

TOWN OF WESTLAKE

ORDINANCE NO. 703

**PD1-2
PLANNED DEVELOPMENT 1
PLANNING AREA 2**

AN ORDINANCE AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE TOWN OF WESTLAKE, TEXAS TO AMEND THE ZONING FOR AN APPROXIMATELY 85.9 ACRE TRACT OF LAND IDENTIFIED AS PLANNING AREA 2 OF THE PD1 PLANNED DEVELOPMENT DISTRICT (PD1-2) GENERALLY LOCATED IN THE TOWN OF WESTLAKE, TARRANT COUNTY, TEXAS; AMENDING THE PERMITTED USES BY ADDING RESIDENTIAL AND ENTERTAINMENT USES TO THE OFFICE AND RETAIL USES CURRENTLY PERMITTED IN THE "PD1" PLANNED DEVELOPMENT DISTRICT THEREBY CREATING A MIXED-USE "VILLAGE STYLE" ZONING DISTRICT; DEFINING CERTAIN TERMS; DESCRIBING AND INTERPRETING THE PD CONCEPT PLAN; REGULATING PERMITTED USES, HEIGHT, LOT SIZES, BUILDING LINES, MINIMUM FLOOR AREA, PARKING, LANDSCAPING, DRAINAGE AND OTHER DEVELOPMENT STANDARDS AND; PROVIDING A SAVINGS CLAUSE; A PENALTY CLAUSE; AND DECLARING AN EFFECTIVE DATE.

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

WHEREAS, on November 16, 1992, the Westlake Town Council (sometimes referred to as the "Council") of the Town of Westlake, Texas (the "Town"), adopted a Comprehensive Zoning Ordinance (the "Zoning Ordinance"); and

WHEREAS, the Zoning Ordinance has been amended by the Council 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 Town of Westlake's Land Use Map contained in its Comprehensive Plan, was substantially amended in 2004 to reflect used in zoning granted by the Town in the late 1990's; and

WHEREAS, there is located within the corporate limits of the Town of Westlake an approximately 85.9 acre tract of land (commonly known as Planning Area 2 of the PD1 zoning district being the portion of the PD1 zoning district bounded by Solana Boulevard to the south, FM 1938 "Davis Blvd." to the west, and SH 114 to the north); 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 FM 1938 (Davis Blvd.), further urban growth throughout the region, and other changed conditions that affect the region, the Town believes there are unique and significant opportunities for new and unique mixed-use development 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 modifications to the zoning, 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 amendment of PD 1-2; and

WHEREAS, the Commission held a public hearing upon the application of Centurion American to amend the Comprehensive Plan to establish PD 1-2 and approve zoning for PD 1-2 on April 15, 2013, as well as the Town Council held a public hearing on this same application on April 22, 2013 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, upon the recommendation of the Planning and Zoning Commission, the Town Council of the Town of Westlake, Texas, is of the opinion that it is in the best interests of the Town and its citizens that the amendments (**Exhibit "A"**) to the Westlake Code of Ordinances should be approved and adopted; 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 1992 Comprehensive Plan and its Land Use Map, Thoroughfare Plan, and Open Space Plan, all as amended to date.

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. 202 as amended by Ordinances 588 and 691, is hereby amended by this PD Ordinance, set out as **Exhibit "A"**, by amending the Planned Development District PD1, Planning Area 2 (PD1-2) within the property described in Exhibit 1 attached hereto by reference

for all purposes. This Planning Area will be subject to the concept plan, development standards and other regulations attached hereto as Exhibits 2 thru 7.

SECTION 3: It is hereby declared to be the intention of the Town Council 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 Town Council of the Town of Westlake without the incorporation in this Ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

SECTION 4: That all provisions of this Ordinance not hereby amended shall remain in full force and effect.

SECTION 5: That this Ordinance shall be cumulative of all other Town Ordinances and all other provisions of other Ordinances adopted by the Town which are inconsistent with the terms or provisions of this Ordinance are hereby repealed.

SECTION 6: 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 (\$2,000.00) for each offense. Each day that a violation is permitted to exist shall constitute a separate offense.

SECTION 7: This ordinance shall take effect immediately from and after its passage as the law in such case provides.

PASSED AND APPROVED BY THE TOWN COUNCIL OF THE TOWN OF WESTLAKE, TEXAS, ON THIS 22nd DAY OF April, 2013.

ATTEST:


Kelly Edwards, Town Secretary


Laura Wheat, Mayor

APPROVED AS TO FORM:

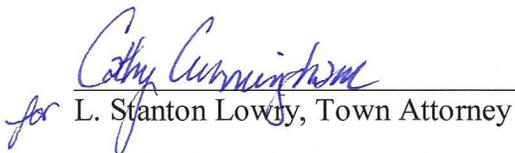

for L. Stanton Lowry, Town Attorney



EXHIBIT A

**PD1 PLANNING AREA 2 (PD1-2)
MIXED-USE “VILLAGE” PLANNED DEVELOPMENT**

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ARTICLE I. GENERAL PROVISIONS

SECTION 1 SHORT TITLE

This ordinance shall be known and may be cited as the "Planned Development 1, Planning Area 2 ("PD 1-2") Village Planned Development Zoning District Ordinance." or simply as the "PD1-2 Ordinance".

SECTION 2 PURPOSES

This PD Ordinance is adopted to establish a superior quality mixed-use development with design features and planning elements reminiscent of a European pedestrian scaled village. The Ordinance provides for the integration of vertical and horizontal mixed uses that allow commercial, retail, governmental, hotel, and entertainment uses as well as Single-family detached and Townhome residential uses on the property bounded by Solana Boulevard to the south, FM 1938 (Davis Blvd.) to the west, and SH 114 to the north, and to provide an appropriate transition between the intensity of the SH 114 Corridor to the north and the existing and anticipated residential development to the south.

SECTION 3 GENERAL DEFINITIONS

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 Council at the time of the Adoption of this PD Ordinance and that are applicable to development within the PD District.

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

Condominium (residential) means a form of real property ownership that combines separate ownership of individual apartments or units with common ownership of other elements.

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

Developer means the developer of the tract, or any portion of said tract, covered in this Ordinance as described in the legal description for said entire tract set out in Exhibit 1 to this Ordinance.

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 Commission and/or Council.

PD Concept Plan means any one or more of the drawings attached to this PD Ordinance and labeled "PD Concept Plan" (all of which plans are deemed part of the PD Concept Plan and this PD Ordinance).

PD District means the Planned Development Zoning District or Planning Area established or amended by this PD Ordinance.

PD Ordinance means this Planned Development Zoning District ordinance, including the PD Concept Plan.

Planning Area means an area within a Planned Development zoning district, the boundaries of which have been approved by the Town, which may have Permitted Uses and Development Regulations that are only applicable to the Planning Area.

Residential Unit: Any Building to designed, constructed, and intended to be occupied by a Single-Family.

Single-Family, Detached Residential Unit: A Single-Family Residential Unit that may be conveyed with a fee-simple, platted lot and that has no common walls with another structure.

Town means the Town of Westlake, Texas or the appropriate Town staff when designated as a reviewing agent.

Townhome: A Residential Unit attached to additional Residential Units and/or Non-Residential Uses, that may be conveyed with a fee-simple, platted lot.

Town Manager means the Town Manager of the Town of Westlake or his/her designee.

UDC means the Town's Unified Development Code, or the development related chapters of the Code of Ordinances as it exist at the time of the adoption of this PD Ordinance.

