

ORDINANCE NO. 308

AN ORDINANCE AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE TOWN OF WESTLAKE, TEXAS TO REZONE AN APPROXIMATELY 451.9-ACRE TRACT OF LAND GENERALLY LOCATED IN TARRANT COUNTY, TEXAS FROM "O" OFFICE PARK, "R" RETAIL, "R-200" COUNTRY RESIDENTIAL, AND "R-40" ESTATE RESIDENTIAL TO A "PD" PLANNED DEVELOPMENT DISTRICT AUTHORIZING SINGLE FAMILY, GOLF AND OFFICE 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 451.9-acre tract of land (commonly known as Planning Area 1 - East Residential 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 451.9 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. 3-1 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. 3-1" 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.

Scott Bradley
Scott, Bradley, Mayor

ATTEST:

Ginger Crosswy
Ginger Crosswy, Town Secretary

APPROVED AS TO FORM:

Paul C. Isham
Paul C. Isham, Town Attorney

Exhibit 1

LEGAL DESCRIPTION

AREA 1

BEING A PORTION OF THAT TRACT OF LAND SITUATED IN THE LEROY BOGESS SURVEY, ABSTRACT NUMBER 196, THE MEMUCAN HUNT SURVEY, ABSTRACT NUMBER 756 AND THE JOSIAH WALKER SURVEY, ABSTRACT NUMBER 1604, CITY OF WESTLAKE, TARRANT COUNTY, 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 BEING ALL OF THE LOT 1, BLOCK 1, AIKMEN ADDITION, AN ADDITION TO THE TOWN OF WESTLAKE, RECORDED IN CABINET "A", SLIDE 2362 OF PLAT RECORDS, TARRANT COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE APPROXIMATE CENTERLINE OF PRECINCT LINE ROAD (A CALLED 60 FOOT RIGHT-OF-WAY) AND THE APPROXIMATE CENTERLINE OF ROANOKE-DOVE ROAD (A CALLED 50 FOOT RIGHT-OF-WAY), IN THE EAST LINE OF SAID WILLOW BEND TRACT;

THENCE S 01°37'38"W, 1317.43 FEET;

THENCE S 00°16'22"W, 1773.90 FEET;

THENCE S 00°10'17"W, 1544.05 FEET;

THENCE S 48°47'23"W, 203.38 FEET;

THENCE S 88°39'02"W, 1157.72 FEET;

THENCE S 00°50'59"W, 438.45 FEET;

THENCE S 37°20'42"W, 1189.38 FEET;

THENCE N 89°53'34"W, 666.58 FEET;

THENCE S 00°46'29"W, 805.66 FEET;

THENCE N 89°35'20"W, 1033.25 FEET;

THENCE N 01°07'31"E, 1203.92 FEET;

THENCE N 00°07'20"E, 1652.00 FEET;

THENCE N 00°02'26"E, 1018.50 FEET;

THENCE N 89°57'55"E, 1217.24 FEET;

THENCE N 00°20'54"E, 1758.89 FEET;

THENCE S 88°56'43"W, 1500.10 FEET;

C&B Job No. 981500070

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THENCE N 00°21'25"W, 970.88 FEET TO THE BEGINNING OF A CURVE TO THE LEFT;

THENCE WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 04°48'28", HAVING A RADIUS OF 955.00 FEET, THE LONG CHORD OF WHICH BEARS N 80°41'29"E, 80.11 FEET, AN ARC DISTANCE OF 80.13 FEET;

THENCE N 78°17'15"E, 182.00 FEET TO THE BEGINNING OF A CURVE TO THE LEFT;

THENCE WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 07°55'39", HAVING A RADIUS OF 955.00 FEET, THE LONG CHORD OF WHICH BEARS N 74°19'26"E, 132.03 FEET, AN ARC DISTANCE OF 132.13 FEET;

THENCE N 70°21'36"E, 338.17 FEET TO THE BEGINNING OF A CURVE TO THE LEFT;

THENCE WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 04°15'25", HAVING A RADIUS OF 955.00 FEET, THE LONG CHORD OF WHICH BEARS N 68°13'54"E, 70.94 FEET, AN ARC DISTANCE OF 70.95 FEET;

THENCE N 66°06'12"E, 384.60 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 31°25'32", HAVING A RADIUS OF 649.16 FEET, THE LONG CHORD OF WHICH BEARS N 80°33'39"E, 351.60 FEET, AN ARC DISTANCE OF 356.05 FEET;

THENCE S 82°28'17"E, 90.53 FEET;

THENCE S 86°34'52"E, 550.83 FEET;

THENCE N 89°50'03"E, 1942.81 FEET TO THE POINT OF BEGINNING AND CONTAINING 19,684,220 SQUARE FEET OR 451.9 ACRES OF LAND MORE OR LESS.

CIRCLE T PLANNING AREA 1
EAST RESIDENTIAL

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(for informational purposes only)

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

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(for informational purposes only)

EXHIBIT 11 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. 1 - East Residential 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 Alternative A - Development Without Golf"; "PD Concept Plan - Land Uses Alternative B - Development With Golf"; "PD Concept Plan - Open Space & Trail System Alternative A - Development Without Golf"; "PD Concept Plan - Open Space & Trail System Alternative B - Development With Golf"; 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.

Town means the Town of Westlake, Texas.

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.

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 office sub-area, by the "O - Office" zoning district standards;
- B. With respect to single family sub-areas with a minimum lot size of 15,000 square feet, by the "R-20 Neighborhood Residential" zoning district standards;
- C. With respect to single family sub-areas with a minimum lot size of 30,000 square feet, by the "R-40 Estate Residential" zoning district standards; and
- D. With respect to single family sub-areas with a minimum lot size of 150,000 square feet, by the "R-200 Country 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 Alternative A - Development Without Golf"; (3) "PD Concept Plan - Land Uses Alternative B - Development With Golf"; (4) "PD Concept Plan - Open Space & Trail System Alternative A - Development Without Golf"; (5) "PD Concept Plan - Open Space & Trail System Alternative B - Development With Golf"; and (6) "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. 1 - East Residential". 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 drawings labeled "PD Concept Plan - Land Uses Alternative A - Development Without Golf" and "PD Concept Plan - Land Uses Alternative B - Development With Golf" identify the general categories of land uses that are permitted within the PD District sub-areas for the two development alternatives that are allowed (at the option of the owner) within the PD District. These drawings also include 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 drawings labeled "PD Concept Plan - Open Space & Trail System Alternative A - Development Without Golf" and "PD Concept Plan - Open Space & Trail System Alternative B - Development With Golf" identify public open space, private open space, and private golf (together with an estimate of the size of such areas). These drawings also identify 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 1 - EAST RESIDENTIAL LAND USE SCHEDULE

PERMITTED USES X=Permitted, A=Accessory Use, S=SUP	SUB- AREAS	
	SINGLE FAMILY	OFFICE
AGRICULTURAL USES		
Orchard	X	X
Plant Nursery (Growing)	X	X
Plant Nursery (Retail Sales)		
Farms General (Crops)	X	X
Farms General (Livestock, Ranch)	X	X
Veterinarian (Indoor Kennels)		
Veterinarian (Outdoor Kennels)		
Stables (Private Use)	A ¹	A
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
Temporary Accommodation for Employees/Customers/Visitors		A
Swimming Pool (Private)	A	
Detached Garage (Private)	A	
Sport/Tennis Courts (Private)	A	
INSTITUTIONAL and GOVERNMENTAL USES		
Emergency Ambulance Service		A

