

WHEREAS, all legal requirements of state statutes and Town ordinances of the Town of Westlake, as well as all legal requirements and legal notices and prerequisites having been complied with; including the Texas Open Meetings Act and the requirements of Texas Local Government Code chapter 211; and

WHEREAS, on August 24, 1992, the Town Council (the "Council") of the Town of Westlake, Texas (the "Town") adopted a Comprehensive Plan (the "1992 Comprehensive Plan") for the Town; and

WHEREAS, on November 16, 1992, the Council adopted a Comprehensive Zoning Ordinance (the "Zoning Ordinance"); and

WHEREAS, on September 15, 1997, based on the recommendations of the Planning and Zoning Commission (the "Commission"), the Council amended the Zoning Ordinance and the subdivision regulations by adopting a Unified Development Code (the "UDC") for the Town; and

WHEREAS, the Zoning Ordinance and subdivision regulations have been amended and codified; and

WHEREAS, on March 2, 2015, the Town Council (the "Council") of the Town of

Westlake, Texas (the "Town") adopted an updated Comprehensive Plan (the "2015" Comprehensive Plan") for the Town; and

WHEREAS, there is located within the corporate limits of the Town an approximately 81.06 acre tract of land (to be referred to as PD 3-5B, Planned Development Zoning District 3, Planning Area 5B, and hereinafter sometimes referred to as the "Planning Area"); and

WHEREAS, due to improvements to State Highway 114, further urban growth throughout the region, and other changed conditions that affect the region, the Town believes there are unique and significant opportunities for office, retail within the Planning Area that will be consistent with the Town's long-term development vision; and

WHEREAS, the Commission has recommended to the Council that the hereinafter described property be rezoned to "PD 3-5B" (Planned Development District 3, Planning Area 5B); and

WHEREAS, the Council believes that the interests of the Town, the present and future residents and citizens of the Town, and developers of land within the Town are best served by adopting this Ordinance, which the Council has determined to be consistent with the 2015 Comprehensive Plan - Land Use Plan, Thoroughfare Plan, Open Space and Trail Plan, Water and Sewer Plans, Drainage Plan, and Zoning Map all as amended.

WHEREAS, the Town Council of the Town of Westlake, Texas, at a public hearing called at a regular session of the Town Council did consider the following factors in making a determination as to whether the requested change should be granted or denied: congestion in the streets, including safety of the motoring public and the pedestrians using the facilities in the area; to secure safety from fire, panic or other dangers; the promotion of health and the general welfare, to provide for adequate light and air, to prevent the overcrowding of land; to avoid undue concentration of the population, facilitating the adequate provision of transportation, water, sewers, schools, parks, and other public requirements; and

WHEREAS, having received the recommendation of the Planning & Zoning Committee, the Town Council of the Town of Westlake, Texas is of the opinion that it is in the best interest of the town and its citizens that the amendments should be approved and adopted.

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

SECTION 1: That the recitals set forth above are hereby incorporated herein, adopted by the Town and declared to be true and correct.

SECTION 2: That the Comprehensive Zoning Ordinance of the Town of Westlake, Texas, Ordinance No. 200, is hereby amended by adding and adopting the Planned Development Ordinance attached hereto as Exhibit "A" and incorporated herein which provides for Planned Development District No. 3, Planning Area 5B, within the property described in **Exhibit 1** of Exhibit "A" attached hereto and incorporated herein by reference for all purposes and the Exhibits 1-7 attached to Exhibit "A" and incorporated therein, and further provides in **Exhibit "A"** and attached Exhibits "A" 1-7 for Article I for short title, purposes, definitions, use of PD Supplement, applicability of Town ordinances and general approval criteria, and further provides for Concept Plan, Development Plans and Site Plans, and further provides in Article II for Land Uses, Accessory Uses and Structures, and further provides in Article III for Development Standards, including density, minimum lot size, minimum lot width, maximum building height and exceptions to height requirements, for minimum building size, front yard setback, rear yard setbacks, side yard setbacks, slope requirements, and further provides in Article IV for Additional Development Standards, including sign standards as shown in Exhibits "A" 4-7.

SECTION 3: Upon the adoption of this PD, the Town Manager or his designee shall promptly update the Town's Official Zoning Map, to include an amended Planned Development on which entry shall include the abbreviated designation "PD No. 3-5B" and the date that this Ordinance was adopted by the Council.

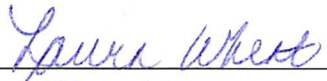
SECTION 4: That any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Code of Ordinances of the Town of Westlake, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) or Five Hundred (\$500.00) for each offense. Each day that a violation is permitted to exist shall constitute a separate offense.

SECTION 5: It is hereby declared to be the intention of the Council, that sections, paragraphs, clauses and phrases of this Ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this Ordinance since the same would have been enacted by the Council without the incorporation in this Ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

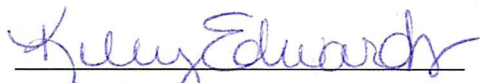
SECTION 6: This Ordinance shall become effective upon its passage.

PASSED AND APPROVED ON THIS 22ND DAY OF FEBRUARY 2016.


ATTEST:



Laura Wheat, Mayor

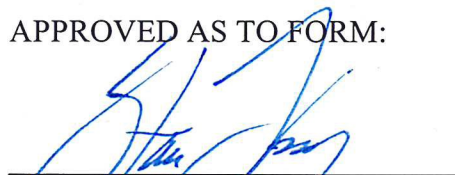


Kelly Edwards, Town Secretary



Thomas E. Brymer, Town Manager

APPROVED AS TO FORM:



L. Stanton Lowry, Town Attorney



Exhibit "A"

CIRCLE T PLANNING AREA 5B

ARTICLE I. GENERAL PROVISIONS

SECTION 1.1 SHORT TITLE.

This ordinance shall be known and may be cited as the "Circle T Planning Area No. 5B (PD 3-5B)", or simply as the "PD Ordinance."

SECTION 1.2 PURPOSES.

This PD Ordinance is adopted to provide for a superior design of lots or buildings; to provide for increased recreation and/or open space opportunities for public use; to provide rural amenities or features that would be of special benefit to the property users or community; to protect or preserve natural amenities and environmental assets such as trees, creeks, ponds, floodplains, slopes or hills and viewscapes; to protect or preserve existing historical buildings, structures, features or places; and to provide an appropriate balance between the intensity of development and the ability to provide adequate supporting public facilities and services.

