

ORDINANCE NO. 312

AN ORDINANCE AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE TOWN OF WESTLAKE, TEXAS TO REZONE AN APPROXIMATELY 193.3-ACRE TRACT OF LAND GENERALLY LOCATED IN DENTON AND TARRANT COUNTIES, TEXAS FROM "OI" OFFICE.INDUSTRIAL PARK, "O" OFFICE PARK TO A "PD" PLANNED DEVELOPMENT DISTRICT AUTHORIZING SINGLE FAMILY, GOLF, OFFICE AND RETAIL USES; DEFINING CERTAIN TERMS; DESCRIBING AND INTERPRETING THE PD CONCEPT PLAN; REGULATING PERMITTED USES, HEIGHT, LOT SIZES AND BUILDING LINES, TOTAL FLOOR AREA, PARKING, LOADING AND OTHER DEVELOPMENT STANDARDS, LANDSCAPING, FLOOD PLAIN, AND DRAINAGE; PROVIDING FOR THE AMENDMENT OF THE OFFICIAL ZONING MAP; PROVIDING A SEVERABILITY CLAUSE; AND DECLARING AN EFFECTIVE DATE.

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

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

WHEREAS, the Zoning Ordinance has been amended by the Board after receiving recommendations from the Planning and Zoning Commission (the "Commission"); and

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

WHEREAS, the UDC has been amended, with the most recent amendments being adopted on July 27, 1998; and

WHEREAS, there is located within the corporate limits of the Town an approximately 193.3-acre tract of land (commonly known as Planning Area 6 - Office/Retail and hereinafter sometimes referred to as the "Planning Area"); and

WHEREAS, the public infrastructure, amenities, and services necessary to develop the Town, including the Planning Area, are not available and will not be available without a long-term commitment of both public and private funds to finance infrastructure, amenities, and services; and

WHEREAS, because of the size, location, and natural features of the Planning Area and the Town's need for public infrastructure, amenities, and services, the Town has a critical interest in the development of the Planning Area and is encouraging such development to the highest possible standards of quality consistent with the Town's long-term development vision; and

WHEREAS, because of 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 single family, golf and office uses within the Planning Area that will be consistent with the Town's long-term development vision; and

WHEREAS, the suitability of the Planning Area for such planned uses can be enhanced through modifications to the development regulations governing the planning Area, including modification to the zoning, floodplain, subdivision and other standards otherwise applicable under the UDC; and

WHEREAS, the economic development and land use planning objectives of the Town will be furthered by the establishment of such planned development district; and

WHEREAS, on July 27, 1998, after receiving recommendations from the Commission, the Board approved and adopted an amendment to the Thoroughfare Plan, and an amended Conceptual Open Space Plan to the 1992 Comprehensive Plan; all of which amended plans are approved and adopted by the Board to enable the Town to maximize the opportunities and benefits to the Town and all of its citizens that will result from the Planning Area; and

WHEREAS, the Commission and Board held a public hearing upon the application of AIL Investments, L.P. to rezone the approximately 193.3-acre tract of land to a "PD" Planned Development District on July 27, 1998, after written notice of such hearing having been sent to owners of real property being within 200 feet of the property and notice being published in a newspaper of general circulation in the Town, all in accordance with law; and

WHEREAS, the Commission has recommended to the Board that the hereinafter described property be rezoned to "PD" Planned Development District; and

WHEREAS, the Board 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 Board has determined to be consistent with the 1992 Comprehensive Plan, the Thoroughfare Plan, and Open Space Plan, all as amended;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY 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 this PD Ordinance, by adding Planned Development District No. 3-6 within the property described in Exhibit 1 attached hereto by reference for all purposes. This PD will be subject to the concept plan, development standards, and other regulations attached hereto.

SECTION 3: Upon the adoption of this PD, the Town Secretary shall promptly enter the new Planned Development on the Town's Official Zoning Map, which entry shall include the abbreviated designation "PD No. 3-6" and the date that this Ordinance was adopted by the Board.

SECTION 4: It is hereby declared to be the intention of the Board of Aldermen of the Town of Westlake, Texas, 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 Board of Aldermen of the Town of Westlake without the incorporation in this Ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

SECTION 5: This ordinance shall be in full force and effect from and after the date of its passage.

PASSED AND APPROVED BY THE BOARD OF ALDERMEN OF THE TOWN OF
WESTLAKE, TEXAS ON THE 14TH DAY OF SEPTEMBER, 1998.

Ordinance No. 312

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Scott Bradley
Scott, Bradley, Mayor

ATTEST:

Ginger Crosswy
Ginger Crosswy, Town Secretary

APPROVED AS TO FORM:

Paul C. Isham
Paul C. Isham, Town Attorney

11/10

Exhibit 1

LEGAL DESCRIPTION

AREA 6

BEING A PORTION OF THAT TRACT OF LAND SITUATED IN THE JESSE SUTTON SURVEY, ABSTRACT NUMBER 493 (DENTON COUNTY), ABSTRACT NUMBER 593 (TARRANT COUNTY) AND THE WILLIAM HUFF SURVEY, ABSTRACT NUMBER 648 (TARRANT COUNTY), TOWN OF WESTLAKE, DENTON AND TARRANT COUNTIES, TEXAS AND BEING A PORTION OF THAT TRACT OF LAND CONVEYED TO HILLWOOD/WILLOW BEND, LTD., RECORDED UNDER COUNTY CLERK'S NUMBER 93-R0075228, OF REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS AND ALSO BEING A PORTION OF THAT TRACT OF LAND CONVEYED TO LAKEWAY LAND, LTD., RECORDED IN VOLUME 12625, PAGE 504 OF SAID DEED RECORDS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A STONE, FOUND AT THE SOUTHWEST CORNER OF THAT TRACT OF LAND KNOWN AS THE LEE TRACT, RECORDED IN VOLUME 8565, PAGE 844 OF SAID DEED RECORDS;

THENCE S 89°34'34"E, 275.63 FEET;

THENCE S 00°18'31"W, 1891.52 FEET;

THENCE N 88°52'51"W, 2642.36 FEET;

THENCE S 00°28'49"W, 171.64 FEET;

THENCE N 03°50'52"W, 309.82 FEET;

THENCE N 08°10'33"W, 385.64 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

THENCE WITH SAID NON-TANGENT CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 03°06'46", HAVING A RADIUS OF 976.00 FEET, THE LONG CHORD OF WHICH BEARS S 80°16'04"W, 53.02 FEET, AN ARC DISTANCE OF 53.03 FEET;

THENCE S 81°49'27"W, 315.41 FEET TO THE BEGINNING OF A CURVE TO THE LEFT;

THENCE WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 08°19'19", HAVING A RADIUS OF 2390.00 FEET, THE LONG CHORD OF WHICH BEARS S 77°39'48"W, 346.83 FEET, AN ARC DISTANCE OF 347.13 FEET;

THENCE N 13°24'25"W, 1063.24 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, IN THE SOUTHERLY RIGHT-OF-WAY OF STATE HIGHWAY 170 (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE WITH SAID NON-TANGENT CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 12°54'39", HAVING A RADIUS OF 4603.66 FEET, THE LONG CHORD OF WHICH BEARS N 69°03'15"E, 1035.19 FEET, AN ARC DISTANCE OF 1037.38 FEET;

THENCE S 62°51'03"E, 59.79 FEET;

THENCE S 00°25'15"W, 15.00 FEET;

THENCE S 89°35'55"E, 10.62 FEET;