PERMITTED USES	SUB- AREAS	
	SINGLE FAMILY	OFFICE
X=Permitted, A=Accessory Use, S=SUP		
Post Office (Governmental)		A
Mailing Service (Private)		A
Heliport		
Helistop/Verti-stop		S
Telephone, Electric, Cable, and Fiber Optic Switching Station	S	X
Electrical Substation	S	S
Utility Distribution Lines ²	X	X
Utility Shop and Storage		S
Water and Sewage Pumping Station (below grade)	X	X
Water and Sewage Pumping Station (above grade)	S	S
Water Storage Tank and Pumping System (Elevated or Above Grade)	S	S
Water, Sewer, Electric, and Gas Meters	X	X
Electric Transformers	X	X
Private Streets/Alleys/Drives	X	X
Retirement Home		
Nursing/Convalescent Home		
Hospice		
Hospital		
Psychiatric Hospital		
Clinic		A
Child Daycare (Public; 7 or more)		
Child Daycare (Private; 7 or more)		A
School, K-12 (Public or Private)	X	X
School (Vocational)		A
College or University		
Community Center (Public)		
Civic Club		
Church or Place of Worship	S	
Use Associated with a Religious Inst.	S	
Government Building		X
Police Station		
Fire Station	S	
Library	S	
Data Center		X
COMMERCIAL USES		
Multifamily (Apartments)		
Offices (General)	A ³	X
Studio		
Banks and Financial Institutions		
Information Processing		X

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

PERMITTED USES	SUB- AREAS	
	SINGLE FAMILY	OFFICE
X=Permitted, A=Accessory Use, S=SUP		
Custom Business Services		
Electronic Appliances Store and Computer Sales and Service		
Tavern, Bar or Lounge	A ³	
Dance Halls/Nightclubs		
AMUSEMENT/RECREATION		
Golf Course (Public or Private)	X	
Park or Playground (Public or Private)	X	X
Satellite Dish	X	
Non-Commercial Radio Tower		S
Race Track Operation		
Recreation Facility, Health Studio (Public)		
Country Club (Private Membership)	X	
Golf Clubhouse (Public or Private)	X	
Community Center (Private)	X	
Recreation Center (Private)	X	
Hike, Bike, and Equestrian Trails (Public or Private)	X	X
Golf Maintenance Facility	A	
Golf Pro Shop	A ³	
Health/Spa Facilities (Private)	A ³	A
Athletic Fields (Private)	A ⁴	A
Athletic Courts (Private)	A ⁵	A
Equestrian Center		A
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)		A
Vehicle Fueling (Private)		S
WHOLESALE TRADE		
Warehouse/Storage (Inside)		
Warehouse/Storage (Outside)		
Scrap/Waste Recycling Collection and/or Storage		
Gas/Chemical Bulk Storage		
Light Manufacturing/Assembly		

PERMITTED USES	SUB- AREAS	
	SINGLE FAMILY	OFFICE
X=Permitted, A=Accessory Use, S=SUP		
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	S
Temporary Construction Office	X ⁶	X ⁶
Temporary Construction Materials Storage	X ⁶	X ⁶
Temporary Sales Office	X ⁷	S

NOTES:

1. Limited to lots with an area of 150,000 square feet and larger.
2. Including water, sewer, electric, gas, cable, telephone, fiber optic, and other public and private utility distribution lines.
3. 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].
4. Accessory to "Recreation Center (Private)".
5. Accessory to "Country Club (Private Membership)" and "Recreation Center (Private)".
6. Limited to period of construction.
7. Limited to "build out" 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 Office The maximum floor area ratio for the office sub-area shall be 0.30:1.

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

Section 2.2 Single Family - Alternative A Development Without Golf The minimum lot size for the single family sub-areas shall be as follows:

- A. 15,000 square feet for Tracts 1-1, 1-2, and 1-3;
- B. 30,000 square feet for Tract 1-4; and
- C. 150,000 square feet for Tract 1-5.

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

- A. 12,000 square feet for Tracts 1-1, 1-2, and 1-3;
- B. 15,000 square feet for Tract 1-4;
- C. 20,000 square feet for Tract 1-5;
- D. 30,000 square feet for Tracts 1-6 and 1-7; and
- E. 150,000 square feet for Tract 1-8.

SECTION 3 MINIMUM LOT WIDTH

Section 3.1 Office The minimum lot width for the office sub-area shall be 200 feet.

Section 3.2 Single Family The minimum lot width for the single family sub-areas shall be as follows:

- A. 85 feet for lots less than 15,000 square feet;

- B. 100 feet for lots equal to or greater than 15,000 square feet but less than 30,000 square feet;
- C. 125 feet for lots equal to or greater than 30,000 square feet but less than 150,000 square feet; and
- D. 200 feet for lots equal to or greater than 150,000 square feet.

SECTION 4 MAXIMUM BUILDING HEIGHT

Section 4.1 Office Except as provided below, the maximum height for all structures within the office sub-area shall be the lesser of 3 stories or 45 feet.

Section 4.2 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 4.3 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 Office The minimum building size for the office sub-area shall be 3,000 square feet.

Section 5.2 Single Family The minimum house size for the single family sub-areas shall be as follows:

- A. 1,800 square feet for lots less than 15,000 square feet;
- B. 2,000 square feet for lots equal to or greater than 15,000 square feet but less than 30,000 square feet;
- C. 2,400 square feet for lots equal to or greater than 30,000 square feet but less than 150,000 square feet; and
- D. 2,600 square feet for lots equal to or greater than 150,000 square feet.

SECTION 6 FRONT YARD SETBACKS

Section 6.1 Office The minimum front yard for the office sub-area shall be 100 feet.

Section 6.2 Single Family The minimum front yard for the single family sub-areas shall be as follows:

- A. 25 feet for lots less than 15,000 square feet;
- B. 35 feet for lots equal to or greater than 15,000 square feet but less than 30,000 square feet;
- C. 40 feet for lots equal to or greater than 30,000 square feet but less than 150,000 square feet; and
- D. 50 feet for lots equal to or greater than 150,000 square feet.

Section 6.3 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 Office The minimum rear yard for the office sub-area shall be 100 feet.

Section 7.2 Single Family The minimum rear yard for the single family sub-areas shall be as follows:

- A. 25 feet for lots less than 15,000 square feet;
- B. 35 feet for lots equal to or greater than 15,000 square feet but less than 30,000 square feet;
- C. 40 feet for lots equal to or greater than 30,000 square feet but less than 150,000 square feet; and
- D. 50 feet for lots equal to or greater than 150,000 square feet.

Section 7.3 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 Office The minimum side yard for the office sub-area shall be 75 feet.