SECTION 1.3 GENERAL DEFINITIONS.

Section 1.3.1 Usage. For purposes of this PD Ordinance, certain numbers, abbreviations, terms, and words shall be used, interpreted and defined as set forth in this Section. Other terms and words are defined elsewhere in other related town ordinances. Unless the context clearly indicates to the contrary, words used in the present tense include the future tense, and words used in the plural include the singular. The word "shall" will be interpreted as mandatory, and the word "may" as permissive.

Section 1.3.2 Words and Terms Defined.

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

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

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

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

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

Masonry means brick, stone, cast stone, concrete, glass block, split-face concrete masonry unit, or other masonry materials approved by the Council.

PD District means a Planned Development Zoning District. (i.e. PD3) A PD Zoning District may be divided into multiple planning areas. (i.e. PD 3-5B; PD Zoning District 3, Planning Area 5B) The Planned Development Zoning District contains regulations that apply to all planning areas within the zoning district, unless the PD Ordinance that created or amended the PD Planning Area contains regulations that are different from those in the PD Zoning District.

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

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

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

Town means the Town of Westlake, Texas.

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

SECTION 1.4 PD SUPPLEMENT.

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

SECTION 1.5 APPLICABILITY OF EXISTING REGULATIONS.

Section 1.5.1 Applicable Town Ordinances. Except to the extent provided by an approved PD Concept Plan, this PD Ordinance and the PD Supplement, development within the PD District shall be governed by least restrictive of the "O" Office Park zoning district standards.

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

of an approved PD Concept Plan, this PD Ordinance and the PD Supplement shall control. Except as provided below, in the event of any conflict between the UDC and the Applicable Town Ordinances, the terms, provisions and intent of the UDC shall control.

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

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

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

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

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

ARTICLE II. USES

SECTION 2.1 LAND USES.

Section 2.1.1 Land Use Schedule. Buildings, structures, and land within the PD District shall be used only in accordance with the uses permitted in the following "Land Use Schedule". The symbol "X" shall mean that the use is permitted as a principal use by right. The symbol "S" shall mean that the principal use is permitted only after first obtaining a "Specific Use Permit" as set forth in the UDC. The symbol "A" shall mean that this use is specifically permitted as an accessory use to a main use (this does not exclude other land uses which are generally considered accessory to the

primary use). A blank square shall mean that the use is not allowed as a principal use.

PLANNING AREA 5 B- LAND USE SCHEDULE

PERMITTED USES	A = Accessory Use X = Permitted S= Special Use
AGRICULTURAL USES	
1. Plant Nursery (Growing)	X
2. Plant Nursery (Retail Sales)	X
3. Farms General (Crops)	X
4. Farms General (Livestock, Ranch)	X
5. Vegetarian (Indoor Kennels)	X
6. Vegetarian (Outdoor Kennels)	
7. Stables (Private Use)	S
8. Stables (As a Business)	S
1. RESIDENTIAL USES	
9. Single Family Detached	
10. Single Family Attached - Zero Lot Line	
11. Single Family Attached	
12. Duplex	
13. Condominium	
14. Home Occupation	
15. Servants/Caretakers Quarters	
16. Temporary Accommodation for Employees/Customers/Visitors	A
17. Swimming Pool (Private)	A
18. Detached Garage (Private)	A
19. Sport/Tennis Courts (Private)	A
PERMITTED USES	A = Accessory Use X = Permitted S= Special Use
INSTITUTIONAL and GOVERNMENTAL USES	
20. Emergency Ambulance Service	X
21. Post Office (Governmental)	X
22. Mailing Service (Private)	X
23. Heliport	
24. HelistopVerti-stop	S

25. Telephone, Electric, Cable, and Fiber Optic Switching Station	X
26. Electrical Substation	S
27. Utility Distribution Lines ¹	X
28. Utility Shop and Storage	S
29. Water and Sewage Pumping Station (below grade)	X
30. Water and Sewage Pumping Station (above grade)	S
31. Water Storage Tank and Pumping System (Elevated or Above Grade)	S
32. Water, Sewer, Electric, and Gas Meters	X
33. Electric Transformers	X
34. Private Streets/Alleys/Drives	X
35. Retirement Home	X
36. Nursing/Convalescent Home	
37. Hospice	
38. Hospital	
39. Psychiatric Hospital	
40. Clinic	A
41. Child Daycare (Public; 7 or more)	
42. Child Daycare (Private; 7 or more)	X
43. School, K-12 (Public or Private)	
44. School (Vocational)	A
45. College or University	X
46. Community Center (Public)	X
47. Civic Club	X
48. Church or Place of Worship	X
49. Use Associated with a Religious Inst.	X
50. Government Building	X
51. Police Station	X
52. Fire Station	X
53. Library	X
54. Data Center	X
PERMITTED USES	A = Accessory Use X = Permitted S = Special Use
COMMERCIAL USES	
55. Offices (General)	X
56. Studio	X
57. Banks and Financial Institutions	X
58. Information Processing	X
59. Hotel/Motel	X

60. Hotel/Motel with Conferencing Facility	X
61. Laundry/Dry Cleaning (<3,000 S.F.)	X
62. Laundry/Dry Cleaning (Drop/Pick)	X
63. Parking Structures	X
64. Shoe Repair	X
65. Beauty Parlor/Barbershop	X
66. Clothing Store	X
67. Quick Copy/Duplicating Services	X
68. Personal Services	X
69. Liquor Store	
70. Micro-brewery and Wine Production and Sales (<30,000 S.F.)	S
71. Grocery (With alcoholic beverage sales)	S
72. Convenience Store (with alcoholic beverage sales)	S
73. Grocery	X
74. Convenience Store	X
75. Variety Store	X
76. Bakery Sales	X
77. Stationery and/or Book Store	X
78. Antique Shop	X
79. Art Gallery/Museums	X
80. Hardware Store	X
81. Sporting Goods	X
82. Paint and Wallpaper	X
83. Clothing Store	A
84. Retail Stores – General (Excluding Second Hand Goods)	A
85. Restaurant, Cafe or Dining Facility	X
86. Restaurant, Cafe or Dining Facility serving alcohol	S
87. Auto/Truck Parts and Accessories	X
88. Household Furniture/Appliances (including Sales and Service)	X
89. Farmer's Market	S
90. Feed Store	
91. Parking Structure	X
92. Cafeteria (Private)	A
93. Job Printing, Lithography, Printing, or Blueprinting	X
94. Vehicle Display and Sales (inside)	X
95. Medical Laboratory	A
PERMITTED USES	A = Accessory Use X = Permitted S = Special Use
96. R&D Laboratory	S
97. Conference Center	X
98. Live Theater	X
99. Motion Picture Theater	X