SECTION 4 APPLICABILITY OF EXISTING REGULATIONS

Section 4.1 Applicable Town Ordinances

Except to the extent provided by the PD Concept Plan and this PD Ordinance, development within the PD1-2 Planning Area shall be governed by the Applicable Town Ordinances. In the event of any conflict between (i) the PD Concept Plan and this PD Ordinance, and (ii) the Applicable Town Ordinances, the terms, provisions and intent of the PD Concept Plan and this PD Ordinance shall control.

Section 4.2 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 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, Thoroughfare Plan, Master Water and Sewer and Master Drainage Plans (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, and the objectives, goals, and policies of such plan and ordinance.

SECTION 5 CONCEPT PLAN, DEVELOPMENT PLANS, AND SITE PLANS

Section 5.1 PD Concept Plan

The PD Concept Plan attached to this PD Ordinance consists of drawings and documents generally labeled as (1) "Concept Plan" and (2) "Concept Plan Key" Except as otherwise provided by this PD Ordinance, each of these drawings and documents are a part of this PD Ordinance, and all graphic depictions and Concept Plan details included in the Concept Plan Key are considered "regulatory" standards. The drawing labeled "Concept Plan" identifies the general boundaries of the PD District. 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.

Section 5.2 PD Development Plan

If the Council requires, as a condition of establishing the PD district and approving a PD concept plan, that PD development plans be submitted prior to submittal of a PD site plan, a PD development plan may be prepared and submitted for the entire development at one time or for individual phases of development. Each plan shall be submitted in 15 copies to the Town Manager or his designee. Each PD development plan shall be accompanied by (i) a development plan informational statement and (ii) a preliminary drainage study for the area covered by the proposed plan. If deemed necessary by the Town Manager, the applicant for a PD development plan shall also submit an updated traffic impact analysis prior to Commission action. A PD development plan may be used where the developer requests or the Commission and/or Council requires certain standards for the PD district to be specified after initial establishment of the PD district, and constitutes an amendment to the approved PD concept plan and PD Ordinance. A

PD development plan includes more detailed information as to the specific land uses and their boundaries. The purposes of a PD development plan are to allow flexibility in the development process by deferring specification of all development standards at the time of PD district creation and to enable developers to satisfy conditions imposed on creation of the district prior to submittal of a PD site plan

Section 5.3 PD Site Plans

A PD site plan is mandatory and is the final step of the PD development process. The purposes of a PD site plan are to ensure that the development of individual building lots, parcels, or tracts within the PD district are consistent with the approved concept plan and development plan, if any, and to ensure that the standards applicable within the PD district are met for each such lot, parcel or tract. A PD site plan shall continue to be valid for a period of four years after it is approved by the Commission; however, such period may be extended by the Council a PD site plan shall terminate at the end of such four-year period (or extended period if approved by the council) unless, within such period, a preliminary plat has been filed with the Town for all of the land covered by such PD site plan. If a PD site plan terminates, development of the land covered by the terminated plan cannot occur until a new PD site plan has been approved for the land as provided by this article.

Variances to the regulations contained in this PD ordinance, may be approved by the Town Council via a Site Plan approval if the Site Plan approval process adheres to the same notification and public hearing process that a zoning change is required to adhere to by State law.

ARTICLE II. USES

SECTION 1 LAND USE SCHEDULE

Buildings, structures, and land within the PD1-2 Planning Area 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 by right as a principal or accessory use. The symbol "NSA" shall mean that the use was not specifically addressed in the original 1992 Zoning Ordinance Land Use Schedule referenced by the original PD1 ordinance.

**PD1 PLANNING AREA 2 (PD1-2) – MIXED-USE DEVELOPMENT
LAND USE SCHEDULE**

PERMITTED USES		
<i>X=Permitted, A=Accessory Use, S=SUP, NSA= Not Specifically Addressed in the PD1 use table, Blank= Not Allowed, (*) Signifies Uses with special guidelines, see section [Special Uses]</i>	PD1	PD1-2
AGRICULTURAL USES		
Community Garden and/or Vineyards	NSA	X
Farms General (Crops)	X	X
Farms General (Livestock, Ranch)	X	X
Orchard	X	S
Plant Nursery (Growing)	X	S
Plant Nursery (Retail Sales)	X	S
Stables (As a Business)		S
Stables (Private Use)	S	S
Veterinarian (Indoor Kennels)	X	
Veterinarian (Outdoor Kennels)		
Wind Turbines		
RESIDENTIAL USES		
Detached Garage (Private)	NSA	A
Servants/Caretakers Quarters*	A	A
Single-Family Attached (Townhome, Brownstone)		X
Single-Family Detached		X
Condominium (residential)		S
Sport/Tennis Courts (Private)	NSA	A
Swimming Pool (Private)	NSA	A
Temporary Accommodation for Employees/Customers/Visitors*	A	A

INSTITUTIONAL and GOVERNMENTAL USES

Child Daycare (Private; 7 or more)*	X	S
Child Daycare (Public; 7 or more)*	X	X
Church or Place of Worship (with accessory uses)*	X	X
Civic Club	X	X
Clinic	X	X
College or University	X	X
Community Center (Public)	X	X
Data Center	NSA	X
Electric Transformers	NSA	X
Electrical Substation	S	S
Emergency Ambulance Service (Governmental)	X	X
Fire Station	X	X
Government Building	X	X
Heliport/Helistop/Vertistop	S	S
Hospice	X	S
Hospital	X	S
Library	X	X
Nursing/Convalescent Home	X	X
Package and Mailing Service (Private)	X	X
Police Station	X	X
Post Office (Governmental)	X	X
Private Streets/Alleys/Drives	NSA	X
Psychiatric Hospital	X	S
Rehabilitation Care Institution	NSA	S
Retirement Home	X	X
School, K-12 (Private)	X	X

School, K-12 (Public)	X	X
School, Vocational	X	X
Telecom, Electric, Cable and Fiber Optic Switching Station, Network Op Center	X	X
Surgery Center – Overnight Stay	NSA	X
Use Associated with Religious Institution	X	X
Utility Distribution Lines (Buried)*	X	X ¹
Utility Distribution Lines (Overhead)*	NSA	X ²
Utility Shop and Storage	S	S
Water and Sewer Pumping Station (above grade)	X	S
Water and Sewer Pumping Station (below grade)	X	X
Water, Sewer, Electric and Gas Meters	X	X
Water Storage Tank (Elevated or Ground)	S	S
COMMERCIAL USES		
Accessory Building	NSA	A
Administrative, Medical, or Professional Office	NSA	X
Amphitheater – Public and/or Private - 3,000 seats (subject to special events ordinance requirements for major events permit)	NSA	S
Amphitheater – Public and/or Private - 300 seat or less	NSA	X
Antenna and/or Antenna Support Structure, Commercial	S	S
Antenna and/or Antenna Support Structure, Non-Commercial	X	X
Antenna (Stealth, Commercial)	X	X
Antique Shop and Used Furniture	X	S
Aquarium, Bird and / or Pet Shop	NSA	X
Artisan’s Workshop Art Gallery and/or Studio	NSA	X
Assisted Living Facility	NSA	S
Athletic Fields, Public and/or Private (non lighted)	NSA	X
Athletic Fields, Public and/or Private (lighted)	NSA	S