Section 8.2 Single Family The minimum side yard for the single family sub-areas shall be as follows:

- A. 10 feet for lots less than 15,000 square feet;
- B. 15 feet for lots equal to or greater than 15,000 square feet but less than 30,000 square feet;
- C. 20 feet for lots equal to or greater than 30,000 square feet but less than 150,000 square feet; and

D. 30 feet for lots equal to or greater than 150,000 square feet.

Section 8.3 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. 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 Non single family structures shall not exceed the height of a line drawn at a slope of 2:1 (including streets and other rights of way) from the right-of-way line of any roadway. 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.

ARTICLE IV. EXHIBITS

- EXHIBIT 1 Legal Description of PD District
- EXHIBIT 2 PD Concept Plan - Planning Area
- EXHIBIT 3 PD Concept Plan - Land Uses Alternative A - Development Without Golf
- EXHIBIT 4 PD Concept Plan - Land Uses Alternative B - Development With Golf
- EXHIBIT 5 PD Concept Plan - Open Space & Trail System Alternative A - Development Without Golf
- EXHIBIT 6 PD Concept Plan - Open Space & Trail System Alternative B - Development With Golf
- EXHIBIT 7 PD Concept Plan - Thoroughfares
- EXHIBIT 8 Circle T Ranch - Planning Areas
(for informational purposes only)
- EXHIBIT 9 Circle T Ranch - Land Uses
(for informational purposes only)
- EXHIBIT 10 Circle T Ranch - Open Space & Trail System
(for informational purposes only)
- EXHIBIT 11 Circle T Ranch - Thoroughfares
(for informational purposes only)

Exhibit 1

LEGAL DESCRIPTION

AREA 1

BEING A PORTION OF THAT TRACT OF LAND SITUATED IN THE LEROY BOGESS SURVEY, ABSTRACT NUMBER 196, THE MEMUCAN HUNT SURVEY, ABSTRACT NUMBER 756 AND THE JOSIAH WALKER SURVEY, ABSTRACT NUMBER 1604, CITY OF WESTLAKE, TARRANT COUNTY, 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 BEING ALL OF THE LOT 1, BLOCK 1, AIKMEN ADDITION, AN ADDITION TO THE TOWN OF WESTLAKE, RECORDED IN CABINET "A", SLIDE 2362 OF PLAT RECORDS, TARRANT COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE APPROXIMATE CENTERLINE OF PRECINCT LINE ROAD (A CALLED 60 FOOT RIGHT-OF-WAY) AND THE APPROXIMATE CENTERLINE OF ROANOKE-DOVE ROAD (A CALLED 50 FOOT RIGHT-OF-WAY), IN THE EAST LINE OF SAID WILLOW BEND TRACT;

THENCE S 01°37'38"W, 1317.43 FEET;

THENCE S 00°16'22"W, 1773.90 FEET;

THENCE S 00°10'17"W, 1544.05 FEET;

THENCE S 48°47'23"W, 203.38 FEET;

THENCE S 88°39'02"W, 1157.72 FEET;

THENCE S 00°50'59"W, 438.45 FEET;

THENCE S 37°20'42"W, 1189.38 FEET;

THENCE N 89°53'34"W, 666.58 FEET;

THENCE S 00°46'29"W, 805.66 FEET;

THENCE N 89°35'20"W, 1033.25 FEET;

THENCE N 01°07'31"E, 1203.92 FEET;

THENCE N 00°07'20"E, 1652.00 FEET;

THENCE N 00°02'26"E, 1018.50 FEET;

THENCE N 89°57'55"E, 1217.24 FEET;

THENCE N 00°20'54"E, 1758.89 FEET;

THENCE S 88°56'43"W, 1500.10 FEET;

C&B Job No. 981500070

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July 9, 1998
Page 1 of 2

THENCE N 00°21'25"W, 970.88 FEET TO THE BEGINNING OF A CURVE TO THE LEFT;

THENCE WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 04°48'28", HAVING A RADIUS OF 955.00 FEET, THE LONG CHORD OF WHICH BEARS N 80°41'29"E, 80.11 FEET, AN ARC DISTANCE OF 80.13 FEET;

THENCE N 78°17'15"E, 182.00 FEET TO THE BEGINNING OF A CURVE TO THE LEFT;

THENCE WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 07°55'39", HAVING A RADIUS OF 955.00 FEET, THE LONG CHORD OF WHICH BEARS N 74°19'26"E, 132.03 FEET, AN ARC DISTANCE OF 132.13 FEET;

THENCE N 70°21'36"E, 338.17 FEET TO THE BEGINNING OF A CURVE TO THE LEFT;

THENCE WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 04°15'25", HAVING A RADIUS OF 955.00 FEET, THE LONG CHORD OF WHICH BEARS N 68°13'54"E, 70.94 FEET, AN ARC DISTANCE OF 70.95 FEET;

THENCE N 66°06'12"E, 384.60 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 31°25'32", HAVING A RADIUS OF 649.16 FEET, THE LONG CHORD OF WHICH BEARS N 80°33'39"E, 351.60 FEET, AN ARC DISTANCE OF 356.05 FEET;

THENCE S 82°28'17"E, 90.53 FEET;

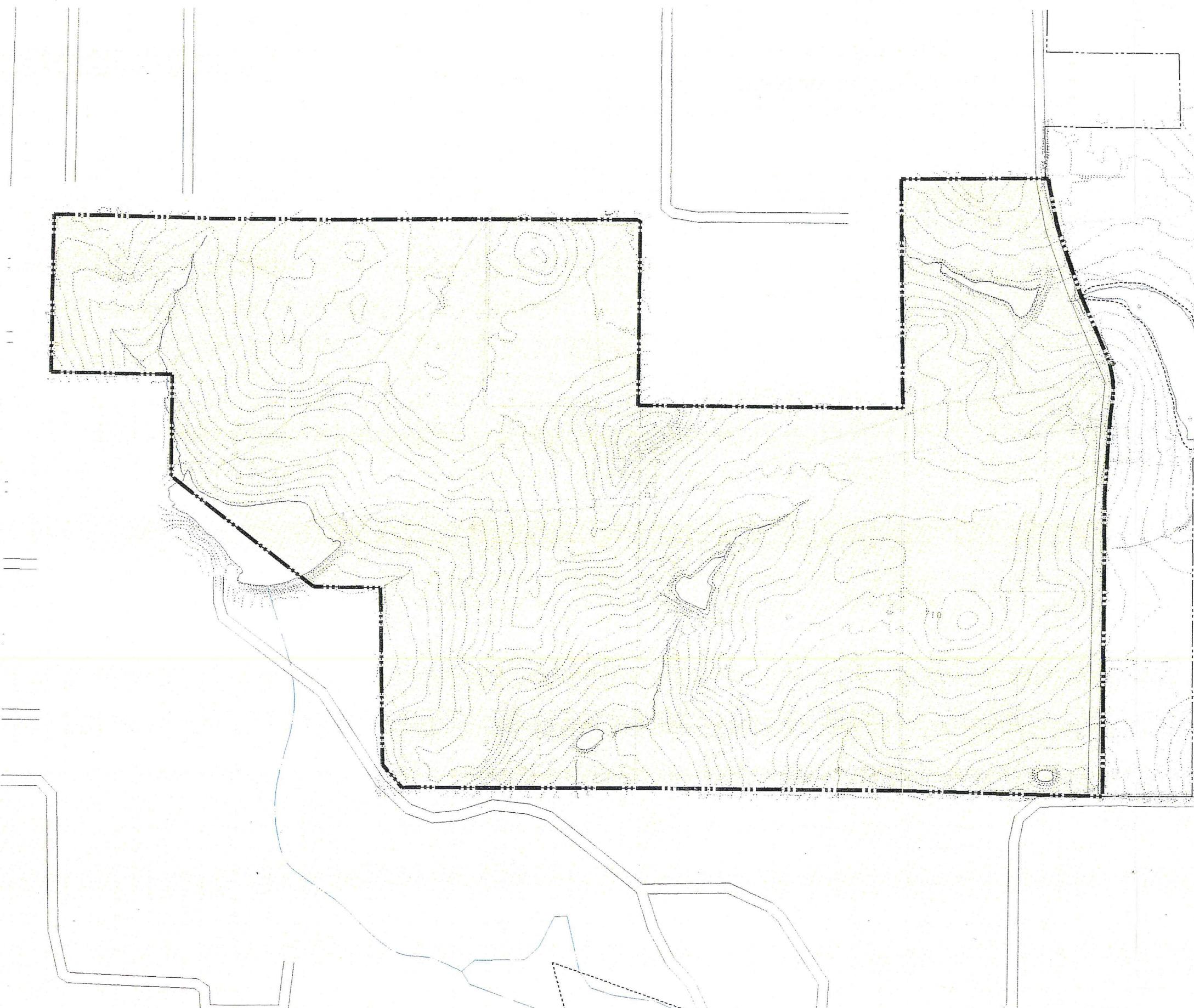
THENCE S 86°34'52"E, 550.83 FEET;