100. Custom Business Services	X
101. Electronic Appliances Store and Computer Sales and Service	X
102. Tavern, Bar or Lounge	S
103. Dance Halls/Nightclubs	S
104. Golf Course (Public or Private)	X
105. Park or Playground (Public or Private)	X
106. Satellite Dish	X
107. Non Commercial Radio Tower	
108. Race Track Operation	
109. Recreation Facility, Health Studio (Public)	X
110. Country Club (Private Membership)	X
111. Golf Clubhouse (Public or Private)	X
112. Community Center (Private)	X
113. Recreation Center (Private)	X
114. Hike, Bike, and Equestrian Trails (Public or Private)	X
115. Golf Maintenance Facility	A
116. Golf Pro Shop	X
117. Health/Spa Facilities (Private)	X
118. Athletic Fields (Private)	A
119. Athletic Courts (Private)	A
120. Equestrian Center	X
121. Athletic Courts (Public)	A
122. Commercial Amusement (Inside)	X
123. Lake Cruise/Water Taxi	X
124. Truck/Trailer Rental	S
125. Auto Body Repair	
126. Auto Mechanical Repair	S
127. Quick Lube/Oil Change	
128. Vehicle Maintenance (Private)	X
129. Vehicle Fueling (Private)	S
130. Warehouse/Storage (Inside)	
131. Warehouse/Storage (Outside)	
132. Scrap/Waste Recycling Collection and/or Storage	
133. Gas/Chemical Bulk Storage	
134. Light Manufacturing/Assembly	S
135. Apparel Manufacturing	
PERMITTED USES	A = Accessory Use X = Permitted S = Special Use
136. Packaging and/or Distribution	
137. Printing, Engraving and related Reproductive Services	
138. Distribution of Books/Other Printed Material	
139. Machine Shop	

140. Welding Shop	
141. Temporary Batching Plant	S ²
142. Temporary Construction Office	X ²
143. Temporary Construction Materials Storage	X ²
144. Temporary Sales Office	X ²

NOTES:

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

SECTION 2.2.2 ACCESSORY USES AND STRUCTURES.

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

ARTICLE III. DEVELOPMENT STANDARDS

SECTION 3.1 DENSITY.

The maximum aggregate floor area for all allowed uses in this PD District is 1,160,000 square feet.

SECTION 3.2 MINIMUM LOT SIZE.

The minimum lot size shall be 100,000 square feet

SECTION 3.3 MINIMUM LOT WIDTH.

The minimum lot width shall be 200 feet.

SECTION 3.4 MAXIMUM BUILDING HEIGHT.

Section 3.4.1 The maximum height shall be six (6) stories or 90 feet, but not to exceed 735 feet above Mean Sea Level (MSL). Exhibits 2 and 3 show Building Height Viewshed Analysis. The following additional standards apply:

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

- B. Heights are measured from the sidewalk to the top of the parapet or roof eave.
- C. Sloped roofs shall not exceed a pitch of 8 inch rise for every 12 inches of run.
- D. Attic space under the roof may be occupied.
- E. Vaulted and curved roofs are permitted but shall not exceed an apex height of greater than 16 feet above the parapet or eave line.

Section 3.4.2 Exceptions to Height Requirements. The height limits imposed by this Section 4 shall not apply to (a) chimneys and vent stacks, church spires, towers, cupolas, sloped roofs, entry features, skylights, or other architectural features that are not intended for occupancy or storage; (b) flag poles and similar devices; or (c) heating and air conditioning equipment, solar collectors, and similar equipment, fixtures and devices provided such equipment, fixtures, and devices are screened from view with a solid wall that is architecturally consistent with the design of the building to which they are attached.

SECTION 3.5 MINIMUM BUILDING SIZE.

The minimum building size shall be 5, 000 square feet.

SECTION 3.6 FRONT YARD SETBACKS.

The minimum front yard shall be 50 feet.

SECTION 3.7 REAR YARD SETBACKS.

The minimum rear yard shall be 20 feet.

SECTION 3.8 SIDE YARD SETBACKS.

The minimum side yard shall be 25 feet.

SECTION 3.9 SLOPE REQUIREMENTS.

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

ARTICLE IV. ADDITIONAL DEVELOPMENT STANDARDS

SECTION 4.1 SIGN STANDARDS.

See Exhibits 4 through 7 for sign standards and general locations of signs allowed in this PD District. Exact sign locations will be provided at the time of the PD Site Plan and PD Development Plan approvals.

ARTICLE V. EXHIBITS

EXHIBIT 1 Legal Description of PD District

EXHIBIT 2 Building Height Viewshed Analysis – cross section

EXHIBIT 3 Building Height Viewshed Analysis – plan view

EXHIBITS 4 – 7 Signs

EXHIBIT 1 Legal Description of PD 3-5B Planning Area

DESCRIPTION 5B

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

BEGINNING at the northeast corner of said Westlake Retail Tract;

THENCE S 17°23'44"W, 329.22 feet to the **POINT OF BEGINNING**;

THENCE S 17°23'44"W, 147.46 to the beginning of a curve to the left;

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

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

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

THENCE S 75°29'58"W, 1406.35 feet;

THENCE N 89°54'10"W, 898.42 feet to the beginning of a curve to the left;

THENCE with said curve to the left, an arc distance of 128.76 feet, through a central angle of 03°55'08", having a radius of 1882.50 feet, the long chord which bears S 88°08'17"W, 128.73 feet;

THENCE N 41°18'25"W, 147.59 feet;

THENCE N 56°49'26"W, 648.38 feet;

THENCE N 33°22'07"E, 762.52 feet to the beginning of a curve to the right;

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

THENCE N 89°59'49"E, 2082.87 feet to the beginning of a curve to the left;

THENCE with said curve to the left, an arc distance of 225.55 feet, through a central angle of 72°36'05", having a radius of 178.00 feet, the long chord which bears N 53°41'47"E, 210.76 feet to the **Point of Beginning** and containing 3,531,053 square feet or 81.06 acres of land more or less.