Auto Parts Sales, Inside	S	X
Automobile Car Wash	NSA	S
Automobile Parking Lot/Garage (Paid and/or Free)	NSA	S
Automotive Repair	S	
Antique shop		S
Bakery – Custom with onsite production	X	X
Ballroom	NSA	X
Bank, Savings and Loan, or Credit Union	X	X
Barber Shop and/or Beauty Salon	X	X
Bed and Breakfast Inn (less than 12 rooms)	NSA	S
Beer, Liquor & Wine Package Sales	S	S
Bell Tower w/ Residential, Retail, Office and other vertically-integrated uses	NSA	X
Boat Slips	NSA	X
Bicycle / Skateboard / Scooter Shop	NSA	X
Blacksmith Studio	NSA	X
Book or Stationery Store	NSA	X
Building Material and Hardware Sales, (inside only)	X	X
Business Service	NSA	X
Butcher Shop – (Custom Meat Market)	NSA	X
Camera Store	NSA	X
Cafeteria (Private)	NSA	X
Candy – Confectionary Shop	NSA	X
Candy Shop with onsite production	NSA	X
Castle with adaptive re-use for Residential or any other approved use	NSA	X
Cathedral with adaptive re-use for Residential or any other approved use	NSA	X
Caretaker's/Guard's Residence	A	X
Chapel – Wedding Event Center	NSA	X

Children's Theater	NSA	X
Cigar and Tobacco Shop	NSA	X
Civic/Convention Center	X	X
Cloth Store	X	X
Clothing store	X	X
Cobbler / Custom Boot Maker Studio	NSA	X
Commercial Amusement, Indoor	NSA	X
Community Centers	X	X
Convenience Store	X	X
Conference Center	X	X
Convenience Store without Gas Pumps	X	X
Convenience Store with Gas Pumps	X	S
Custom Clothier with on-site Tailoring	NSA	X
Dance Hall	NSA	S
Dentist and/or Orthodontist	NSA	X
Department Store	NSA	X
Dress Maker with onsite production	NSA	X
Drug Store / Pharmacy / Compounding	X	X
Dry Cleaning & Press-Shop	X	X
Electronics Store and/or Hobby Shop	NSA	X
Farmer's Market (Indoor and/or Outdoor)	NSA	S
Film Developing & Printing	NSA	X
Firehouse with adaptive re-use into Residential or any other approved use	NSA	X
Florist	NSA	X
Fraternal Organization, Lodge, Fraternity, or Sorority	NSA	S
Furniture, Home Furnishings and Appliance Store	NSA	X
Glass Blower	NSA	X

Grocery Store	X	X
Gymnastics/Dance Studio	NSA	X
Hardware, Sporting Goods, toys, paint, wall paper	X	X
Health/Fitness Center and/or Salon	X	X
Home Occupation (no more than 250 sq. ft)	NSA	X
Hospital and/or Hospice	X	X
Hostel (up to 40 beds)	NSA	S
Hotel – Major	X	X
Hotel penthouses higher than 735’ MSL	NSA	S
Hotel (Boutique or Limit Service)	X	S
Household Appliance Service and Repair	NSA	S
Household Furniture / Appliances	X	X
Insurance Office	X	X
Information processing	X	X
Jewelry Shop / Repair and/or Optical Goods Store	X	X
Laundromat	NSA	
Laundry/Dry Cleaning (Drop-off and pick-up only)	X	X
Locksmith/Security System Company	X	X
Massage Therapy, Licensed	X	X
Micro-brewery and/or Wine Production (< 30,000 sq ft)	NSA	S
Mobile Food Vendor	NSA	S
Multi-Purpose Event Center	X	S
Museum/Art Gallery	X	X
Musical Instrument Shop	X	X
Offices (General)	X	X
Parking Structure	X	X
Performing Arts Center and/or Live Theater	NSA	X

Personal Services	X	X
Photography Studio	X	X
Print Shop, Minor	X	X
Private Club	NSA	S
Private Recreation Center	X	X
Public Water Feature (Lake, Moat, Waterway)	NSA	X
Real Estate Sales/Leasing Office	X	X
Restaurant or Cafeteria (Public)	X	X
Restaurant, Drive In	X	S
Retail Stores and Shops (excluding second hand goods)	X	X
Retail/Service Incidental Use	NSA	X
Salon	X	X
Service Station	X	S
Signature Bridges (Exterior all stone) as approved by Site Plan.	NSA	X
Shoe repair	X	X
Ski Shop	X	X
Small Engine Repair Shop (no outside storage or display)	NSA	S
Spa, Swimming Pool, Tennis Courts (Public and/or Private)	X	X
Stationary store	X	X
Telecommunications Studio with Offices	X	X
Temporary Building	NSA	A
Theater, Neighborhood (up to 6 screens)	NSA	X
Theater, Regional (up to 24 screens)	NSA	S
Transit Stop	NSA	X
Travel Agency	NSA	X
Variety Store	X	X
Vineyard	NSA	X

Water Taxi / Lake Cruise	NSA	X
Wedding Chapel	NSA	X
Winery and/or Wine Bar	NSA	S
AMUSEMENT / RECREATION		
Golf Course (Public or Private)	X	
Bowling Alley	NSA	S
Park or Playground	X	X
Satellite Dish*	X	X
Non-Commercial Radio Tower	S	S
Recreation Facility, Health Studio	X	X
AUTO SERVICES		
Truck/Trailer Rental	X	
Auto Body Repair		
Auto Mechanic Repair	S	
Quick Lube / Oil Change	X	
Vehicle Maintenance (Private)	X	
WHOLESALE TRADE		
Warehouse / Storage (inside)		
Warehouse / Storage (outside)		
Scrap/ Waste Recycling Collection		
Gas/Chemical Bulk Storage		
Light Manufacturing / Assembly	S	
Apparel Manufacturing		
Packaging and /or Distribution		
Printing, Engraving and related Reproductive Services		
Distribution of Books / Other Printed Material		

Machine Shop		
Welding Shop		

¹ Including Water, sewer, electric, gas, cable, telephone, fiber optic, and other public and private utility distribution lines located within easements approved by the Town.

² Limited to period of construction

SECTION 2 ACCESSORY USES AND STRUCTURES

An accessory use or structure which is customarily incidental to the principal use or structure, and 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.

SECTION 3 RESIDENTIAL TO NON-RESIDENTIAL DEVELOPMENT RATIOS

The Developer is limited to the Residential Use restrictions described in Exhibit 7 “Residential Use Summary Table”.

Section 3.1: Pace of Residential Use Development within PD1-2:

- 3.1.1 First Year of Active Development: Developer is entitled to ten (10) residential units initially. After the initial ten (10) units, Developer is entitled to units eleven (11) through (30) after 45,000 non-residential air conditioned square footage is permitted. “First year of active development” is defined as beginning on the date of the issuance of the first vertical building permit for PD1 Planning Area 2 (PD1-2).
- 3.1.2 Second year of active development shall not exceed an additional sixty (60) units. Third year of active development shall not exceed an additional eighty (80) residential units. Year four of active development and subsequent will be based upon the 1500:1 ratio. From Residential Unit 31 forward, Developer must demonstrate to the Westlake Building Official that the 45,000 air-conditioned square feet of non-residential building space (as set out in 3.1.1) is substantially completed, and that for Residential Unit 31 forward, Developer must also demonstrate to the Westlake Building Official that a ratio of 1,500 sq. ft. of non-residential use building space has been permitted for each additional Residential Unit permitted.
- 3.1.3 Developer is to maintain a database illustrating conformance to this requirement to the Westlake Building Official and include an up-to-date report with each new Residential Unit building permit application. Non-residential use buildings must be substantially outwardly completed within six-months of being included in the 1500:1 ratio, which is 1500 square feet of non-residential to each Residential Unit calculations.

SECTION 4 OTHER PRESCRIBED RESIDENTIAL USES

Section 4.1 Townhomes: The Developer may build Townhomes, as further described in Exhibit 6, with the intent that these structures mimic the varied, attached residential components found naturally in a small European Village. Changes in massing of the structures are to be accomplished through the variety in the number of units per building and the orientation of the garage doors where applicable.

1. Townhomes shall be built in clusters of no less than 2 units per contiguous building and no more than 18 units per contiguous building.
2. Townhomes shall be conveyed on a fee-simple, platted lot.