THENCE N 89°50'03"E, 1942.81 FEET TO THE POINT OF BEGINNING AND CONTAINING 19,684,220 SQUARE FEET OR 451.9 ACRES OF LAND MORE OR LESS.

PD CONCEPT PLAN - PLANNING AREA

LEGEND

- PD District Area: 451.9 Ac.
- PD District Boundary



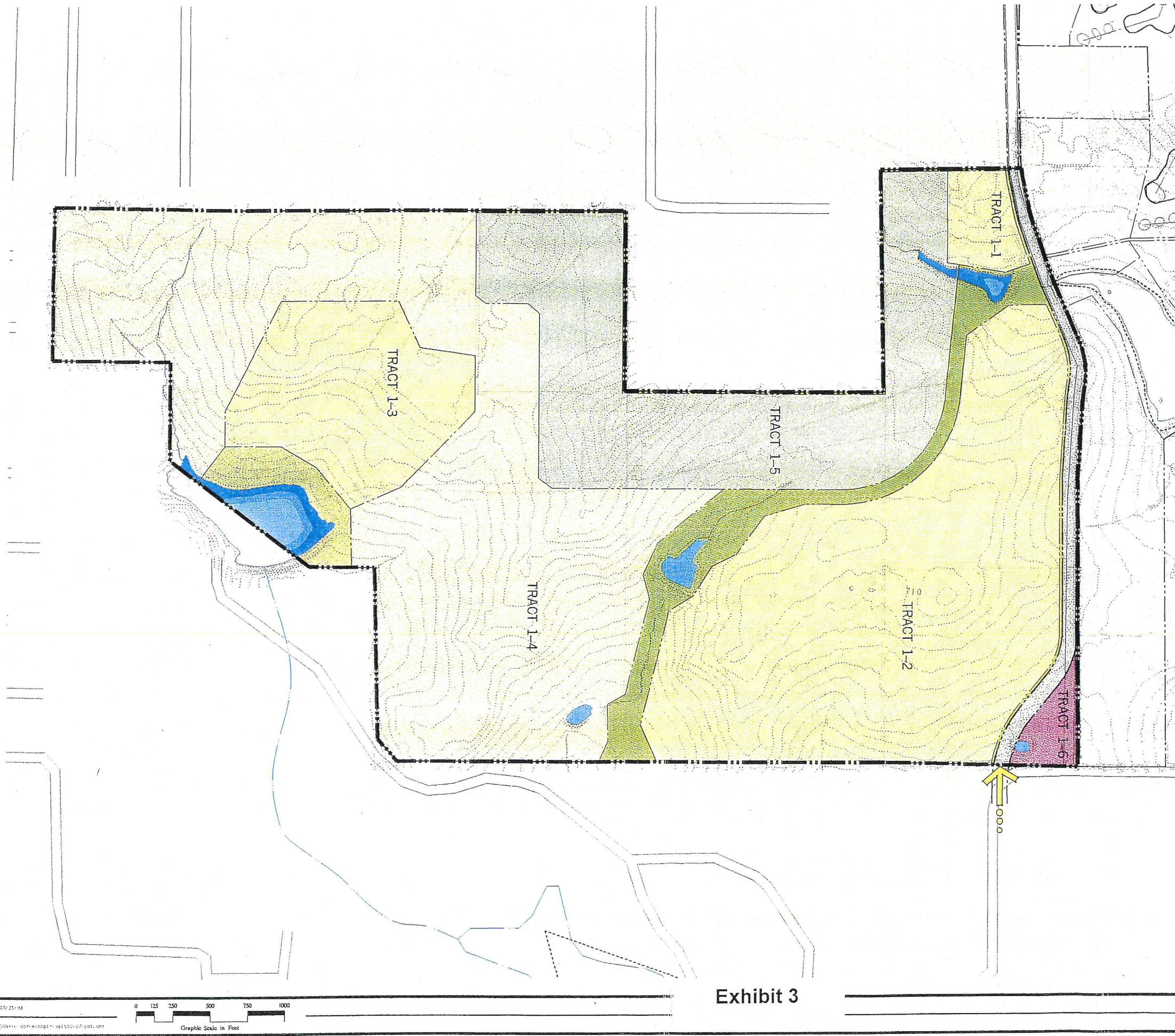
AREA 1

Circle T Ranch

Originals are in Color



PD CONCEPT PLAN – LAND USES



LEGEND

- Office (Total 4.5 Ac.)
 - Tract 1-6: 4.5 Ac.
 - FAR = 0.30:1
 - Approx. Floor Area = 58,806 S.F.
- Single Family (Total 152.8 Ac.) 15,000 S.F. Min.
 - Tract 1-1: 7.1 Ac.
 - Tract 1-2: 112.4 Ac.
 - Tract 1-3: 33.3 Ac.
- Single Family (Total 146.8 Ac.) 30,000 S.F. Min.
 - Tract 1-4: 146.8 Ac.
- Single Family (Total 76.3 Ac.) 150,000 S.F. Min.
 - Tract 1-5: 76.3 Ac.
- Public Open Space: 26.5 Ac.
- Private Open Space: 35.2 Ac.*
- R.O.W.: 9.8 Ac.

TOTAL: 451.9 ± AC.

— PD District Boundary

○○ Primary Residential Entry

*Private open space not shown will be contained within single family sub-areas.