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

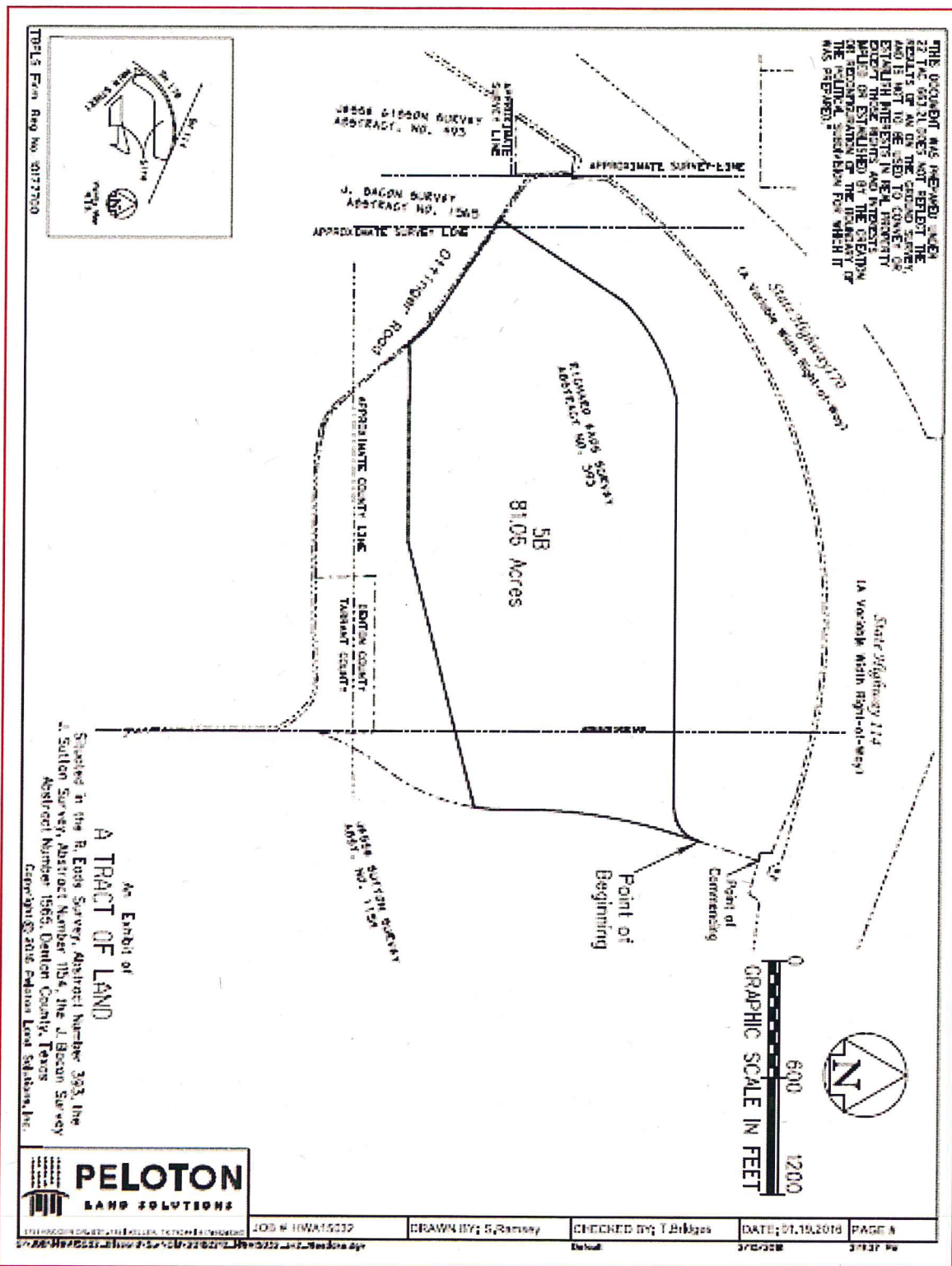


EXHIBIT 2 Building Height