Section 4.2 Residential condominiums: Residential condominiums are only allowed by SUP as shown in Exhibit 6.

Section 4.3 Single-Family, Detached Residences: The Developer may build Residential Single-Family, Detached Residences within PD1-2 as further described in Exhibit 7. These Units shall be constructed on fee-simple, platted lots.

Section 4.4 Coliseum Townhomes and/or Offices: The Developer may construct a ring of Residential Townhomes and/or Offices along the upper edge of the Coliseum.

SECTION 5 OTHER PRESCRIBED COMMERCIAL/RETAIL USES

Section 5.1 Outdoor Display of Merchandise

1. All outside display of merchandise shall conform to the following guidelines:
 - a. All outside storage and/or display requires an outdoor display permit from the Town.
 - b. All outside display will be limited to the normal business hours.
 - b. A minimum clear unobstructed width of 48-inches measured from the curb shall be maintained on the public right-of-way/sidewalk.
2. The Town reserves the right to require the removal of any merchandise displayed outside on the public right-of-way/sidewalk that may be obtrusive, unsafe, or otherwise interfere with pedestrian traffic.

ARTICLE III. DEVELOPMENT STANDARDS

SECTION 1 DENSITY

Section 1.1 Maximum Density and FAR: No FAR limitations are imposed by this Ordinance. Maximum density is a function of the scale, size and scope of each phase of the Village Development as prescribed within Exhibit 3 “Westlake Entrada Development Standards” and Exhibit 6 “Westlake Entrada Residential Development Standards” as well as the PD Concept Plan, the PD Site Plans, any Developer Agreements and height restrictions established in this Article.

SECTION 2 MINIMUM LOT SIZE: Minimum lot size is 400 sq. ft.

SECTION 3: MINIMUM LOT WIDTH: There is no minimum lot width.

SECTION 4: MAXIMUM BUILDING HEIGHT

Section 4.1 The maximum height for all structures located within PD1-2 is 735’ Mean Sea level (MSL)

Section 4.2 The following exceptions for this restriction may be allowed, if approved by Town Council via the Site Plan approval process:

- 1. Architecturally-correct Bell Towers and Hotel Core Room Towers.
 - a. Bell Towers designed for occupancy are restricted to 220’ above grade. Architectural Embellishments on the Bell Towers are not to exceed 25% of total Building Height.
 - b. Hotel Core Room Towers are not to exceed 12 Stories above grade.
 - c. Three-story Penthouses may be allowed above Hotel Core Room Tower story restrictions if approved by the Town.

Section 4.3 All non-residential floor space provided on the ground floor of a mixed-use building must have a minimum plate height of twelve (12) feet.

SECTION 5 MINIMUM BUILDING SIZE

Section 5.1 Minimum Building Sizes for Residential Units are defined in Exhibit 7.

Section 5.2 Minimum building size for any non-residential primary use structure shall be 400 sq ft.

Section 5.3 Building size, as used in this section, shall mean heated and air-conditioned area.

SECTION 6 FRONT YARD SETBACKS

There shall be no minimum Front Yard Setbacks.

SECTION 7 REAR YARD SETBACKS

There shall be no minimum Rear Yard Setbacks.

SECTION 8 SIDE YARD SETBACKS

There shall be no minimum Side Yard Setbacks except as to accommodate Building Code and Fire Code regulations.

SECTION 9 GARAGE SETBACKS

Garages may be set back from the property line either a distance less than 5’ or a distance greater than 25’ in order to avoid having vehicles parked in the driveway blocking sidewalks or pedestrian access.

SECTION 10 SLOPE REQUIREMENTS

Section 10.1 The height of non-residential structures within the PD District shall not be limited based on any adjacency to (i) a residential lot (whether such residential lot is located inside or outside of the PD District), or (ii) any roadway.

Section 10.2 All structures shown on an approved Site Plan are exempt from slope-proximity requirements.

SECTION 11 BUILDING DESIGN ELEMENTS

The standards and criteria contained in this Section shall be the minimum standards for all new development. Where the regulations of this Section conflict with the Town of Westlake Zoning Ordinance and/or Subdivision Ordinance, the regulations of this Section shall apply.

Section 11.1 Architecture

All Permanent Structures to be erected within PD1-2 shall follow the specific Westlake Entrada Design Guidelines submitted as Exhibit 4 to this Ordinance.

Section 11.2 Site Plan and Building Elevation Review

Each Permanent Structure shall have a final Site Plan and Building Elevation review and approval from the Town prior to issuance of a building permit. This review and approval is to ensure compliance with Specific Design Guidelines, overall fit into Westlake Entrada as it matures as a Village, and adherence to the spirit and intent of the foundational framework of a small, European Village. Changes that constitute a material change to the design guidelines will be considered a zoning change and subject to the required zoning change process.

Section 11.3 Architectural Embellishments

1. Architectural embellishments not intended for human occupancy that are integral to the architectural style of the buildings, including spires, belfries, towers, cupolas, domes, and roof forms whose area in plan is no greater than 25% of the first floor foot print may exceed the height limits by up to twenty (20) feet provide such changes are reflected on the approved Site Plan.
2. Mechanical equipment, including mechanical/elevator equipment, penthouse enclosures, ventilation equipment, antennas, chimneys, exhaust stacks and flues, fire sprinkler tanks, and other similar items may extend up to twenty (20) feet above the actual building height, provided they are completely screened from view a viewed from neighboring property or right-of-ways, and that: 1) they are setback from all exterior walls a distance at least equal to the vertical dimension that such item(s) extend(s) above the actual building height, or 2) the exterior wall and roof surfaces of such items that are set back less than the vertical dimension above the actual building are to be constructed as architecturally integral parts of the building façade(s) or as architectural embellishments as described above, and that such items are reflected on the approved Site Plan.

Section 11.4 Residential Exterior Wall Materials:

1. Only durable materials shall be allowed as primary exterior wall materials. Primary materials include clay fired brick, natural stone, granite, marble, stucco, and, when

approved by Town Council, manufactured stone. Native Texas stone materials shall be of primary consideration in the building material selection process.

2. Primary materials shall comprise as least eighty (80) percent of each floor, exclusive of doors and windows. EIFS shall not be used as an exterior building material.
3. Only primary building materials are allowed on the first floor, exclusive of doors, windows, and their accompanying frames. For purposes of this section, the first floor shall be at least nine (9) feet high.
4. Secondary materials used on a building façade are those which comprise less than a total of twenty (20) percent of an elevation area. Permitted secondary materials are all primary materials, aluminum or other metal, cedar or similar quality decorative wood, or other materials as approved by the Town Manager.
5. Four-Sided Building Design: All buildings shall be architecturally finished on all sides with the same materials, detailing, and features.
6. Single-family detached houses and Townhomes or villas must have 80% stone exterior wall materials.

Section 11.5 Building Entries

1. Main building entries shall be highlighted using such techniques as building articulation and/or entry canopies so they are obvious to pedestrians and motorists.
2. Each building and separate lease space at grade along the street edge shall have a functioning "Primary Entry" from the sidewalk. Corner entries may count as a Primary Entry for both intersecting street fronts.