ALTERNATIVE A DEVELOPMENT WITHOUT GOLF

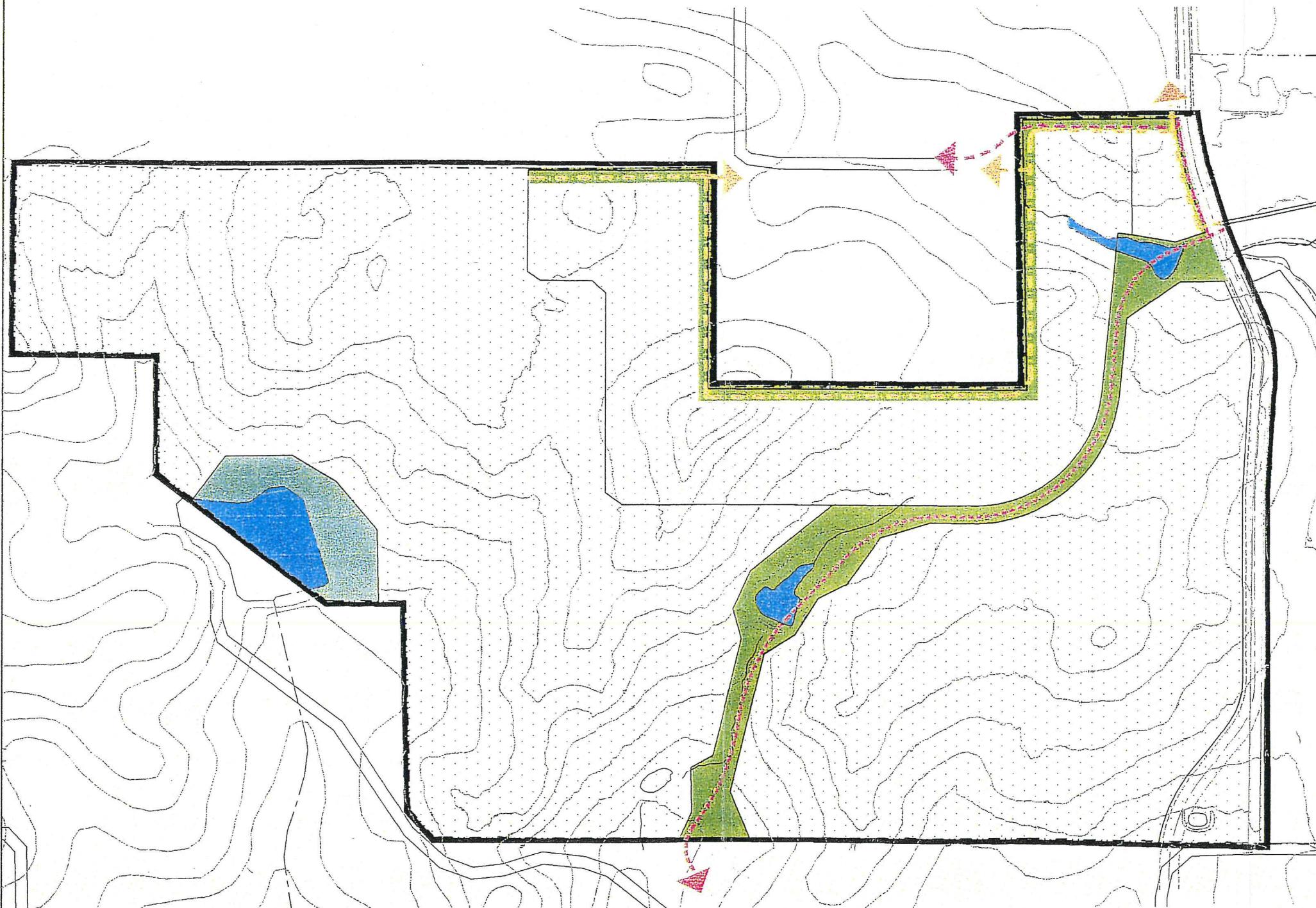
AREA 1 T Circle T Ranch

Originals are in Color



PD CONCEPT PLAN - OPEN SPACE & TRAIL SYSTEM

Originals are in Color



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

ALTERNATIVE "A"
Development Without Golf

LEGEND

	PUBLIC OPEN SPACE 26.5 AC.
	Includes Water Surfaces Contained Within Open Space
	PUBLIC GOLF 0 AC.
	Includes Water Surfaces Contained Within Open Space
	PRIVATE OPEN SPACE 35.2 AC.
	Includes Neighborhood Parks - Locations to be Determined
	OPEN SPACE TOTAL 61.7 AC.
	Hike/Bike Trail
	Trail Links To Adjacent Land Use
	Equestrian Trail Owner To Provide R.O. Trail To Be Constructed By Town
	Equestrian Trail Links To Adjacent Land Use
	PD District Boundary
	Town Edge Boundary

Area 1

Circle T Ranch

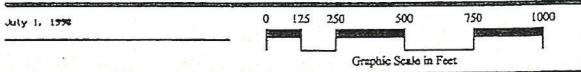
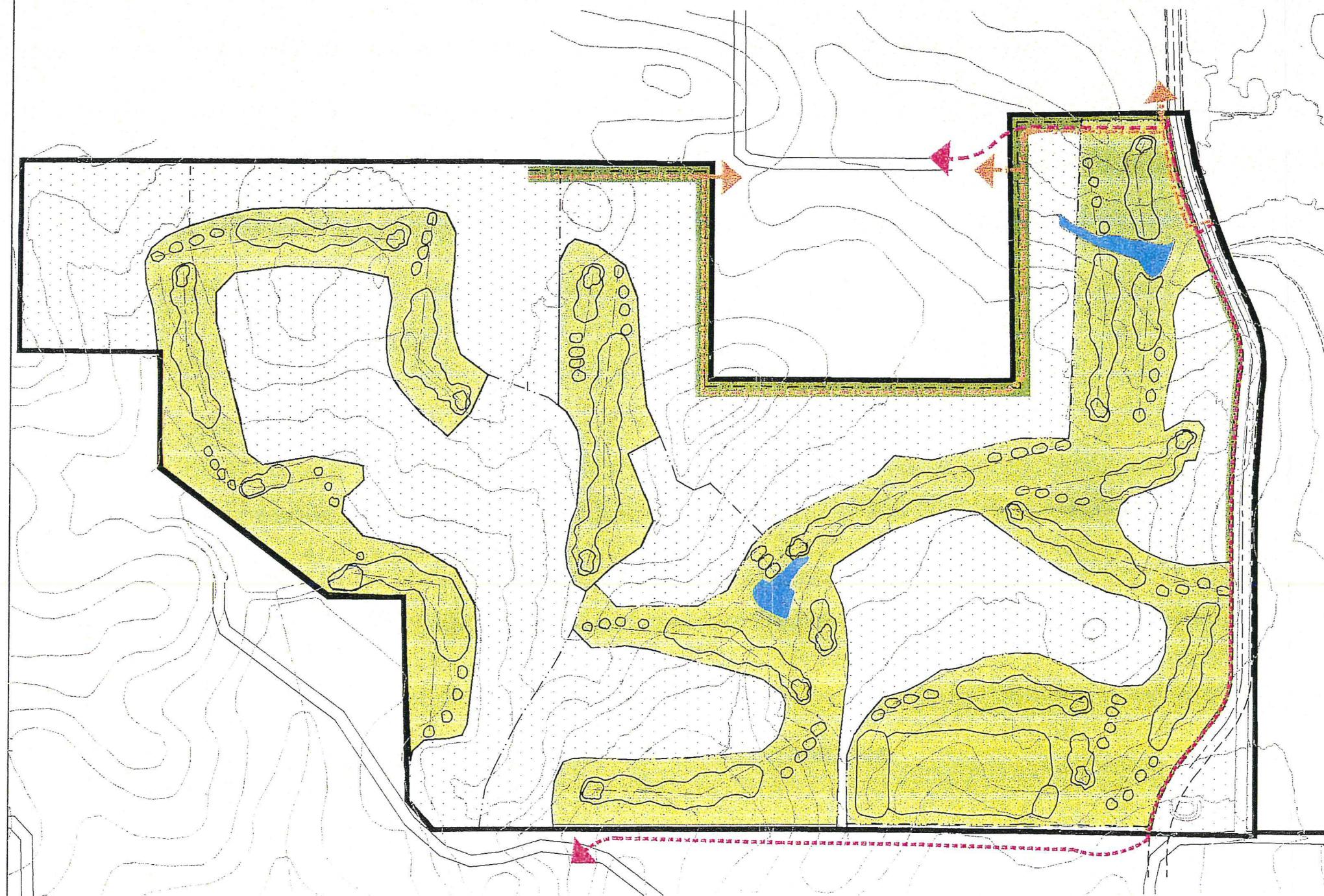