Viewshed Analysis

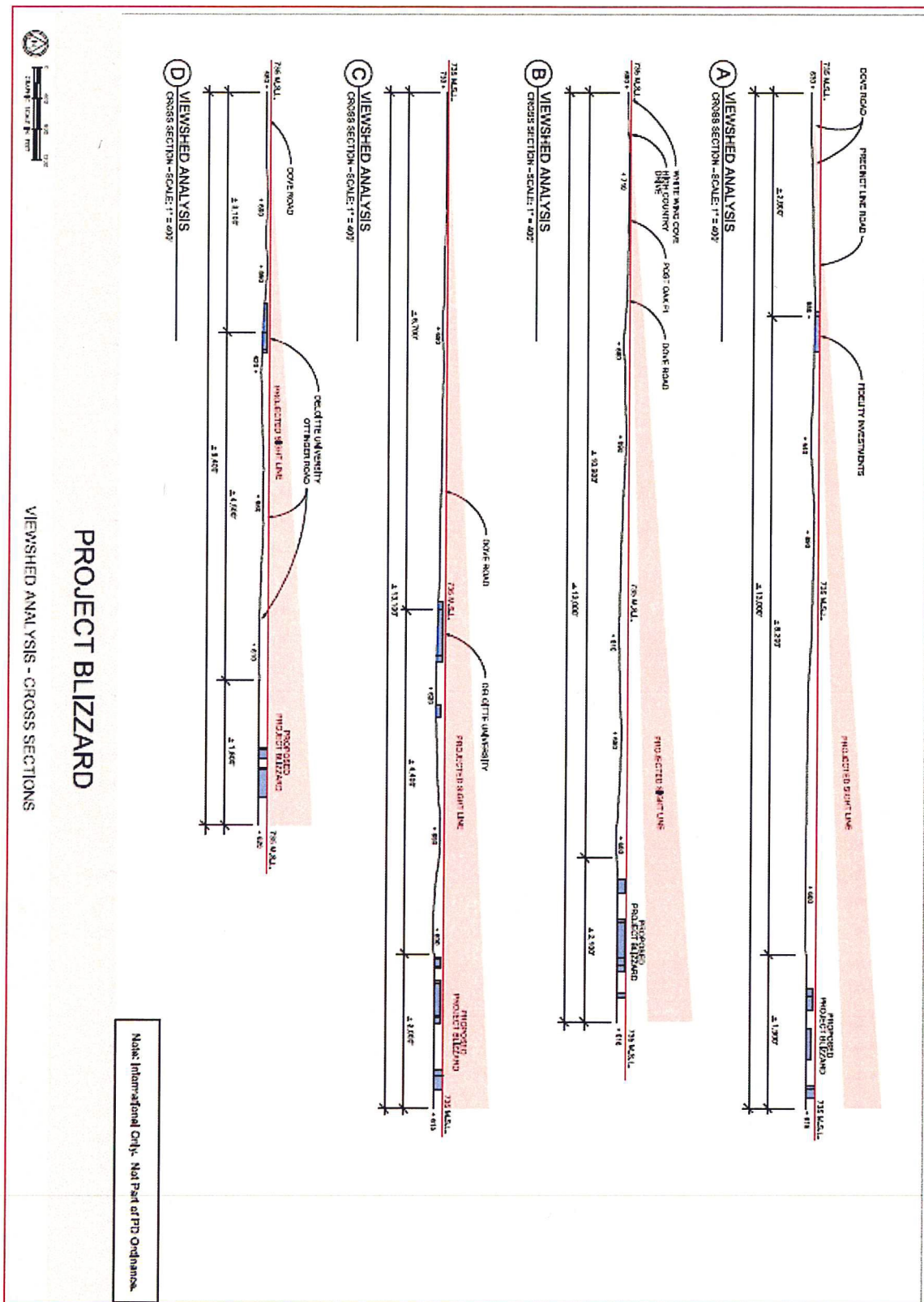


EXHIBIT 3 Building Height Viewshed Analysis