THENCE S 00°24'04"W, 133.85 FEET;

THENCE N 87°39'58"E, 23.60 FEET;

THENCE N 00°29'02"E, 132.73 FEET;

THENCE S 89°30'59"E, 3.81 FEET;

THENCE N 00°24'35"E, 85.39 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE WITH SAID NON-TANGENT CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 17°11'24", HAVING A RADIUS OF 4603.66 FEET, THE LONG CHORD OF WHICH BEARS N 52°47'37"E, 1376.02 FEET, AN ARC DISTANCE OF 1381.20 FEET;

THENCE N 78°30'45"E, 66.80 FEET;

THENCE N 40°05'35"E, 106.80 FEET;

THENCE N 24°11'12"E, 109.91 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE WITH SAID NON-TANGENT CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 05°51'39", HAVING A RADIUS OF 11479.16 FEET, THE LONG CHORD OF WHICH BEARS N 38°08'23"E, 1173.70 FEET, AN ARC DISTANCE OF 1174.21 FEET;

THENCE N 35°12'27"E, 615.36 FEET;

THENCE S 88°40'09"E, 11.04 FEET;

THENCE S 00°36'04"W, 1503.91 FEET;

THENCE S 00°19'58"W, 945.71 FEET TO THE POINT OF BEGINNING AND CONTAINING 8,420,725 SQUARE FEET OR 193.3 ACRES OF LAND MORE OR LESS.

CIRCLE T PLANNING AREA 6
OFFICE/RETAIL

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EXHIBIT 6 Circle T Ranch - Planning Areas
(for informational purposes only)

EXHIBIT 7 Circle T Ranch - Land Uses
(for informational purposes only)

EXHIBIT 8 Circle T Ranch - Open Space & Trail System
(for informational purposes only)

EXHIBIT 9 Circle T Ranch - Thoroughfares
(for informational purposes only)

ARTICLE I. GENERAL PROVISIONS

SECTION 1 SHORT TITLE

This ordinance shall be known and may be cited as the "Circle T Planning Area No. 6 - Office/Retail Planned Development Zoning District Ordinance", or simply as the "PD Ordinance".

SECTION 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 3 GENERAL DEFINITIONS

Section 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 this PD Ordinance. 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 3.2 Words and Terms Defined

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

Board means the Board of Aldermen of the Town of Westlake, Texas.

Circle T Planning Area means any one of the planning areas into which the Circle T Ranch has been divided for purposes of establishing planned development zoning districts.

Circle T Ranch means the approximately 2,525-acre property commonly known as the Circle T Ranch and generally located in Tarrant and Denton Counties (i) east of U.S. 377, (ii) west of Precinct Line Road, and (iii) adjacent to and in the vicinity of the intersection of S.H. 114 and S.H. 170.

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

Floor area ratio (FAR) means the ratio of floor area to lot area. Floor area means the total area of all floors of all buildings on a lot or unified development site measured between the outer perimeter walls of the buildings excluding (i) area in a building or in a separate structure (whether below- or above-grade) used for the parking of motor vehicles, (ii) courts or balconies open to the sky, and (iii) roof area used for recreation. Lot area means the gross site area excluding only (a) public roadways shown on the PD Concept Plans, (b) public hike, bike, and equestrian trails shown on the PD Concept Plans; and (c) the Town edge landscape zone.

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

PD Concept Plan means any one or more of the drawings attached to this PD Ordinance and labeled "PD Concept Plan - Planning Area"; "PD Concept Plan - Land Uses"; "PD Concept Plan - Open Space & Trail System; and "PD Concept Plan - Thoroughfares" (all of which plans are deemed part of the PD Concept Plan and this PD Ordinance).

PD District means the planned development zoning district established by this PD Ordinance.

PD Ordinance means this planned development zoning district ordinance, including the PD Concept Plan.

PD Supplement means that certain Circle T Planned Development Zoning District Supplement adopted by the Board concurrently with this PD Ordinance.

Sub-area means any of the sub-areas shown on the "PD Concept Plan-Land Uses" exhibits, which areas are color-coded to identify permitted land use categories.

Town means the Town of Westlake, Texas.

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

SECTION 4 PD SUPPLEMENT

Concurrently with the adoption of this PD Ordinance, the Board 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 5 APPLICABILITY OF EXISTING REGULATIONS

Section 5.1 Applicable Town Ordinances Except to the extent provided by the PD Concept Plan, this PD Ordinance and the PD Supplement, development within the PD District shall be governed by the following UDC standards:

- A. With respect to the retail sub-area, by the "R-Retail" zoning district standards;
- B. With respect to the office sub-area, by the "O-Office Park" zoning district standards; and
- C. With respect to the single family sub-areas, by the "R-20C Residential" zoning district standards.

Except to the extent provided by the PD Concept Plan, this PD Ordinance, and the PD Supplement, development within the PD District shall also be governed by the Applicable Town Ordinances. In the event of any conflict between (i) the PD Concept Plan, this PD Ordinance and the PD Supplement and (ii) the Applicable Town Ordinances, the terms, provisions and intent of the 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 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 Board, the Commission, the Town Planner, 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 the PD Concept Plan, this PD Ordinance, the PD Supplement and the objectives, goals, and policies of such plan, ordinance and supplement.

SECTION 6 CONCEPT PLAN, DEVELOPMENT PLANS, AND SITE PLANS.

Section 6.1 PD Concept Plan The PD concept Plan attached to this PD Ordinance consists of drawings generally labeled as follows: (1) "PD Concept Plan - Planning Area"; (2) "PD Concept Plan - Land Uses"; (3) "PD Concept Plan - Open Space & Trail System"; and (4) "PD Concept Plan - Thoroughfares". Except as otherwise provided by this PD Ordinance or the PD Supplement, each of these drawings is a part of this PD Ordinance, and all graphic depictions contained on such drawings are considered "regulatory" standards.

A. **PD Concept Plan - Planning Area** The drawing labeled "PD Concept Plan - Planning Area" identifies the general boundaries of the PD District for the "Circle T Planning Area No. 6 - Office/Retail". The exact boundaries of the PD District are shown on the metes and bounds description attached hereto as Exhibit 1. Any information shown on this drawing that is outside the boundaries of the PD District is not considered part of the PD Concept Plan or this PD Ordinance and does not bind or otherwise affect development within the PD District.

B. PD Concept Plan - Land Uses The drawing labeled "PD Concept Plan - Land Uses" identifies the general categories of land uses that are permitted within the PD District sub-areas. This drawing also includes an estimate of the size of such sub-areas. For non-residential sub-areas, the drawings indicate the applicable floor area ratios and an estimate of total floor area. The estimates of total floor area, however, are provided for informational purposes only and are not "regulatory" standards, and to the extent, if any, that the actual total floor areas differ from the estimates, such differences shall not require an amendment to the PD Concept Plan. For single family sub-areas, the drawings also identify minimum lot sizes. These drawings also identify open space areas; however, such open space areas are more specifically discussed in Subsection C below. Any information shown on these drawings that is outside the boundaries of the PD District is not considered part of the PD Concept Plan or this PD Ordinance and does not bind or otherwise affect development within the PD District. To the extent, if any, that the drawings illustrate the detailed layout of golf course features (such as tee boxes, fairways, and greens) or detailed building "footprints", such detailed illustrations are not considered part of the PD Concept Plan or this PD Ordinance and do not bind or otherwise affect development within the PD District.