Exhibit 5

PD CONCEPT PLAN - OPEN SPACE & TRAIL SYSTEM

Originals are in Color



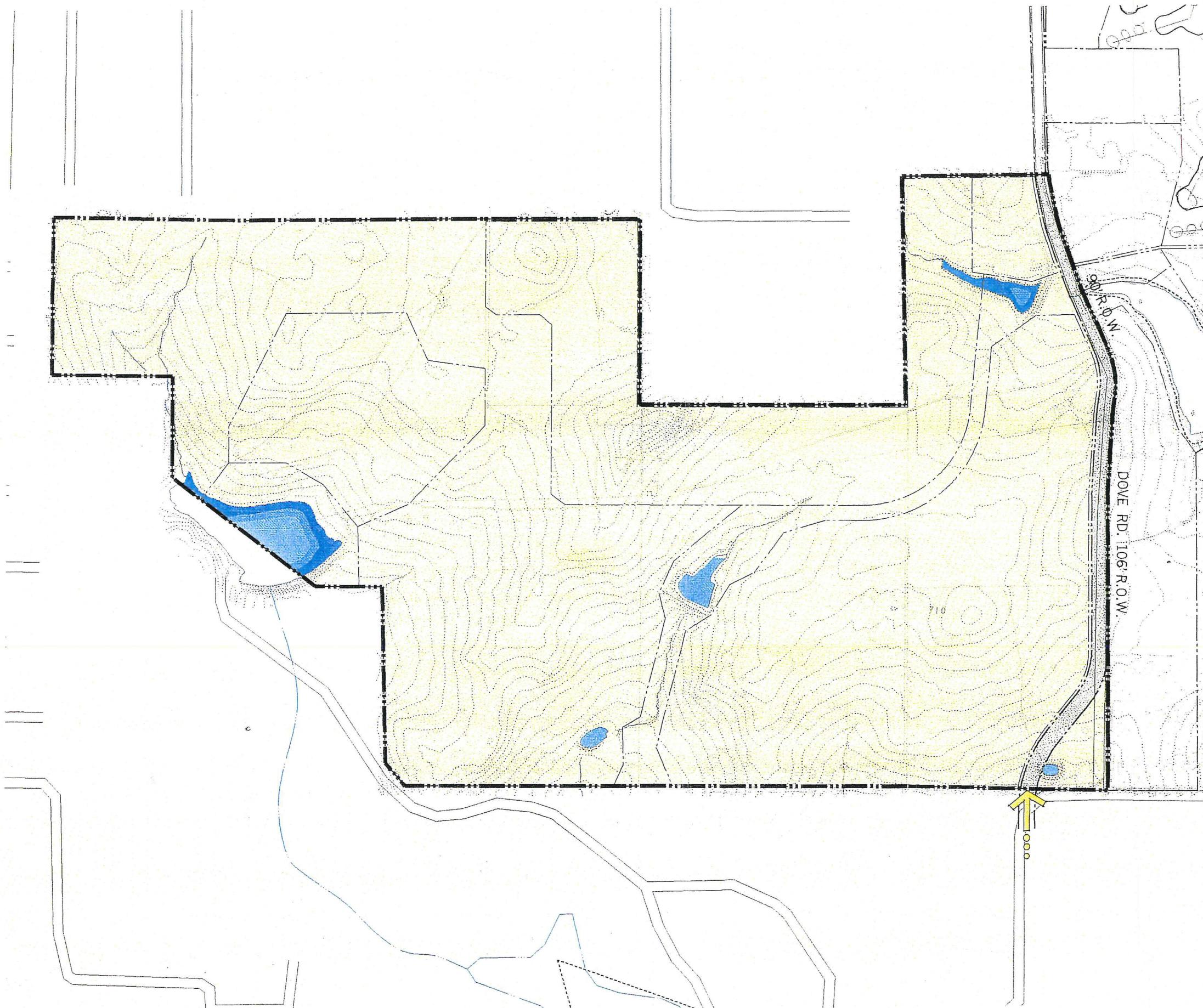
NOTE: Trail Symbols and Associated Open Space Are Diagrammatic and Not Drawn To Scale