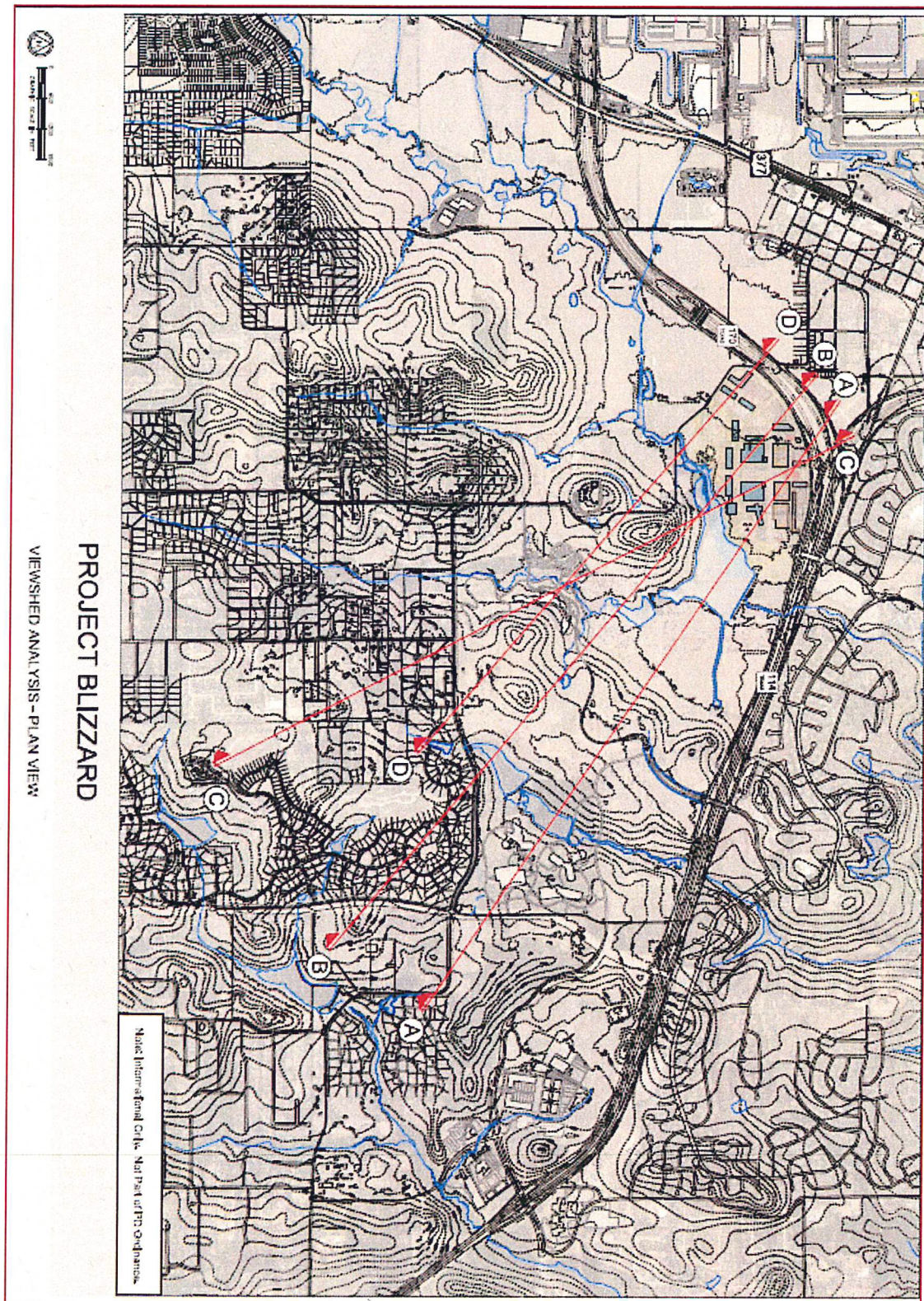


EXHIBIT 4 Signs

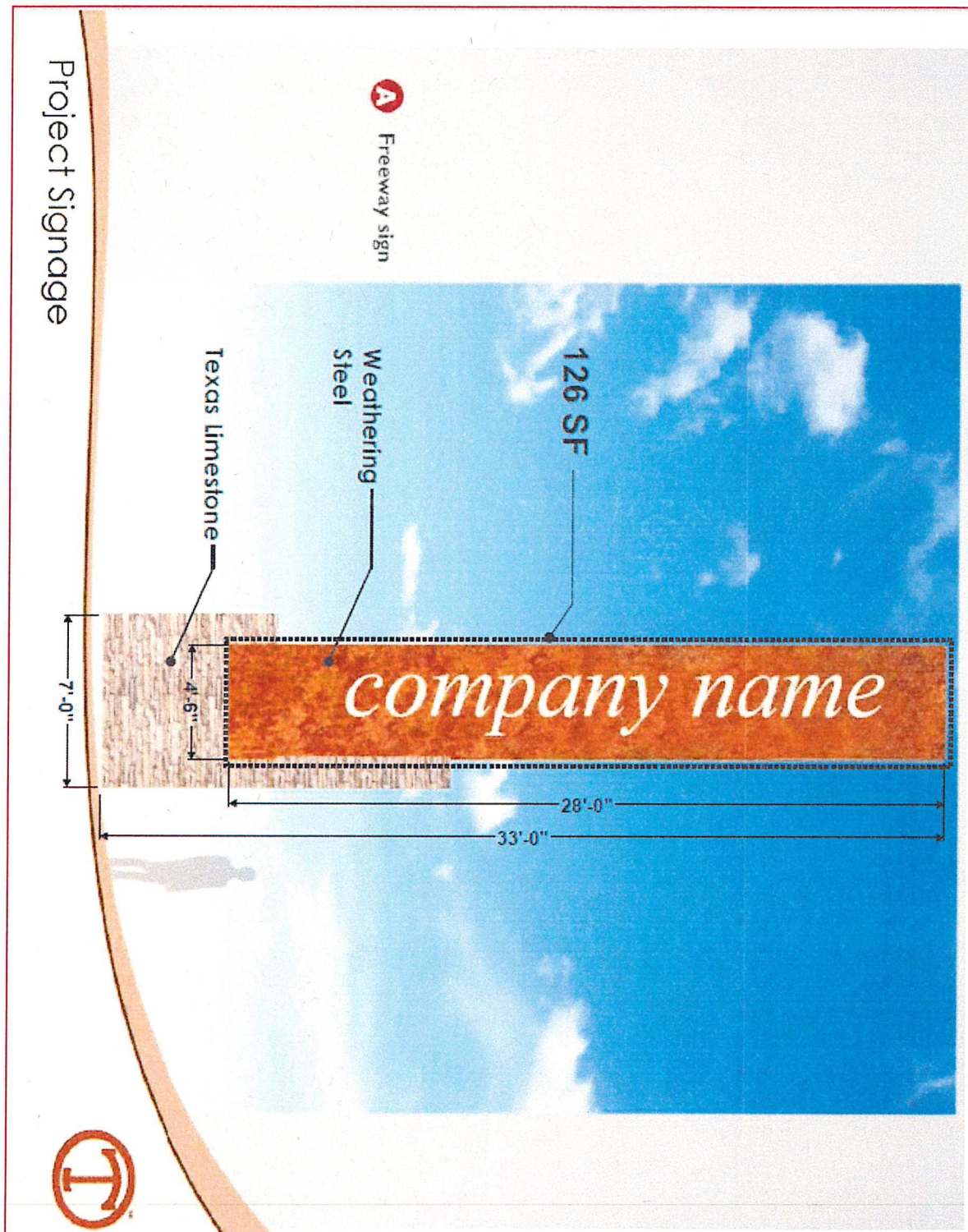


EXHIBIT 5 Signs