C. PD Concept Plan - Open Space & Trail System The drawing labeled "PD Concept Plan - Open Space & Trail System" identifies public open space, private open space, and public and private golf (together with an estimate of the size of such areas). This drawing also identifies the general location of public hike and bike trails and public equestrian trails (which locations are not to scale). Any information shown on these drawings that is outside the boundaries of the PD District is not considered part of the PD Concept Plan or this PD Ordinance and does not bind or otherwise affect development within the PD District.

D. PD Concept Plan - Thoroughfares The drawing labeled "PD Concept Plan - Thoroughfares" identifies major thoroughfares proposed for both development alternatives within the PD District.

Section 6.2 PD Development Plans Because of the level of detail contained in the PD Concept Plan, the Board (at the time this PD District was established) waived the requirement for development plans. Based on such waiver, development plans shall not be required for development within this PD District.

Section 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).

Section 6.4 PD "Informational" Plans There are also attached to this PD Ordinance for informational purposes only: (1) a drawing labeled "Circle T Ranch - Planning Areas" which illustrates the general boundaries of all Circle T Planning Areas; (2) a drawing labeled "Circle T Ranch - Land Uses" which illustrates the general land use categories for all Circle T Planning

Areas; (3) a drawing labeled "Circle T Ranch - Open Space & Trail System" which illustrates the open space and trail system for all Circle T Planning Areas; and (4) a drawing labeled "Circle T Ranch - Thoroughfares" which illustrates the thoroughfares for all Circle T Planning Areas. These "informational" drawings are not part of the PD Concept Plan or this PD Ordinance, and nothing contained on any of these drawings shall bind or otherwise affect the development of this PD District.

ARTICLE II. USES

SECTION 1 LAND USE SCHEDULE

Buildings, structures, and land within the sub-areas identified on the PD Concept Plan 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.

CIRCLE T PLANNING AREA 6 - OFFICE/RETAIL LAND USE SCHEDULE

PERMITTED USES	SUB-AREAS		
	Retail ¹	Office	Single Family
AGRICULTURAL USES			
Orchard	X	X	X
Plant Nursery (Growing)	X	X	X
Plant Nursery (Retail Sales)	X		
Farms General (Crops)	X	X	
Farms General (Livestock, Ranch)	X	X	
Veterinarian (Indoor Kennels)	X		
Veterinarian (Outdoor Kennels)			
Stables (Private Use)		S	A ²
Stables (As a Business)	S		S
RESIDENTIAL USES			
Single Family Detached			X
Single Family Zero Lot Line			
Single Family Attached			
Duplex			
Home Occupation			X
Servants/Caretakers Quarters	A	A	A
Temporary Accommodation for Employees/Customers/Visitors	A	A	
Swimming Pool (Private)			
Detached Garage (Private)			
Sport/Tennis Courts (Private)			

PERMITTED USES	SUB-AREAS		
	Retail ¹	Office	Single Family
X=Permitted, A=Accessory Use, S=SUP			
INSTITUTIONAL and GOVERNMENTAL USES			
Emergency Ambulance Service	X		
Post Office (Governmental)	X	X	
Mailing Service (Private)	X	X	
Heliport			
Helistop/Verti-stop	X		
Telephone, Electric, Cable, and Fiber Optic Switching Station	X	X	S
Electrical Substation	S	S	S
Utility Distribution Lines ³	X	X	X
Utility Shop and Storage	S	S	
Water and Sewage Pumping Station (below grade)	X	X	X
Water and Sewage Pumping Station (above grade)	S	S	S
Water Storage Tank and Pumping System (Elevated or Above Grade)	S	S	S
Water, Sewer, Electric, and Gas Meters	X	X	X
Electric Transformers	X	X	X
Private Streets/Alleys/Drives	X	X	X
Retirement Home			
Nursing/Convalescent Home			
Hospice			
Hospital			
Psychiatric Hospital			
Clinic	X	X	
Child Daycare (Public; 7 or more)	X	X	X
Child Daycare (Private; 7 or more)			
School, K-12 (Public or Private)	S	S	
School (Vocational)	X	X	
College or University	X	X	
Community Center (Public)	X	X	
Civic Club	X	X	
Church or Place of Worship	X	X	
Use Associated to a Religious Inst.	X	X	
Government Building	X	X	
Police Station	X	X	
Fire Station	X	X	
Library	X	X	
Data Center			
COMMERCIAL USES			
Multifamily (Apartments)			

PERMITTED USES X=Permitted, A=Accessory Use, S=SUP	SUB-AREAS		
	Retail ¹	Office	Single Family
Offices (General)	X	X	A ⁴
Studio	X	X	
Banks and Financial Institutions	X	X	
Information Processing		X	
Hotel/Motel	X		
Hotel/Motel with Conferencing Facility	X	S	
Laundry/Dry Cleaning (<3,000 S.F.)	X	A	
Laundry/Dry Cleaning (Drop/Pick)	X	A	A ⁴
Shoe Repair	X	A	A ⁴
Beauty Parlor/Barbershop	X	A	
Clothing Store	X		A ⁴
Quick Copy/Duplicating Services	X	A	
Personal Services	X	X	
Liquor Store	X		
Micro-brewery and Wine Production and Sales (<30,000 S.F.)			
Grocery	X		
Convenience Store	X	A	
Service Station	X		
Drug Store	X	A	
Variety Store	X		
Bakery Sales	X		
Stationery and/or Book Store	X		
Antique Shop	X		
Art Gallery/Museums	X		
Hardware Store	X		
Sporting Goods	X		A ⁴
Paint and Wallpaper	X		
Cloth Store	X		
Retail Stores - General (Excluding Second Hand Goods)	X		
Restaurant, Cafe or Dining Facility	X	A	A ⁴
Auto/Truck Parts and Accessories	S		
Household Furniture/Appliances (including Sales and Service)	X		
Farmer's Market	X		
Feed Store	X		
Parking Structure	A	A	
Cafeteria (Private)	A	A	
Job Printing, Lithography, Printing, or Blueprinting	X	X	
Vehicle Display and Sales (inside)			
Medical Laboratory			

PERMITTED USES	SUB-AREAS		
	Retail ¹	Office	Single Family
X=Permitted, A=Accessory Use, S=SUP			
R&D Laboratory			
Conference Center			
Live Theater			
Motion Picture Theater			
Custom Business Services			
Electronic Appliances Store and Computer Sales and Service			
Tavern, Bar or Lounge			A ⁴
Dance Halls/Nightclubs			A ⁴
AMUSEMENT/RECREATION			
Golf Course (Public or Private)	X	X	X
Park or Playground (Public or Private)	X	X	X
Satellite Dish	X	X	X
Non-Commercial Radio Tower	S	S	
Race Track Operation			
Recreation Facility, Health Studio (Public)	X	X	
Country Club (Private Membership)	X	X	X
Golf Clubhouse (Public or Private)	X		X
Community Center (Private)			X
Recreation Center (Private)	X	X	X
Hike, Bike, and Equestrian Trails (Public or Private)	X	X	X
Golf Maintenance Facility		A	A ⁴
Golf Pro Shop			A ⁴
Health/Spa Facilities (Private)			A ⁴
Athletic Fields (Private)			A ⁵
Athletic Courts (Private)			A ⁶
Equestrian Center			
Athletic Courts (Public)			
Commercial Amusement (Inside)			
Lake Cruise/Water Taxi			
AUTO SERVICES			
Truck/Trailer Rental			
Auto Body Repair			
Auto Mechanical Repair			
Quick Lube/Oil Change			
Vehicle Maintenance (Private)			
Vehicle Fueling (Private)			