ALTERNATIVE "B"
Development With Golf

Area 1
Circle T Ranch



PD CONCEPT PLAN - THOROUGHFARES



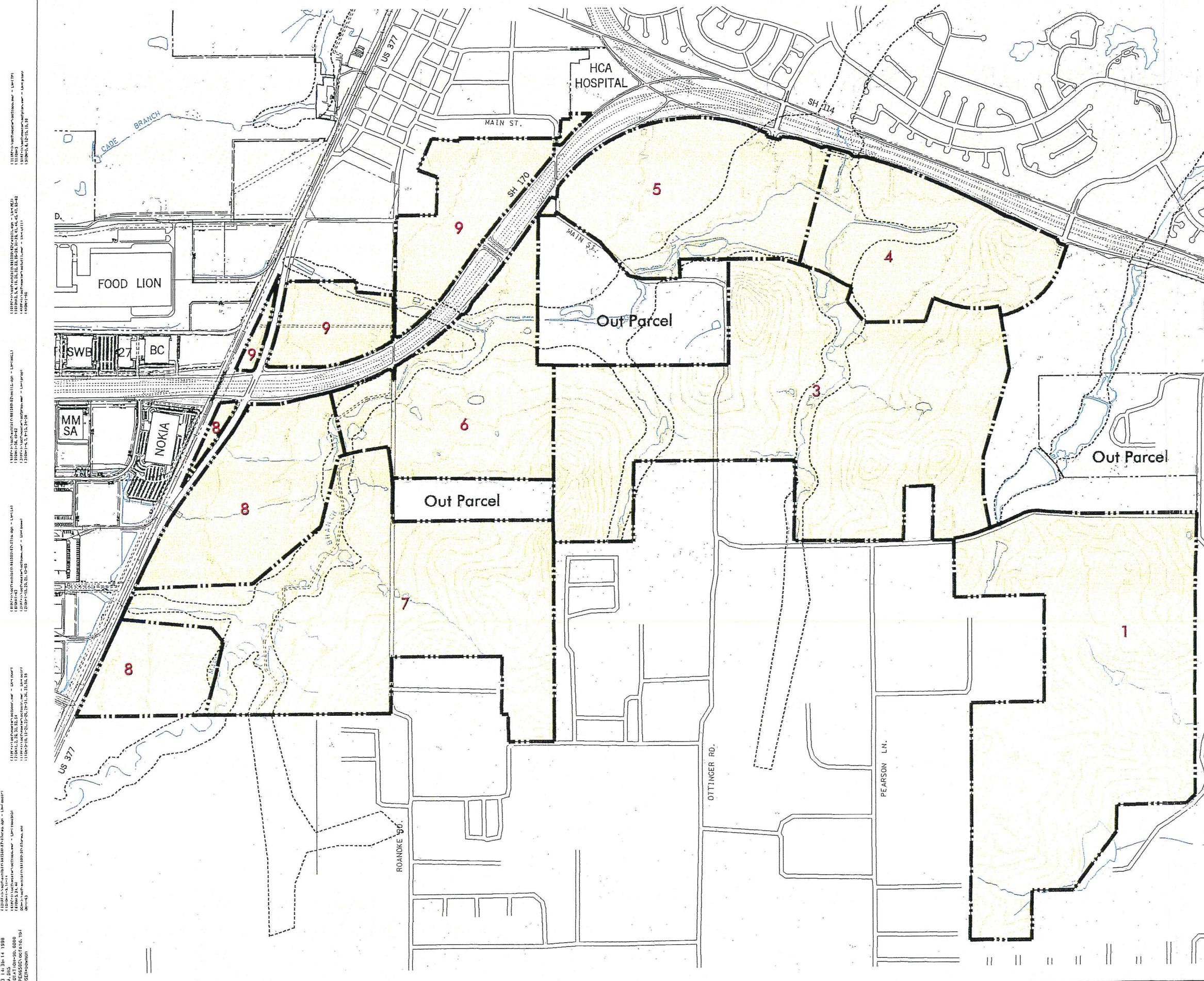
LEGEND

- Proposed Thoroughfares: 9.8 Ac.
- PD District Boundary
- Primary Residential Entry

Exhibit 7



CIRCLE T RANCH - PLANNING AREAS



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.

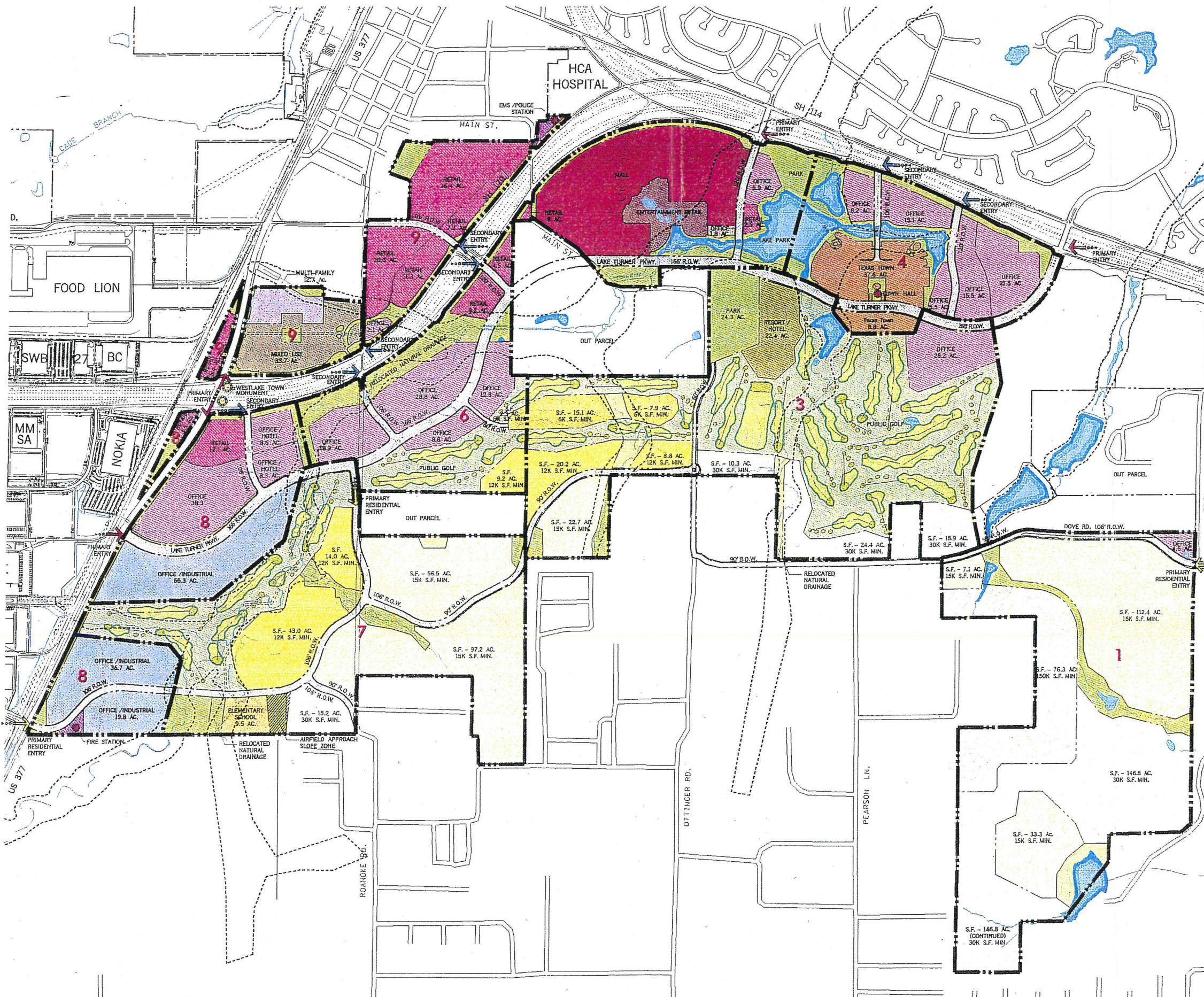
Circle T Ranch

Originals are in Color



Exhibit 8

CIRCLE T 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.

PD District Boundaries

Total: 2315.4 ± Ac.