Section 11.6 Awnings, Canopies, Arcades, & Overhangs

1. Structural awnings are encouraged at the ground level to enhance articulation of the building volumes.
2. The material of awnings and canopies shall be architectural materials that complement the building.
3. Canopies and awnings shall respect the placement of street trees and lighting.
4. All large canopies (i.e. gas stations, banks, etc.) that require structural columns for support shall have a minimum six (6) feet masonry or ornamental iron/steel (or other approved material) finish measured from the finished grade. Materials used on columns and canopies shall be complementary to the building

Section 11.7 Building Articulation

1. That portion of the building where retail or service uses take place on the first floor shall be accentuated by including awnings or canopies, different building materials, or architectural building features.
2. Building facades fronting both streets and driveways should have massing changes and architectural articulation to provide visual interest and texture and reduce large areas of undifferentiated building façade. Design articulation should not apply evenly across the building façade, but should be grouped for greater visual impact employing changes in volume and plane. Architectural elements including projecting volumes, windows, balconies, loggias, canopies, pediments, and moldings that break up the mass of the building are encouraged.

Section 11.8 Above-Grade Structured Parking

1. Where parking garages are within views of streets or adjacent property, the portion of the parking garage that is visible shall have an architecturally finished façade compatible with the surrounding buildings and shall look more like regular buildings than parking structures or as approved by Town Council via the Site Plan approval process.
2. Entries and exits to and from parking structures shall be clearly marked for both vehicles and pedestrians by materials, lighting, signage, etc., to ensure pedestrian safety on sidewalks.

Section 11.9 Projections into Rights-of-Way

The following projections shall be permitted into a public easement or right-of-way, provided that 1) no projection shall be permitted into a public easement or right-of-way of SH 114, Solana Boulevard and FM 1938 (Davis Blvd.); 2) such projections do not extend over the traveled portion of a roadway; 3) the property owner has assumed liability related to such projections; and 4) the property owner shall maintain such projection in a safe and non-injurious manner.

1. Ordinary building projections, including, but not limited to water tables, sills, belt courses, pilasters, and cornices may project up to twelve (12) inches beyond a building face or architectural projection.
2. Roof eaves may project up to thirty-six (36) inches beyond the building face or architectural projection.
3. Architectural projections, including balconies, bays, towers, and oriels; show windows (1st floor only); below grade vaults and areaways; and elements of a nature similar to those listed; may project up to forty-eight (48) inches beyond the building face.
4. Canopies and/or awnings may project from the building face and may extend into rights-of-way if a minimum sidewalk clearance and/or distance to a street tree of six (6) feet is maintained. Additionally, they may be extended or be within eight (8) inches of the back of curb if used to provide a covered walkway to a building entrance and as long as any canopy/awning support is no closer than eighteen (18) inches from the back of curb.
5. Below-grade footings approved in conjunction with building permits.
6. Pedestrian Bridges shall be permitted to extend over public right-of-ways and/or private access easements provided that a minimum vertical clearance of 14 feet from side to side, or 17' from the high point of an arch.

Section 11.10 Extensions into Rights-of-Way

Outdoor eating areas and outdoor display of retail items for sale may extend into rights-of-way if a minimum sidewalk clearance and/or distance to a street tree of three (3) feet is maintained, provided that no extensions shall be permitted into a public easement or right-of-way of SH 114, Solana Boulevard and FM 1938 (Davis Blvd.). Additionally, a five-foot (5) clear access path must be maintained along the edge of curb within Public Right of Way.

Section 11.11 Roofing Material

Roofing materials shall be limited to materials approved by the adopted building code that are either natural slate or authentic clay tile, or have the appearance of slate or clay tile when approved by the Town. Flat roofing systems where appropriately masked from street-level view

corridors by parapets and/or other architectural features are permitted. Standing seam metal roofing may be used only for minor areas such as porches and patios and in areas not generally visible. No composition roofs are allowed.

Section 11.12 Roof Pitch

No minimum roof pitch prescribed. Roof pitches and orientation should vary to resemble a Village that has developed or evolved over many years.

Section 11.13 Non-residential Exterior Wall Materials

Exterior wall shall be 100% masonry except for doors and windows. Brick, stone, cast stone, and stucco are approved materials. Manufactured stone may be approved by the Town Council via the Site Plan approval process. Siding of any type is prohibited.

Section 11.14 Gutters and Downspouts.

Gutters and down spouts shall be made of anodized metal or copper and all visible gutters to be constructed as half-round design.

Section 11.15 Driveways and sidewalks

All driveways and sidewalks, other than common area sidewalks, shall be stamped with a Entrada unique Cobblestone Pattern (to be approved by the Town), stained or have an exposed aggregate finish, as allowable to conform to ADA standards.

SECTION 12 SIGNAGE

Section 12.1 Special sign standards.

1. ***Subdivision monument signs.*** Two subdivision monument signs are allowed at each entrance to a Single-family subdivision or multifamily development. The standards for subdivision monument signs are as follows:
 - a. The signs must be monument signs (whose length exceeds height) and may be located within roadway landscape zones (excluding visibility triangles at intersections).
 - b. Content is limited to the name and logo of the subdivision.
 - c. The maximum size of each monument sign is 40 square feet; the maximum sign area is 24 square feet; and the maximum height is four feet, measured from the average grade level at the base of the sign to the highest part of the sign.
 - d. Construction materials are limited to stone, cast stone, brick, split face CMU used in conjunction with, or as a border for, stone and cast stone, or other materials approved by the board.
 - e. Sign elements may be carved into the construction materials, may consist of metal elements attached to the construction materials, or may otherwise be displayed in any manner approved by the board.
 - f. All monument signs must have a minimum landscaped area of two square feet for each linear foot of the horizontal length of the sign face unless otherwise approved in the Site Plan. For purposes of landscaping, the horizontal length of double-sided signs is the sum of the horizontal length of both sign faces.

2. ***Business monument signs (Type 1).*** Each lot is entitled to one monument sign for each street frontage of the lot. Type 1 monument signs may only include the name and logo of the building and/or the name and logo of business occupants; provided, however, if a business occupant does business under more than one name, the name that does not advertise products or services shall take precedence. The standards for all type 1 monument signs are as follows:
 - a. Signs may be located within roadway landscape zones.
 - b. Length must exceed height.
 - c. Construction materials are limited to stone, cast stone, brick, split face CMU used in conjunction with, or as a border for, stone and cast stone, or other materials approved by the board.
 - d. Sign elements may be carved into the construction materials, may consist of metal elements attached to the construction materials, or may otherwise be displayed in any manner approved by the board.
 - e. If the total floor area of a building is less than 20,000 square feet: (a) the maximum monument size and maximum sign area is 20 square feet; (b) the maximum height is four feet, measured from the average grade level at the base of the sign to the highest part of the sign; and (c) the minimum setback is ten feet, measured from the public right-of-way.
 - f. If the total floor area of a building is 20,000 square feet or more but less than 125,000 square feet: (a) the maximum monument sign size is 40 square feet; (b) the maximum sign area is 24 square feet; (c) the maximum height is four feet, measured from the average grade level at the base of the sign to the highest part of the sign; and (d) the minimum setback is 15 feet, measured from the public right-of-way.
 - g. If the total floor area of a building is 125,000 square feet or more: (a) the maximum monument sign size is 60 square feet; (b) the maximum sign area is 36 square feet; (c) the maximum height is six feet, measured from the average grade level at the base of the sign to the highest part of the sign; and (d) the minimum setback is 15 feet, measured from the public right-of-way.
 - h. All monument signs must have a minimum landscaped area of two square feet for each linear foot of the horizontal length of the sign face. For purposes of landscaping, the horizontal length of double-sided signs is the sum of the horizontal length of both sign faces.
3. ***Business monument signs (Type 2).*** Each building on a lot is entitled to one monument sign for each street frontage of the lot. Type 2 monument signs may only include the name and logo of the building and/or the name and logo of business occupants; provided, however, if a business occupant does business under more than one name, the name that does not advertise products or services shall take precedence. The standards for all type 2 monument signs are as follows:
 - a. Signs may be located within roadway landscape zones.
 - b. Length must exceed height.
 - c. Construction materials are limited to stone, cast stone, brick, split face CMU used in conjunction with, or as a border for, stone and cast stone, or other materials approved by the board.