PERMITTED USES X=Permitted, A=Accessory Use, S=SUP	SUB-AREAS		
	Retail ¹	Office	Single Family
WHOLESALE TRADE			
Warehouse/Storage (Inside)			
Warehouse/Storage (Outside)			
Scrap/Waste Recycling Collection and/or Storage			
Gas/Chemical Bulk Storage			
Light Manufacturing/Assembly			
Apparel Manufacturing			
Packaging and/or Distribution			
Printing, Engraving and related Reproductive Services			
Distribution of Books/Other Printed Material			
Machine Shop			
Welding Shop			
Temporary Batching Plant			S
Temporary Construction Office	X ⁷	X ⁷	X ⁷
Temporary Construction Materials Storage	X ⁷	X ⁷	X ⁷
Temporary Sales Office		S	X ⁸

NOTES:

1. Individual retail occupants (except grocery store and drug store) cannot exceed 25,000 square feet.
2. Limited to lots with an area of 150,000 square feet and larger.
3. Including water, sewer, electric, gas, cable, telephone, fiber optic, and other public and private utility distribution lines.
4. Accessory to "Country Club (Private Membership)" and "Golf Clubhouse (Public or Private)" (must be located in the same building as the principal use, or in a separate building that is connected (by pedestrian walkways) to the principal use building).
5. Accessory to "Recreation Center (Private)".
6. Accessory to "Country Club (Private Membership)" and "Recreation Center (Private)".
7. Limited to period of construction.
8. Limited to "build on" period.

SECTION 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 1 DENSITY

Section 1.1 Retail The maximum floor area ratio for the retail sub-areas shall be 0.20:1.

Section 1.2 Office The maximum floor area ratio for the office sub-areas shall be 0.40:1.

Section 1.3 Single Family The maximum density for the single family sub-areas shall be determined by the minimum lot sizes set forth below.

SECTION 2 MINIMUM LOT SIZE

Section 2.1 Retail The minimum lot size for the retail sub-areas shall be 40,000 square feet.

Section 2.2 Office The minimum lot size for the office sub-areas shall be 150,000 square feet.

Section 2.3 Single Family The minimum lot size for the single family sub-areas shall be as follows:

- A. 6,000 square feet for Tract 6-7; and
- B. 12,000 square feet for Tract 6-8.

SECTION 3 MINIMUM LOT WIDTH

Section 3.1 Retail The minimum lot width for the retail sub-areas shall be 200 feet.

Section 3.2 Office The minimum lot width for the office sub-areas shall be 200 feet.

Section 3.3 Single Family The minimum lot width for the single family sub-areas shall be as follows:

- A. 60 feet for lots in Tract 6-7; and
- B. 85 feet for lots in Tract 6-8.

SECTION 4 MAXIMUM BUILDING HEIGHT

Section 4.1 Retail Except as provided below, the maximum height for all structures within the retail sub-area shall be two stories or 35 feet.

Section 4.2 Office Except as provided below, the maximum height for all structures within the office sub-area shall be the lesser of five stories or 75 feet.

Section 4.3 Single Family Except as provided below, the maximum height for all structures within the single family sub-areas shall be the lesser of 2.5 stories or 40 feet.

Section 4.4 Exceptions to Height Requirements The height limits imposed above shall not apply to (a) chimneys and vent stacks, church spires, elevator shafts, penthouses, cupolas, 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 5 MINIMUM BUILDING SIZE

Section 5.1 Retail The minimum building size for the retail sub-areas shall be 2,000 square feet.

Section 5.2 Office The minimum building size for the office sub-areas shall be 2,000 square feet.

Section 5.3 Single Family The minimum house size for the single family sub-areas shall be as follows:

- A. 1,500 square feet for lots in Tract 6-7; and
- B. 1,800 square feet for lots in Tract 6-8.

SECTION 6 FRONT YARD SETBACKS

Section 6.1 Retail The minimum front yard for the retail sub-areas shall be 40 feet.

Section 6.2 Office The minimum front yard for the office sub-areas shall be 100 feet.

Section 6.3 Single Family The minimum front yard for the single family sub-areas shall be as follows:

- A. No minimum, but staggered for lots in Tract 6-7; and
- B. 25 feet for lots in Tract 6-8.

Section 6.4 General

- A. Required front yards must be open and unobstructed except for fences and signs allowed by this PD Ordinance; provided, however, ordinary projections of window sills, belt courses, cornices, and other architectural features may not project more than 12

inches into the required front yard. A fireplace chimney may project up to two feet into the required front yard if its area of projection does not exceed 12 square feet. Cantilevered roof eaves and balconies may project up to five feet into the required front yard.

B. The front yard setback is measured from the front lot line or from the required right-of-way, whichever creates the greater setback.

C. If a lot runs from one street to another and has double frontage, a required front yard must be provided on both streets. If access is prohibited on one frontage by plat, the following structures or portions of structures in the yard along such frontage are governed by the rear yard regulations: swimming pools; game courts; fences; garages; and other accessory buildings.

D. If a corner lot has two street frontages of equal distance, one frontage is governed by the front yard regulations and the other frontage by the side yard regulations. If the corner lot has two street frontages of unequal distance, the shorter frontage is governed by the front yard regulations and the longer by the side yard regulations.

SECTION 7 REAR YARD SETBACKS

Section 7.1 Retail The minimum rear yard for the retail sub-areas shall be 40 feet.

Section 7.2 Office The minimum rear yard for the office sub-areas shall be as follows:

- A. 100 feet for lots in Tracts 6-1 and 6-2; and
- B. 35 feet for lots in Tracts 6-3 and 6-4.

Section 7.3 Single Family The minimum rear yard for the single family sub-areas shall be as follows:

- A. No minimum, but staggered for lots in Tract 6-7; and
- B. 25 feet for lots in Tract 6-8.

Section 7.4 General

A. Required rear yards must be open and unobstructed except for fences and signs allowed by this PD Ordinance; provided, however, ordinary projections of window sills, belt courses, cornices, and other architectural features may not project more than 12 inches into the required rear yard. A fireplace chimney may project up to two feet into the required rear yard if its area of projection does not exceed 12 square feet. Roof eaves may project up to three feet into the required rear yard. Balconies may not project into the required rear yard.

B. The rear yard setback is measured from the rear lot line.

C. A person need not provide a full rear yard setback for an accessory structure if the structure does not exceed 15 feet in height. Accessory structures include, but are not limited to, swimming pools, game courts, fences, and garages. Where the rear yard is adjacent to an alley, a three-foot setback must be provided. Where the rear yard is not adjacent to an alley, no setback is required.

SECTION 8 SIDE YARD SETBACKS

Section 8.1 Retail The minimum side yard for the retail sub-areas shall be 25 feet.

Section 8.2 Office The minimum side yard for the office sub-areas shall be 75 feet.

Section 8.3 Single Family The minimum side yard for the single family sub-areas shall be as follows:

- A. No minimum, but staggered for lots in Tract 6-7; and
- B. 10 feet for lots in Tract 6-8.

Section 8.4 General

A. Required side yards must be open and unobstructed except for fences and signs allowed by this PD Ordinance; provided, however, ordinary projections of window sills, belt courses, cornices, and other architectural features may not project more than 12 inches into the required side yard. A fireplace chimney may project up to two feet into the required side yard if its area of projection does not exceed 12 square feet. Cantilevered roof eaves may project up to three feet into the required side yard. Balconies may not project into the required side yard.