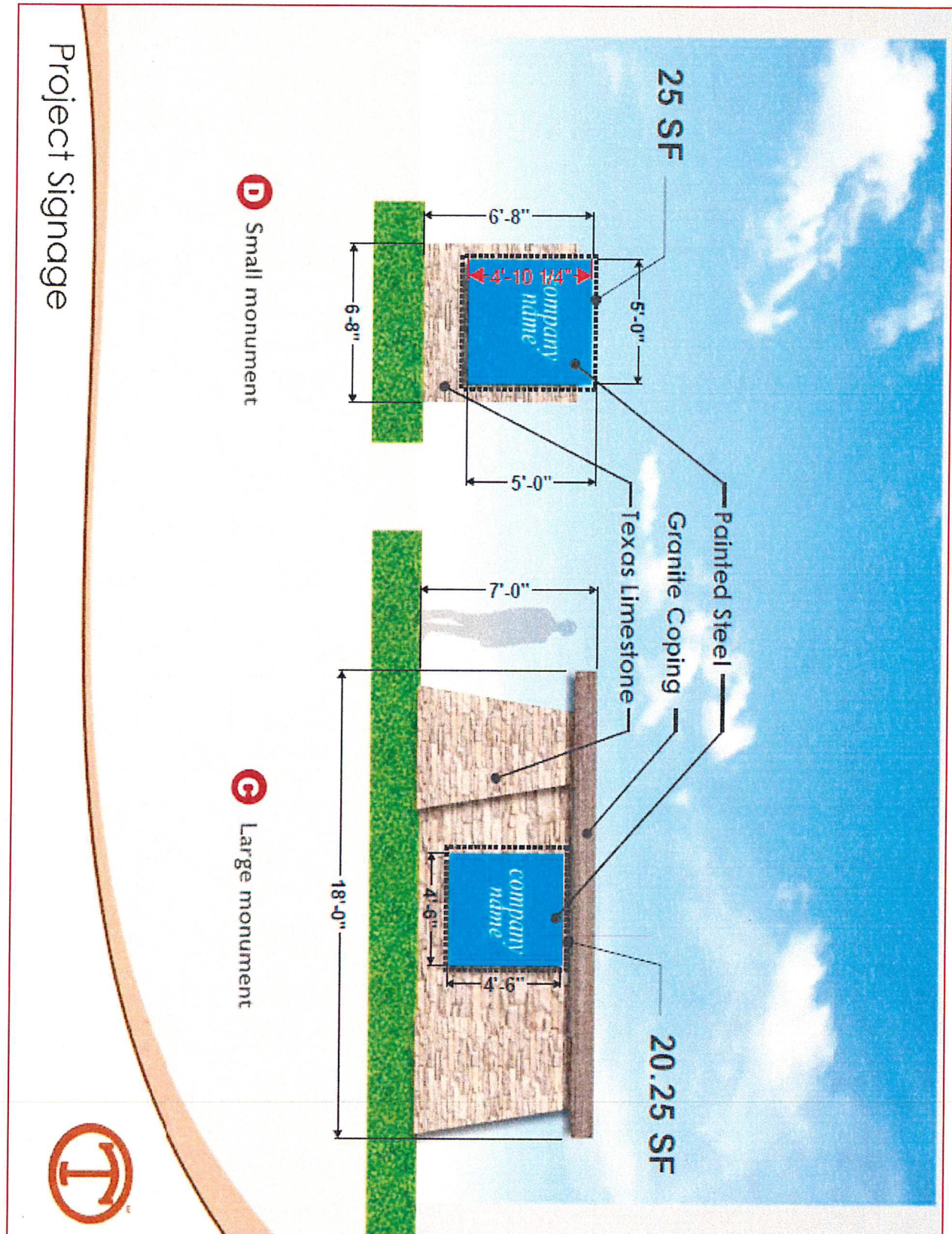


EXHIBIT 6 Signs

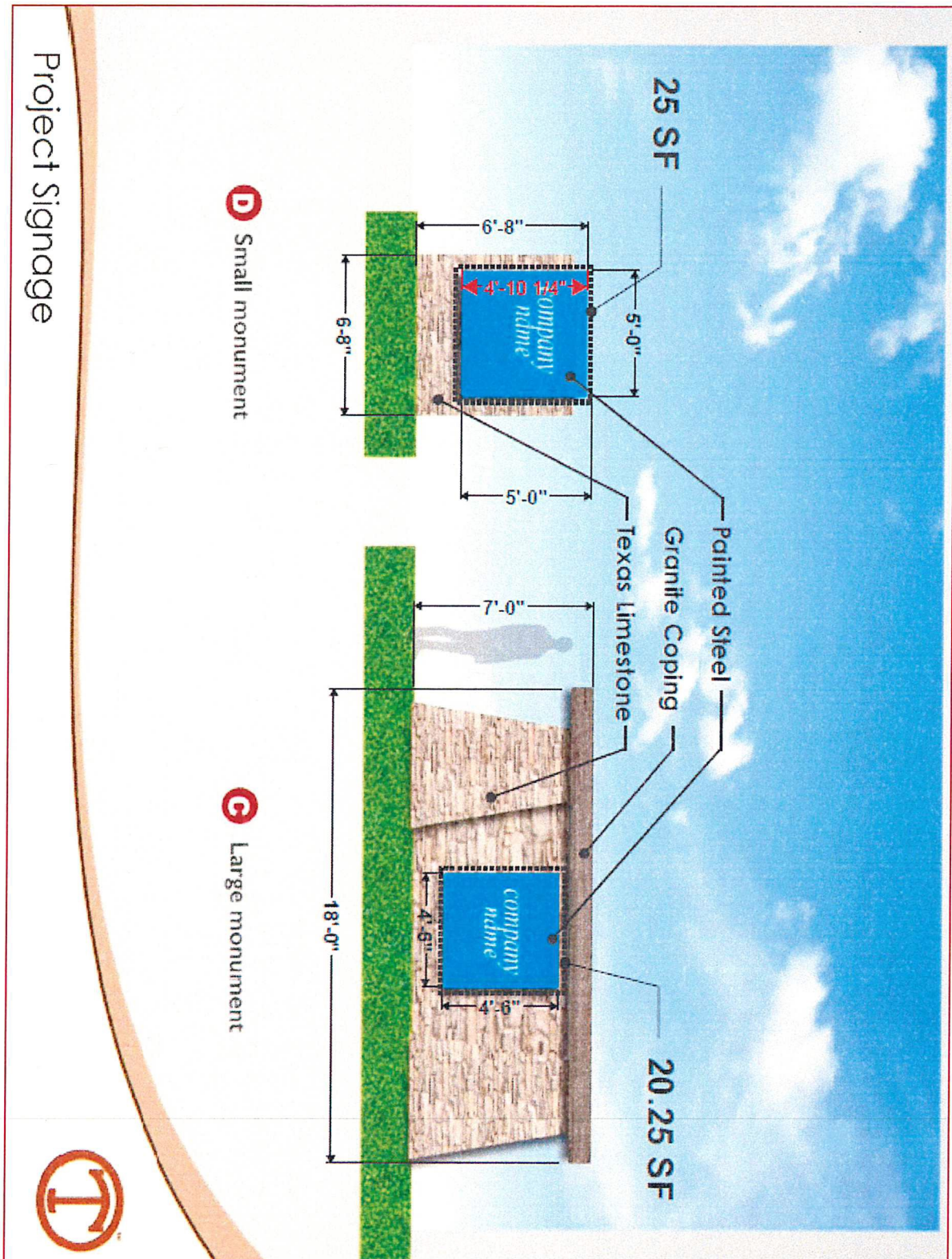
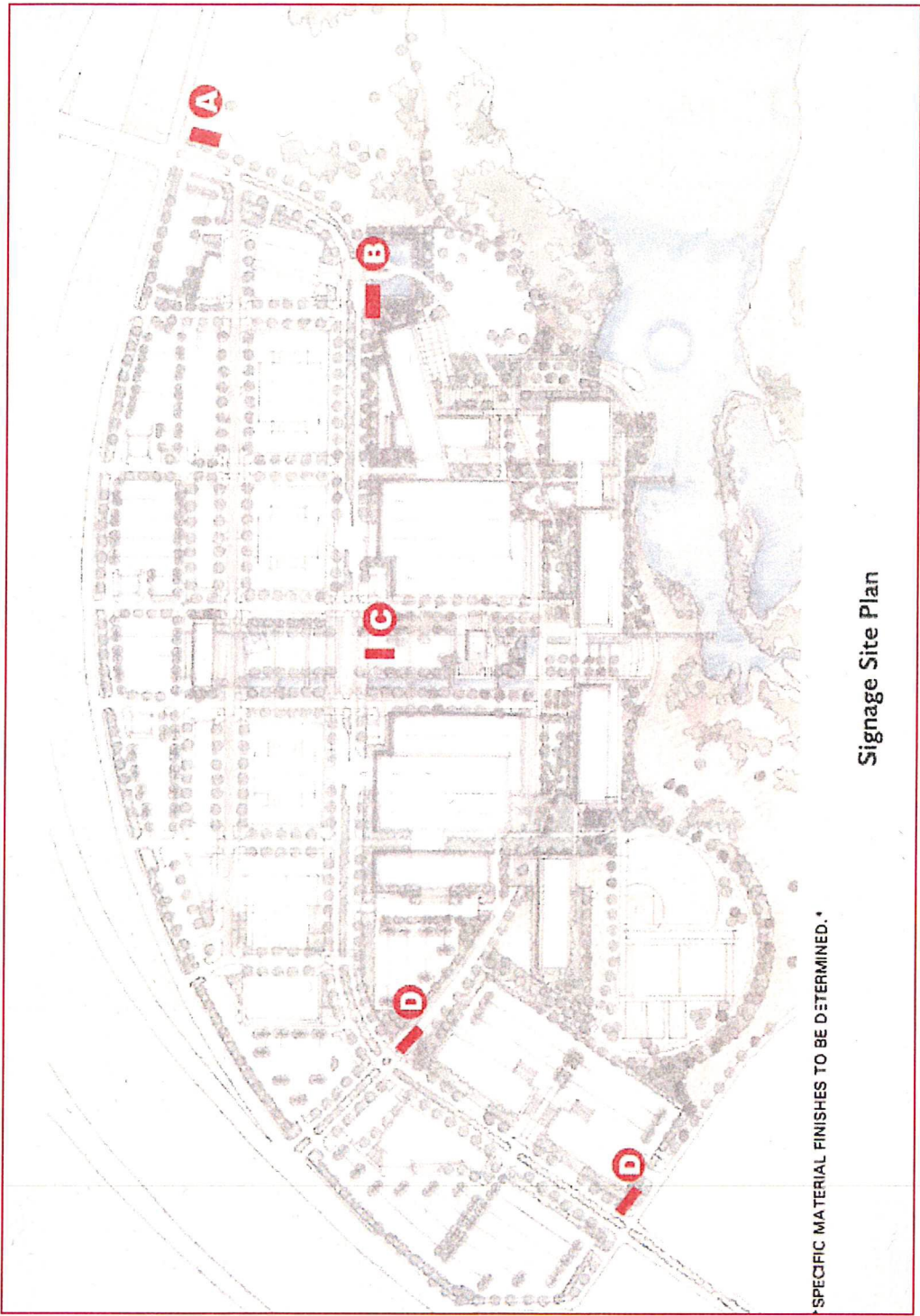