- d. Sign elements may be carved into the construction materials, may consist of metal elements attached to the construction materials, or may otherwise be displayed in any manner approved by the board.
 - e. Maximum sign size is three feet high and six feet long regardless of building size.
 - f. Each monument sign must be parallel to the street and placed no closer to the street than the "build to line" for the applicable street. Where no "build to line" is established, the PD Site Plan will regulate location.
 - g. The space between the sign and the building must be landscaped unless otherwise approved on the Site Plan.
 - h. Signs must not significantly block the flow of pedestrians on the sidewalks.
4. ***Business group monument signs.*** The Town would like to encourage buildings to forego erecting individual monument signs in favor of "joint" or "group" monument signs. To further this objective, the Town encourages property owners to designate "group sign areas" as follows:
- a. A group sign area is any contiguous area (excluding streets, other rights-of-way, and public areas) designated as such by all the owners thereof (using a metes and bounds description). The designation can be made at any time prior to or concurrent with the submission of a site plan for the area, and all such designations are subject to the approval of the board. Land can be removed from any group sign area with the consent of the board and the consent of the owner(s) of the land being removed; provided, however, the area that remains must continue to comply with the requirements of this subsection. Land can also be added to any group sign area with the consent of the board and the consent of the owner(s) of the land being added; provided, however, the expanded area must continue to comply with the requirements of this subsection.
 - b. Each group sign area is entitled to one group monument sign for each primary entrance of the group sign area. Group monument signs may only include the name and logos of buildings and/or the name and logo of business occupants; provided, however, if a business occupant does business under more than one name, the name that does not advertise products or services shall take precedence. The standards for group monument signs are as follows:
 - i. Signs may be located within any required front yard.
 - ii. Construction materials are limited to stone, cast stone brick, split face CMU used in conjunction with, or as a border for, stone and cast stone, or other materials approved by the board.
 - iii. Sign elements may be carved into the construction materials, may consist of metal elements attached to the construction materials, or may otherwise be displayed in any manner approved by the board.
 - iv. If the total floor area of all buildings within the group sign area is 20,000 square feet or more but less than 125,000 square feet: (a) the maximum monument sign size is 40 square feet; (b) the maximum sign area is 24 square feet; (c) the maximum height is four feet, measured from the average grade level at the base of the sign to the highest part of the sign; and (d) the minimum setback is 15 feet, measured from the public right-of-way.
 - v. If the total floor area of all buildings within the group sign area is 125,000 square feet or more: (a) the maximum monument sign size is 60 square feet; (b) the

maximum sign area is 36 square feet; (c) the maximum height is six feet, measured from the average grade level at the base of the sign to the highest part of the sign; and (d) the minimum setback is 15 feet, measured from the public right-of-way.

- c. All monument signs must have a minimum landscaped area of two square feet for each linear foot of the horizontal length of the sign face. For purposes of landscaping, the horizontal length of double-sided signs is the sum of the horizontal length of both sign faces.
5. **Retail facade signs.** Each building on a lot is entitled to facade signs attached to the facades of the building. Facade signs may only include the name of the building and/or the name of business occupants; and if a business occupant does business under more than one name, the name that does not advertise products or services shall take precedence. The standards for all business facade signs are as follows:
 - a. No limit on letters up to four inches high.
 - b. Signs can be placed on any building facade, but not above the roof line.
 - c. Except as provided (g) below, the maximum aggregate sign area of all signs on a building is four percent of the aggregate area of all street facing building facades.
 - d. Except as provided in subsection (g) 3 below, the maximum aggregate sign area of all signs on any one building facade is four percent of the area of the building facade.
 - e. The maximum aggregate sign area of all signs advertising any one business is the lesser of (a) 180 square feet or (b) the greater of 20 square feet or four percent of the street facing building facade occupied by such business. Each business that occupies any portion of a street facing building facade shall be entitled, as a minimum, to one 20 square foot sign notwithstanding the aggregate limits set forth herein.
 - f. Signs must be architecturally consistent with the buildings to which they are attached.
6. **Large retail façade signs.** Each business occupant that occupies at least 25,000 square feet of gross leasable area is entitled to facade signs attached to the facades of the building. Facade signs may only include the name and logo of the building and/or the name and logo of the business occupant, and if a business occupant does business under more than one name, the name that does not advertise products or services shall take precedence. The standards for all big box retail facade signs are as follows:
 - a. No limit on letters up to four inches high.
 - b. Signs can be placed on any building facade, but not above the roof line.
 - c. The maximum aggregate sign area of all signs advertising one business is the lesser of (a) 260 square feet or (b) the greater of 40 square feet or four percent of the street facing building facade occupied by such business.
 - d. Signs must be architecturally consistent with the buildings to which they are attached.
7. **Special project entry signs.** The PD 1-2 Concept Plan identifies roadway entries into the PD district. It is anticipated that these entries will be designed to include special project entry signs which may vary from the standards set forth herein. These special project entry signs will require commission approval as part of a PD site plan.
8. **Building identification and directory signs.** Each commercial building on a lot is entitled to identification and directory signs attached to the facades of the building. Identification and directory signs are not restricted to the name and logo of the business occupant. The standards for all identification and directory signs are as follows:
 - a. No limit on letters up to four inches high.

- b. Each building is entitled to one directory sign (not to exceed six square feet) at each main building entrance.
 - c. Each building is entitled to one building identification sign (limited to the name of the building) on each street facing building facade. The maximum sign area of each building identification sign shall be 24 square feet. Building identification signs may be placed above the first floor spandrel, but not above the roofline.
 - d. Signs can be placed on any building facade.
 - e. Signs must be architecturally consistent with the buildings to which they are attached.
9. **Business projecting signs.** Within each building each business occupant with a first floor business or an upper floor business that can be accessed directly by exterior stairs is entitled to one projecting sign attached to the facades of the building where the entrance is located. Projecting signs are not restricted to the name and logo of the business occupant. The standards for all business projecting signs are as follows:
- a. Signs can be placed on any building facade, but not above the first floor spandrel.
 - b. No sign may project more than five feet from a building facade.
 - c. The maximum sign area is 12 square feet; the maximum height is three feet.
 - d. All signs must have a minimum vertical clearance of eight feet above the sidewalk.
 - e. Signs are intended to be primarily graphic, and must have graphics or copy on both sides.
10. **Business awning signs.** Each first floor business occupant or business occupant with a first floor entrance within a building, which business or business entrance has an awning, is entitled to awning signs. Awning signs will be a part of or applied to an awning which is attached to the facades of the building. Awning signs are not restricted to the name and logo of the business occupant. The standards for all awning signs are as follows:
- a. Signs can be placed on any awning projecting from the building, but not above the first floor spandrel.
 - b. The maximum sign area is eight square feet.
 - c. All awning signs must have a minimum vertical clearance of eight feet above the sidewalk.
 - d. Signs are intended to be primarily graphic.
11. **Business hanging signs.** Each first floor business occupant or business occupant with a first floor entrance within a building is entitled to one hanging sign suspended from the canopies, colonnades or covered passages of the building. Hanging signs are not restricted to the name and logo of the business occupant. The standards for all hanging signs are as follows:
- a. Signs can be suspended, so long as perpendicular to the building facade, from canopies, colonnades or covered passages on any building, but not above the first floor spandrel.
 - b. Signs suspended from canopies and colonnades must be centered in the canopy or colonnade from which they are suspended; signs suspended from any covered area between two buildings may not project more than four feet from a building facade.
 - c. The maximum sign area is four and one-half square feet.
 - d. Maximum height is 18 inches; maximum width is 36 inches; maximum thickness is three inches.
 - e. All signs must have a minimum vertical clearance of eight feet above the sidewalk.