B. The side yard setback is measured from the side lot line, except when a front yard is treated as a side yard, in which case, the setback is measured from the lot line or the required right-of-way, whichever creates the greater setback.

C. Air conditioning units may be located in the required side yard, but not nearer than one foot to the property line.

D. A person need not provide a side yard setback for an accessory structure if the structure does not exceed 15 feet in height and is located in the rear 30 percent of the lot.

SECTION 9 SLOPE REQUIREMENTS

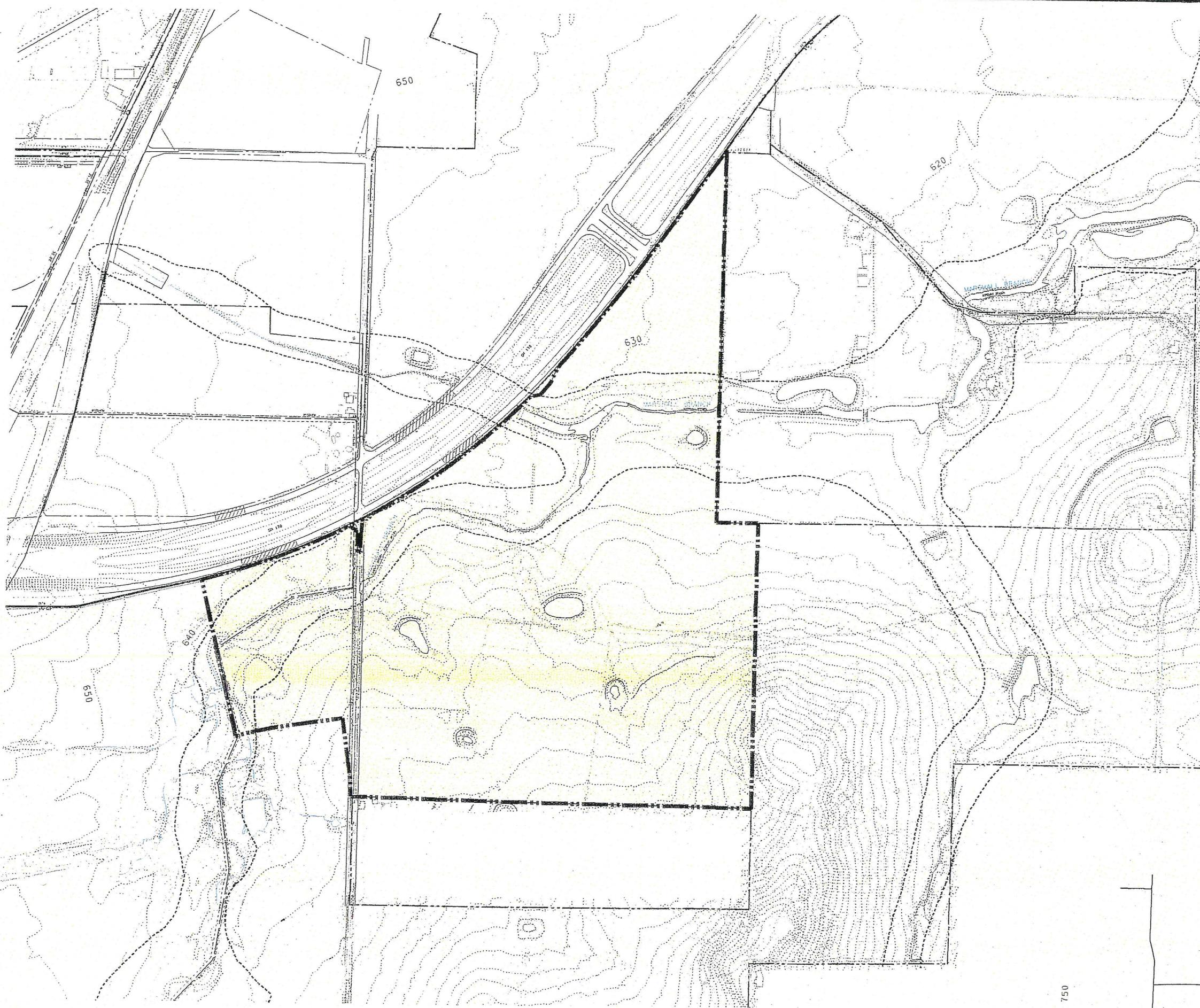
Section 9.1 Residential Slope Except as provided below, non single family structures shall not exceed the height of a line drawn at a slope of 5:1 (including streets and other rights of way) from any single family lot line in Tract 6-8. If the grade of the ground rises or falls from the point of origin of the slope line, the maximum height shall increase or decrease by the difference in grade.

Section 9.2 Roadway Slope The height of non-residential structures in Tracts 6-1, 6-2, 6-3, 6-4, 6-5 and 6-6 shall not be limited based on adjacency to any roadway.

ARTICLE IV. EXHIBITS

- EXHIBIT 1 Legal Description of PD District
- EXHIBIT 2 PD Concept Plan - Planning Area
- EXHIBIT 3 PD Concept Plan - Land Uses
- EXHIBIT 4 PD Concept Plan - Open Space & Trail System
- EXHIBIT 5 PD Concept Plan - Thoroughfares
- EXHIBIT 6 Circle T Ranch - Planning Areas (for informational purposes only)
- EXHIBIT 7 Circle T Ranch - Land Uses (for informational purposes only)
- EXHIBIT 8 Circle T Ranch - Open Space & Trail System (for informational purposes only)
- EXHIBIT 9 Circle T Ranch - Thoroughfares (for informational purposes only)

PD CONCEPT PLAN - PLANNING AREA



LEGEND

PD District Area: 193.3 Ac.