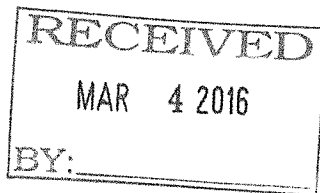
EXHIBIT 7 Signs



INVOICE

Star-Telegram

808 Throckmorton St.
FORT WORTH, TX 76102
(817) 390-7761
Federal Tax ID 26-2674582



Bill To:

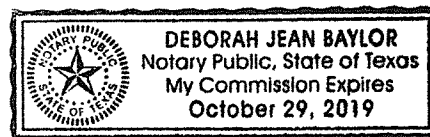
TOWN OF WESTLAKE
1301 SOLANA BLVD
BLDG 4 STE 4202
WESTLAKE, TX 76262-7940

Customer ID: TOW27
Invoice Number: 337008941
Invoice Date: 2/25/2016
Terms: Net due in 21 days
Due Date: 2/29/2016
PO Number:
Order Number: 33700894
Sales Rep: 073
Description: TOWN OF WESTLA
Publication Dates: 2/24/2016 - 2/25/2016

Description	Location	Col	Depth	Linage	MU	Rate	Amount
TOWN OF WESTLAKE ORDINANCE NO.	I3580	1	51	51	LINE	\$6.11	\$623.12
Misc Fee							\$10.00

Net Amount: \$633.12

THE STATE OF TEXAS
County of Tarrant



Before me, a Notary Public in and for said County and State, this day personally appeared Christy Holland, Bids & Legal Coordinator for the Star-Telegram, published by the Star - Telegram, Inc. at Fort Worth, in Tarrant County, Texas : and who after being duly sworn, did depose and say that the attached clipping of advertisement was published in the above named paper on the listed dates:

BIDS & LEGALS DEPT. Star-Telegram. (817) 390-7037

SUBSCRIBED AND SWORN TO BEFORE ME,

THIS DAY OF FEBRUARY 26th 2016

Signed

Christy Holland

Thank You For Your Payment

NOTARY PUBLIC

Deborah Baylor

Remit To: Star-Telegram
P.O. BOX 901051
FORT WORTH, TX 76101-2051

Customer ID: TOW27
Customer Name: TOWN OF WESTLAKE
Invoice Number: 337008941
Invoice Amount: \$633.12
PO Number:
Amount Enclosed: \$

TOWN OF WESTLAKE
ORDINANCE NO. 770
AN ORDINANCE AMENDING THE
COMPREHENSIVE ZONING ORDINANCE OF THE TOWN OF WESTLAKE, TEXAS TO REZONE A PORTION OF AN APPROXIMATELY 154-ACRE TRACT OF LAND GENERALLY LOCATED IN DENTON COUNTY, TEXAS, BEING A PORTION OF THE PROPERTY KNOWN AS THE PD 3-5B PLANNING AREA BY DEFINING THE BOUNDARIES OF THE PD 3-5B PLANNING AREA; ESTABLISHING THE PERMITTED USES, DEVELOPMENT STANDARDS, DENSITIES, AND DEFINITIONS; PROVIDING EXHIBITS SHOWING THE BOUNDARIES, PROVIDING FOR AND A LEGAL DESCRIPTION; PROVIDING FOR GENERAL REGULATIONS; PROVIDING FOR DEVELOPMENT STANDARDS; PROVIDING FOR AREA REQUIREMENTS; PROVIDING FOR THE AMENDMENT OF THE OFFICIAL ZONING MAP; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A SAVINGS CLAUSE; PROVIDING FOR A PENALTY CLAUSE; AND DECLARING AN EFFECTIVE DATE.
SECTION 4: THAT ANY PERSON, FIRM OR CORPORATION VIOLATING ANY OF THE PROVISIONS OR TERMS OF THIS ORDINANCE SHALL BE SUBJECT TO THE SAME PENALTY AS PROVIDED FOR IN THE CODE OF ORDINANCES OF THE TOWN OF WESTLAKE, AND UPON CONVICTION SHALL BE PUNISHABLE BY A FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) OR FIVE HUNDRED (\$500.00) FOR EACH OFFENSE, EACH DAY THAT A VIOLATION IS PERMITTED TO EXIST SHALL CONSTITUTE A SEPARATE OFFENSE. PASSED AND APPROVED ON THIS 22ND DAY OF FEBRUARY 2016.