- f. Signs are intended to be primarily graphic, and must have graphics or copy on both sides.
12. **Business window signs.** Each first floor business occupant or business occupant with a first floor entrance within a building is entitled to window signs painted or applied to the glass surface of the first floor windows. Window signs are not restricted to the name and logo of the business occupant. The standards for all window signs are as follows:
- a. Signs can be placed on the glass surface of street facing windows, but not above the first floor spandrel.
 - b. The maximum sign area is 12 square feet.
 - c. The maximum height of each sign is two feet.
 - d. Signs are intended to be primarily graphic.
- 13 **General directional signs.** Directional signs are allowed on property (whether platted or not) adjacent to the intersection of two streets. The standards for directional signs are as follows:
- a. The sign must be a monument sign and may be located within roadway landscape zones, within public rights-of-way (including street medians), and within any required front yard or as approved on the Site Plan.
 - b. Construction materials are limited to stone, cast stone, brick, split face CMU used in conjunction with, or as a border, for stone and cast stone, or other materials approved by the board.
 - c. Sign elements may be carved into the construction materials, may consist of metal elements attached to the construction materials, or may otherwise be displayed in any manner approved by the board.
 - d. Content is limited to words and arrows the only purpose of which is to direct vehicle traffic to "generic" destinations such as "Town Center", "Civic Center", "Recreation Center", "Performing Arts Center", "Equestrian Center", "Lakeside", "Playground", "Hospital", "Library", "Museum", "Country Club", "Sports fields", and other similar terms that generally describe the destination.
 - e. The maximum sign area is eight square feet, and the maximum height is four feet, measured from the average grade level at the base of the sign to the highest part of the sign. There is no minimum setback.
 - f. There is no limit on the number of directional signs.
14. **Temporary signs.** A residential home builder may place temporary signs, including the builder's name and logo, at subdivision entrances in which such builder is constructing homes.

SECTION 13 LANDSCAPE REQUIREMENTS

Section 13.1 Landscape Requirements

The standards and criteria contained in this Section are the minimum standards for all new development within PD1-2. All landscaping shall be reflected on the required Landscape Plan which is to accompany the Site Plan. Where the regulations of this Section conflict with the Town of Westlake Zoning Ordinance, the regulations of this Section shall apply.

- 1. *Intent.* It is the intent of this section to preserve and enhance the Town's highly visible edge in order to reinforce the rural and natural qualities of the community. This zone can

facilitate positive vistas to prominent knolls and valleys while softening development with tree massing that will establish a unique rural environment for the Town, while still protecting view corridors along the Town's major highways.

2. Compliance with the Town Edge Zone landscape requirements contained in the Town of Westlake Code of Ordinances is amended for this PD to require a landscape zone with an average width of 150 feet, and a minimum width of 50 feet from the State Highway 114 right-of-way.
3. Roadway Landscape Zones for Solana Blvd. and FM 1938 (Davis Blvd.) shall be a minimum 35 feet deep. The required Landscape Plan must include landscaping along FM 1938 (Davis Blvd.) that conforms to the 2011 FM 1938 (Davis Blvd.) Landscape Corridor Plan.
4. Wildflower planting areas along SH 114 and Solana Blvd. shall be detailed in the Landscape Plan.
5. 60 percent of the tree plantings included in the Landscape Plan shall be a minimum three-inch caliper, and 40 percent shall be a minimum of 2" caliper.
6. A Hike and Bike trail will be include in the Landscape Plan which provides connectivity of the Town's existing and planned trail system.

Section 13.2 Interior Village Landscaping Requirements

1. In conditions where paving runs all the way to the front building line as occurs in small European villages, landscaping is not required. The Landscape Plan shall include detailed landscaping around buildings, intersections and parking areas depicted on the Site Plan. Plantings in large-scale containers and window boxes are encouraged if no other landscaping is present.
2. Parking lot landscaping shall comply with Town ordinances unless a deviation from the Town ordinances is specifically approved by the Town Council via the Site Plan approval process.
3. Permanent irrigation shall be provided for all required landscaping as follows:
 - a. Irrigation lines for perimeter landscaping identified in (1) above, shall be placed a minimum of two and one-half (2 ½) feet from a Town sidewalk or alley. Reduction of this requirement is subject to review and approval by the Town Engineer.
 - b. Trees and shrubs shall be irrigated by bubbler irrigation lines only. Other landscaping may be irrigated by spray irrigation. Separate valves shall be provided to turn off the spray irrigation line during periods of drought or water conservation.
 - c. Rain, freeze, and wind detectors shall be installed on all irrigation lines.
5. Artificial plants or turf are expressly prohibited. Drought tolerant and/or native plants from the lists approved by the Town are required for compliance. Other species may be proposed in the Landscape Plan.

Section 13.3 Service Equipment and Areas

1. Loading docks, truck parking, trash collection, trash compaction, and other service functions shall be incorporated into the overall design of the building and be identified on the Site Plan.
2. Transformers, HVAC equipment (if located at the ground level), lift stations, utility meters, and other machinery, where practical, should be located at the rear of the property.
3. Screening:
 - a. Service equipment and areas shall be screened so the visual impacts of these functions are fully contained and out of view from adjacent properties and public streets..
 - b. Screening materials for solid waste collection and loading areas shall be the same as the materials used for the principal building, or a six (6) foot solid masonry wall. Trash dumpsters shall have a door, which shall generally remain closed at all times.
 - c. No internal screening between residential and non-residential uses is required within the boundaries of PD1-2. Screening fences, walls, buffer zones or boundaries between horizontally integrated and vertically integrated uses on single, adjacent and/or adjoining lots or parcels are allowed but not required.

Section 13.4 Fencing

1. All fences shall conform to the following standards
2. Fencing is allowed between the primary facade of the building and the build-to-line.
3. Fencing is allowed to separate an outdoor eating area from the walkway if the outdoor seating area extends into the adjacent right-of-way.
4. Fencing is restricted to wrought iron, tubular steel or similar material, or masonry and shall conform to the following standards:
 - a. Fences may be built to a maximum seven feet in height. However:
 - i. No solid fencing greater than 3.5 feet in height may be placed within ten feet of a right-of-way line for a roadway or open space corridor;
 - ii. No chain-link fences shall be allowed unless completely screened from adjacent public areas and properties by either structures or by solid landscape screening;
 - iii. No solid wood fencing shall be allowed; and
 - iv. Fences which are greater than 25 percent solid masonry shall be considered solid fencing.
 - v. Precast solid fencing shall require special approval by the Town Council.

Section 13.5 Streets and Sight Triangles

Within PD1-2 the following street design standards shall apply:

1. Sight triangles for all vehicular intersections shall be established based on the minimum standards reflected in the UDC unless otherwise specified in the Site Plan.
2. Adequate sight distance shall be provided at all intersections throughout the development in accordance with Town ordinances.

3. Nothing contained herein shall vary or supersede public safety requirements of the Town of Westlake as set forth in the Uniform Fire Code and other applicable laws, rules, and regulations of the Town of Westlake.

SECTION 14 OUTDOOR LIGHTING STANDARDS

Section 14.1 Lighting Requirements

An Outdoor Lighting Plan must be submitted in conjunction with the required Site Plan. Lighting will to the greatest extent possible reflect the lighting standards established in the Code of Ordinances. The Outdoor Lighting Plan shall include the following:

1. Layout of the proposed fixture locations.
2. The light source.
3. The luminous area for each proposed light source with photometric in foot-candle measurement.
4. The type and height of the light fixture or of the light source above grade.
5. The type of illumination.