PD District Boundary

AREA 6
Circle T Ranch

Originals are in Color



PD CONCEPT PLAN - LAND USES

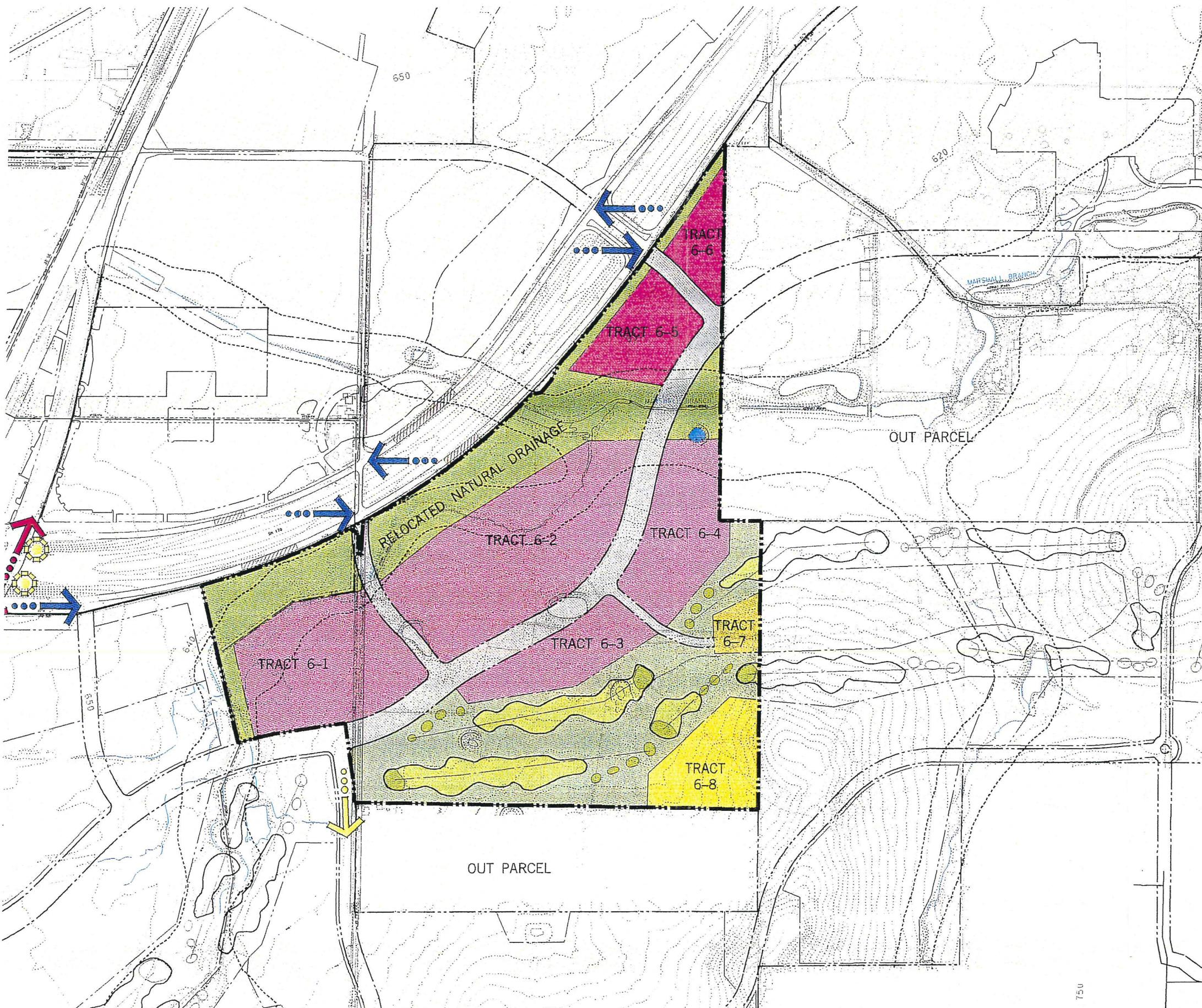


Exhibit 3

LEGEND

Retail (Total 12.7 Ac.)

- Tract 6-5: 8.2 Ac.
- FAR = 0.20:1
- Approx. Floor Area = 71,440 S.F.

Office (Total 69.3 Ac.)

- Tract 6-1: 18.9 Ac.
- FAR = 0.40:1
- Approx. Floor Area = 329,315 S.F.
- Tract 6-2: 28.8 Ac.
- FAR = 0.40:1
- Approx. Floor Area = 501,811 S.F.
- Tract 6-3: 8.8 Ac.
- FAR = 0.40:1
- Approx. Floor Area = 153,330 S.F.
- Tract 6-4: 12.8 Ac.
- FAR = 0.40:1
- Approx. Floor Area = 223,030 S.F.

Single Family (Total 2.3 Ac.)

- 6,000 S.F. Min.
- Tract 6-7: 2.3 Ac.

Single Family (Total 9.2 Ac.)

- 12,000 S.F. Min.
- Tract 6-8: 9.2 Ac.

Public Golf: 45.0 Ac.

Public Open Space: 34.9 Ac.

R.O.W.: 19.9 Ac.

Total: 193.3 ± Ac.

PD District Boundary

Primary Entry

Secondary Entry

Primary Residential Entry

Westlake Town Monument

AREA 6

Circle T Ranch

Originals are in Color



PD CONCEPT PLAN - OPEN SPACE & TRAIL SYSTEM

Originals are in Color



LEGEND

	PUBLIC OPEN SPACE 34.9 AC.
	PUBLIC GOLF 45.0 AC.
	PRIVATE OPEN SPACE 0.0 AC.
OPEN SPACE TOTAL 79.9 AC.	
■	Hike/Bike Trail
▲	Trail Links To Adjacent Land Use
■	Equestrian Trail Owner To Provide R.O.W. Trail To Be Constructed By Town
▲	Equestrian Trail Links To Adjacent Land Use
■	PD District Boundary
---	Town Edge Boundary

NOTE: Trail Symbols and Associated Open Space Are Diagrammatic
and Not Drawn To Scale

Area 6
Circle T Ranch



PD CONCEPT PLAN - THOROUGHFARES



AREA 6

Circle T Ranch

Originals are in Color

Exhibit

CIRCLE T RANCH - PLANNING AREAS

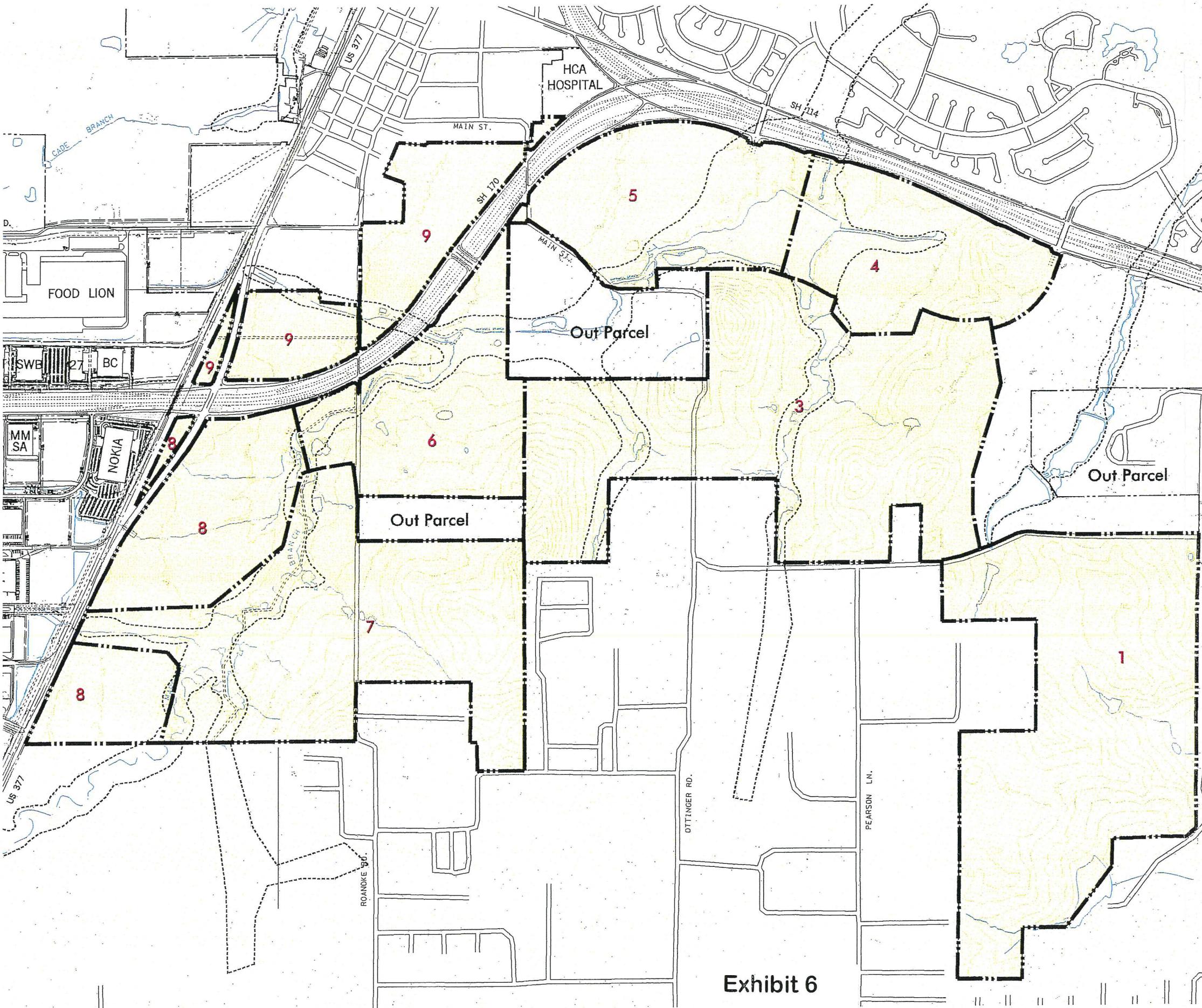


Exhibit 6

LEGEND

Area	Acres ±
1	451.9
3	516.0
4	181.5
5	200.0
6	193.3
7	392.3
8	222.6
9	157.8
Total	2315.4