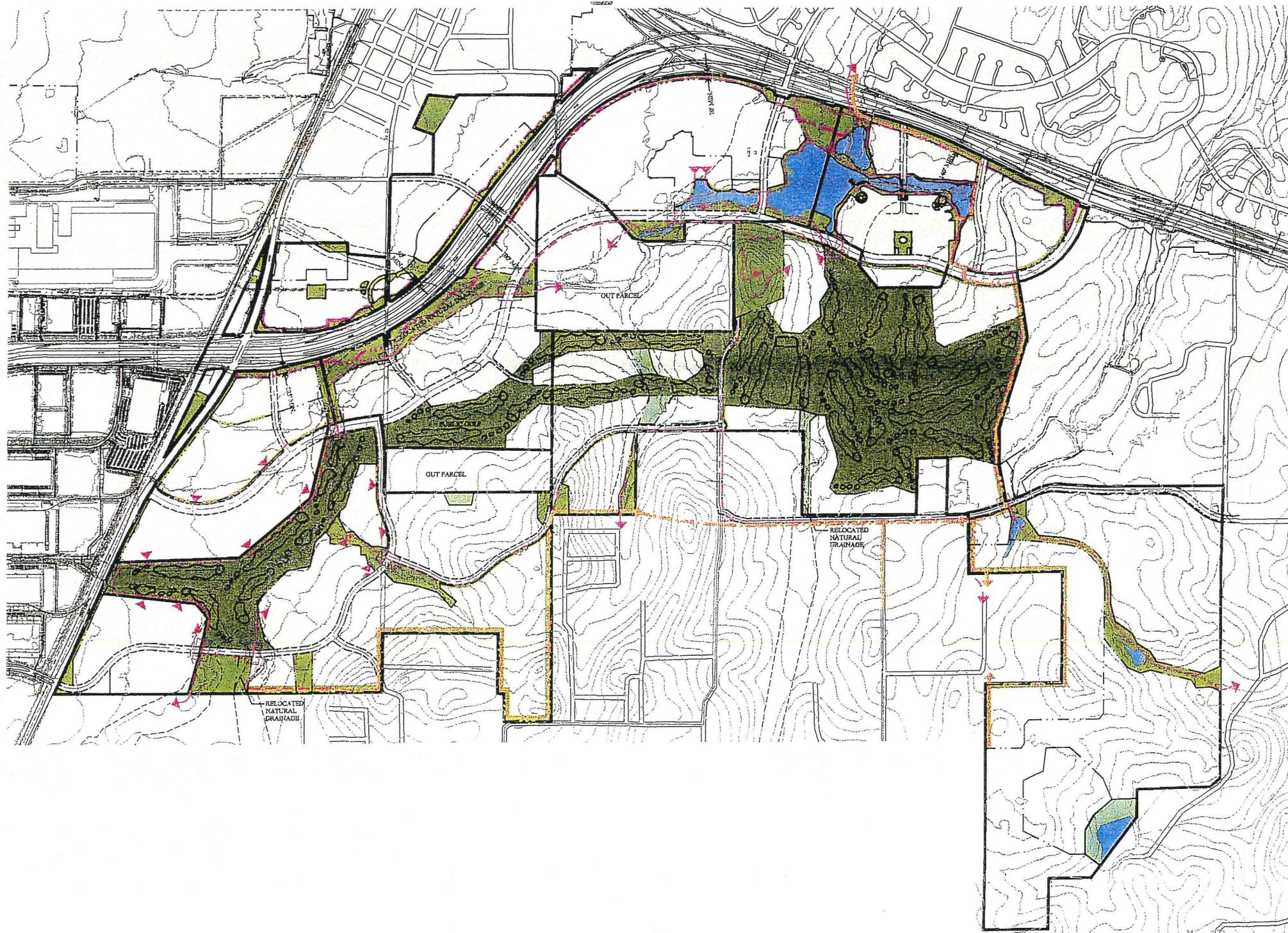
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 Circle T Ranch

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

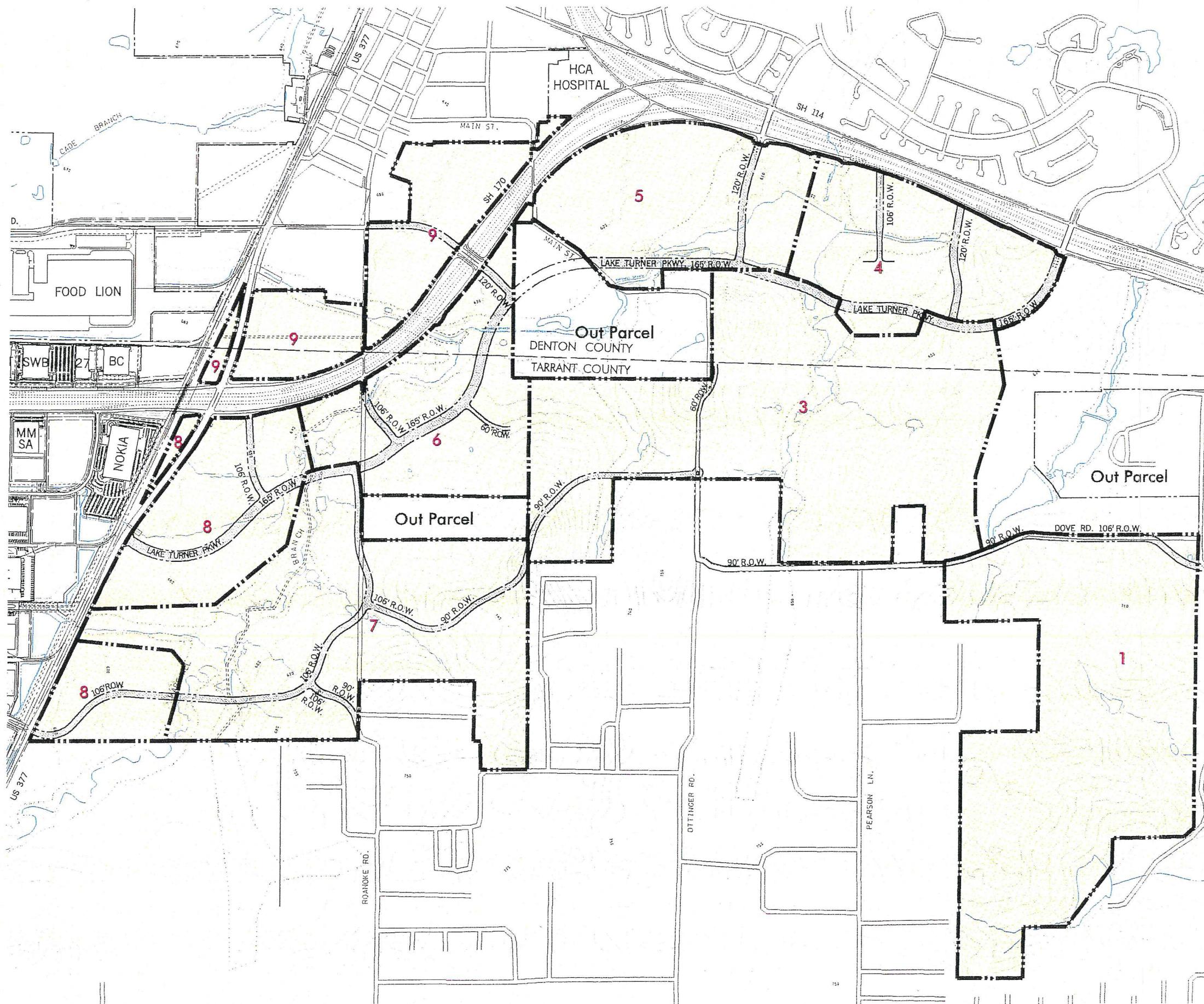


Exhibit 11

 Circle T Ranch

Originals are in Color