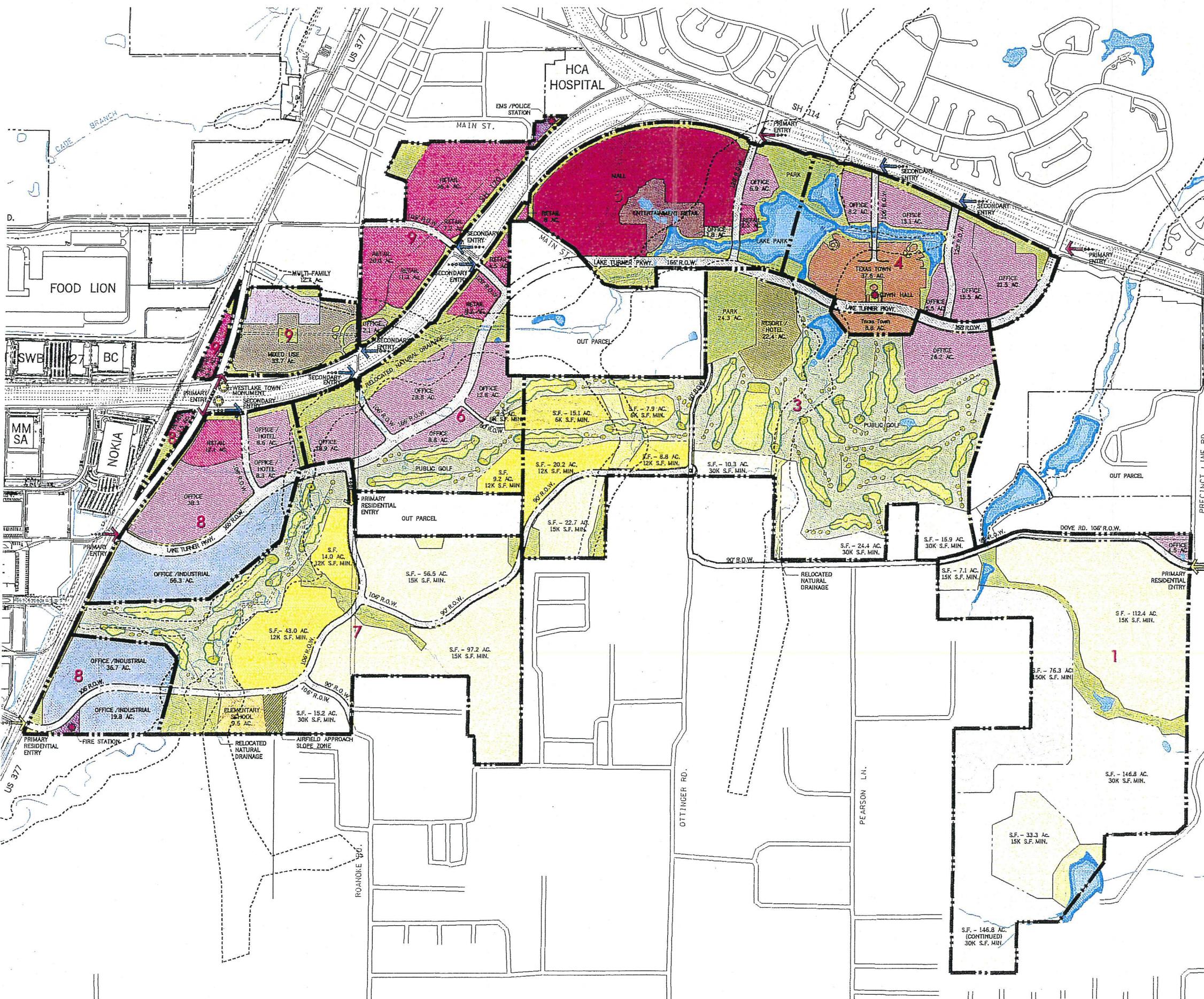
— PD District Boundaries

Informational Only. Not Part of PD
Concept Plan or PD Ordinance.

 **Circle T Ranch**

Originals are in Color

CIRCLE I RANCH - LAND USES



PROJECT SUMMARY

	Mall: 99.9 Ac.
	Entertainment Retail: 18.8 Ac.
	Retail: 110.9 Ac.
	Entertainment Office: 1.8 Ac.
	Office: 227.5 Ac.
	Office /Industrial: 111.8 Ac.
	Texas Town: 46.4 Ac.
	Mixed Use: 33.7 Ac.
	Resort Hotel: 22.4 Ac.
	Multi-Family: 12.7 Ac.
	Single Family: 25.3 Ac.
	Single Family: 95.2 Ac.
	Single Family: 329.2 Ac.
	Single Family: 212.6 Ac.
	Single Family: 76.3 Ac.
	Elementary School: 9.5 Ac.
	Public Golf: 413.7 Ac.
	Public Open Space: 280.8 Ac.
	Private Open Space: 47.2 Ac.
	Public Use: 4.0 Ac.
	R.O.W.: 135.7 Ac.

Total: 2315.4 \pm Ac.

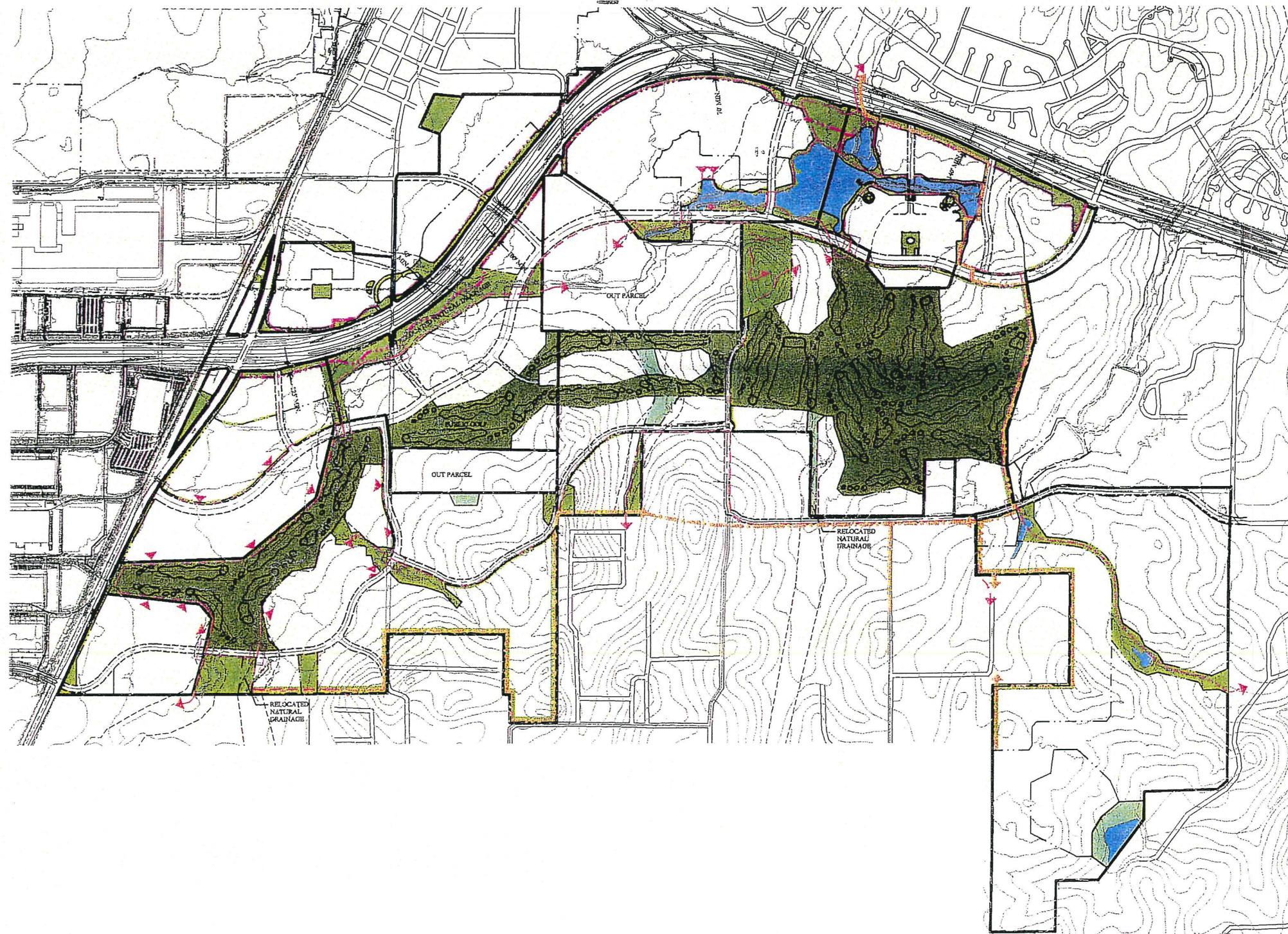
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Circle T Ranch

Originals are in Color

CIRCLE T RANCH - OPEN SPACE & TRAIL SYSTEM

Originals are in Color



NOTE: Trail Symbols and Associated Open Space Are Diagrammatic and Not Drawn To Scale

Informational Only. Not Part of PD Concept Plan or PD Ordinance.

LEGEND

PUBLIC OPEN SPACE

280.8 AC.

- Includes Water Surfaces Contained Within Open Space

PUBLIC GOLF

413.7 AC.

PRIVATE OPEN SPACE

47.2 AC.

- Includes Water Surfaces Contained Within Open Space
- Includes Neighborhood Parks - Locations to be Determined

OPEN SPACE TOTAL

741.7 AC.

Hike/Bike Trail

Trail Links To Adjacent Land Use

Equestrian Trail Owner To Provide R.O.W. Trail To Be Constructed By Town

Equestrian Trail Links To Adjacent Land Use

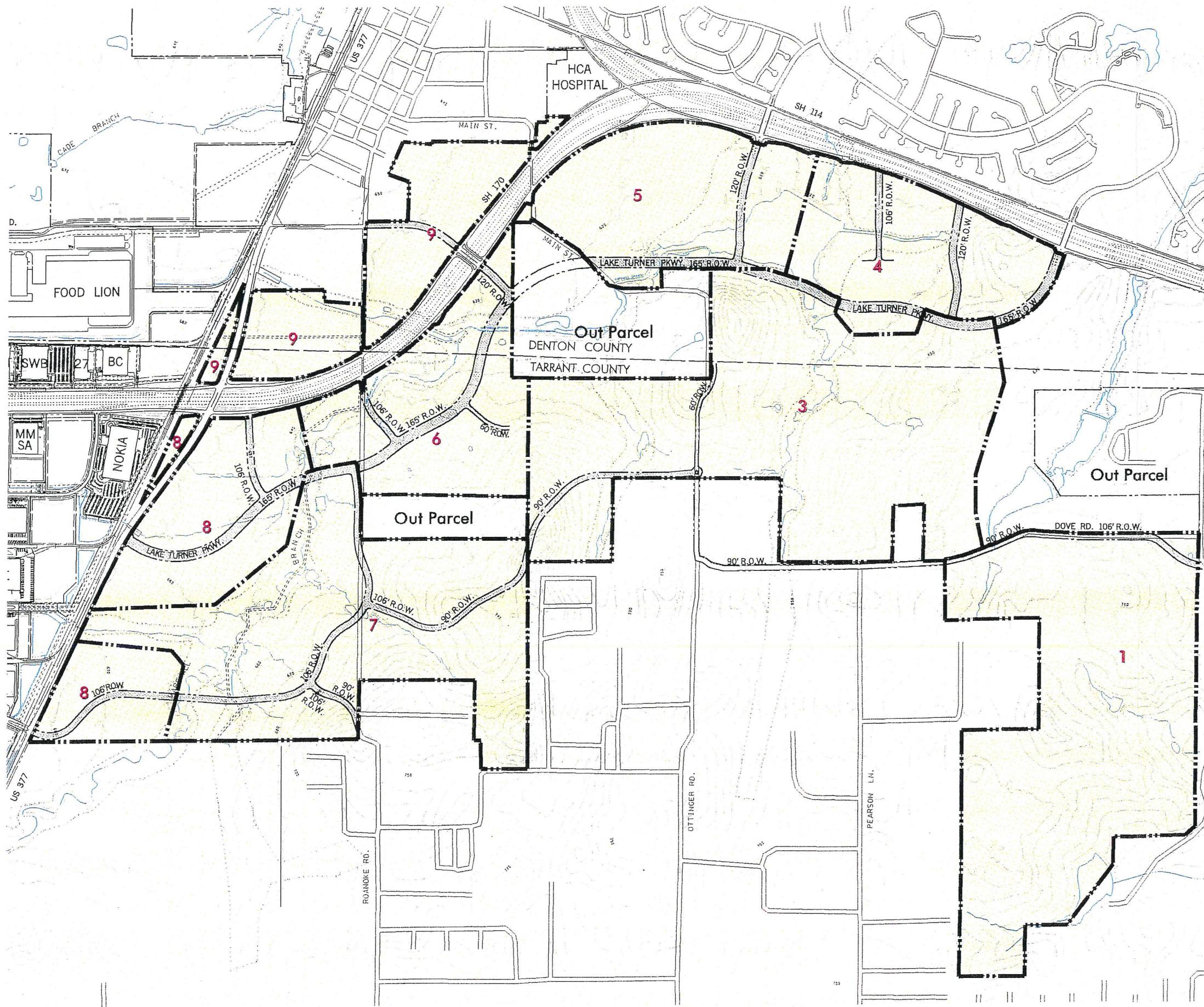
PD District Boundary

Town Edge Boundary

Grade Separation

Circle T Ranch

CIRCLE T RANCH - THOROUGHFARES



LEGEND

 Proposed Thoroughfares
135.7 + Acres

----- PD District Boundaries

Informational Only. Not Part of PD
Concept Plan or PD Ordinance.

© Circle T Ranch

Originals are in Color

Exhibit