Section 14.2 Up-Lighting Down-lighting

Limited up-lighting may be considered in the Lighting Plan submittal with minimum up-lighting allowed for the Chapel, the Bell Tower and the Town Hall. Up-lighting and Down-lighting specifications required in 13.1 shall be presented in the Lighting Plan.

Section 14.3 Parking Area Lighting

Overhead lighting for public and private parking areas shall utilize “fully-shielded” and/or “full cut-off” fixtures. In accordance with the Town of Westlake lighting standards contained in the Code of Ordinances and shall be included in the required Lighting Plan submittal. .

SECTION 15 PARKING STANDARDS

Section 15.1 Required parking shall be located and maintained anywhere within PD1-2, and may also include additional overflow parking as available offsite.

Section 15.2 On-street parking and shared parking anywhere within PD1-2 may be counted towards meeting the off-street parking requirement for any use within PD1-2 provided appropriate Joint-Use Parking Agreements are approved and filed as required by the Town.

Section 15.3 Parking may be located in structured garages as approved by the Town.

Section 15.4 When structured garages are provided, adequate access from public rights-of-way via private drives and/or access easements shall be made readily available.

Section 15.5 Speed bumps/humps are not permitted within a fire lane.

Section 15.6 In the case of mixed uses, uses may share parking spaces where it can be demonstrated to the Town that the parking for two (2) or more uses occurs at alternating periods. Such shared parking shall be established in accordance with the following provisions:

1. It shall be demonstrated as a condition precedent to consideration of shared parking that such sharing of spaces will result in a reduction of at least ten (10) percent of the aggregate required parking for such uses.
2. The applicant shall submit a parking analysis, prepared by a registered engineer, to the Town approval.

Section 15.7 Up to seventy-five (75) percent of the parking spaces required for a theater or other place of evening entertainment (after 5:00 P.M.), or for a church, may be provided and used jointly by banks, offices, and similar uses not normally open, used, or operated during evening hours.

Section 15.8 Parking spaces shall be provided in accordance with Town ordinances unless a parking analysis is provided with a Site Plan application and is approved by the Town.

SECTION 16 UTILITY PLACEMENTS

All utility lines and shall be underground. All utility equipment shall be underground or completely screened from view.

SECTION 17 OPEN SPACES

Section 17.1 The PD1-2 planning area shall contain a minimum of 20% Open Space which is privately owned and publicly accessible. Open Space details shall be included in the Site Plan submittal.

Section 17.2 Specific Features to be included in this open-space calculation include:

1. All constant-elevation water features, within free-board limits defined for storm water detention requirements
2. Open, public Plaza and gathering areas
3. Coliseum Acreage and improvements
4. Buffers along SH 114
5. Parkways and medians on streets with on-street parking
6. Other public facilities such as walks, plazas, courts, recreational amenities, water features and other similar uses not specifically used for vehicular access and parking.

Section 17.3 The open space may not consist of any of the following elements:

1. Vehicular parking.
2. Required parking lot tree islands.
3. Building footprints.
4. Utility yards.
5. Detention areas not treated as described above.

SECTION 18 GENERAL REQUIREMENTS

Section 18.1 Development shall reflect the attached PD Concept Plan. (Exhibit 2)

Section 18.2 Plats and/or Site Plans submitted for the development shall conform to the data presented and approved on the Concept Plan.

1. Minor changes or corrections on the Concept Plan, the Site Plan, the Landscape Plan or the Outdoor Lighting Plan may be authorized by the Town Manager, if such changes do not constitute a zoning change that would require public hearing and consideration by Planning and Zoning Commission and/or the Council, and the proposed changes do not:
 - a. Alter the uses permitted,
 - b. Increase the building height,
 - c. Change density
 - d. Reduce the building lines provided at the boundary of the site
 - e. Significantly alter any open space plans.
 - f. Affect quality standards.

SECTION 19 PUBLIC ROADWAYS AND STANDARDS

Roadway Design Standards will adhere to Exhibit 5 as prescribed. Roadway cross sections, while comporting to this standard, will be examined on a case by case basis with each Site Plan submittal and may be modified depending on adjacent uses and structures as may be approved by the Town.

ARTICLE VI. EXHIBITS

- EXHIBIT 1 Legal Description of PD1-2 District
 Exhibit A1 – Graphic drawing of PD1-2.
- EXHIBIT 2 PD Concept Plan
- EXHIBIT 3 Westlake Entrada Development Standards
- EXHIBIT 4 Westlake Entrada Design Standards
- EXHIBIT 5 Westlake Entrada Public Roadway Standards
- EXHIBIT 6 Westlake Entrada Residential Development Standards
- EXHIBIT 7 Westlake Entrada Residential Use Summary Table

LEGAL DESCRIPTION
EXHIBIT 1 Legal Description of PD1-2 District

85.90 Acres

BEING a tract of land situated in the C.M. Throop Survey, Abstract No. 1510, the W. Medlin Survey, Abstract No. 1958, the William Pea Survey, Abstract No. 1246 and the Joseph Henry Survey, Abstract No. 742, Tarrant County, Texas and being a portion of Tract 2 as described in the Special Warranty Deed to MAGUIRE PARTNERS – SOLANA LAND, L.P. as recorded in Volume 16858, Page 176 of the Deed Records of Tarrant County, Texas and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found with “Huitt-Zollars” cap at the southwest corner of Lot 2, Block 1, Westlake/Southlake Park Addition No. 1, an addition to the Town of Westlake, Texas as recorded in Volume 388-214, Page 78 of the Plat Records of Tarrant County, Texas, being on the northeasterly right-of-way line of Kirkwood Boulevard, a variable width right-of-way as dedicated by said Westlake/Southlake Park Addition No. 1 and being the beginning of a non-tangent curve to the left having a central angle of 9 degrees 13 minutes 11 seconds, a radius of 1428.00 feet and being subtended by a chord which bears North 47 degrees 49 minutes 50 seconds West a distance of 229.54 feet;

THENCE along the northeasterly right-of-way line of Kirkwood Boulevard, a variable with right-of-way, as described in Dedication Deed to the Town of Westlake as recorded under instrument No. D208427746, Deed Records of Tarrant County, Texas the following:

Along said curve to the left an arc distance of 229.79 feet to a ½ inch rod found with Graham cap at the end of said curve;

North 52 degrees 30 minutes 14 seconds west a distance of 32.60 feet to ½ inch iron rod found with Graham cup beginning of a curve to the right having a central angle of 18 degrees 54 minutes 48 seconds, a radius of 612.00 feet and being subtended by a chord which bears North 43 degrees 02 minutes 03 seconds West a distance of 201.11 feet;

Along said curve to the right an arc distance of 202.02 feet to a ½ inch iron rod found with Graham cap at the beginning of a compound curve to the right having a central angle of 24 degrees 06 minutes 47 seconds, a radius of 812.00 feet and being subtended by a chord which bears North 21 degrees 32 minutes 03 seconds West a distance of 339.22 feet;

Along said curve to the right an arc distance of 341.73 feet to a ½ inch iron rod found with Graham cap at the end of a said curve;

North 09 degrees 28 minutes 39 seconds West a distance of 132.24 feet to a ½ inch iron rod found with Graham cap at the beginning of a curve to the left having a central angle of 45 degrees 43 minutes 19 seconds, a radius of 708.00 feet and being subtended by a chord which bears North 32 degrees 20 minutes 19 seconds West a distance of 550.11 feet;

Along said curve to the left an arc distance of 564.98 feet to a ½ inch iron rod found with Graham cap at the end of said curve;

North 55 degrees 11 minutes 58 seconds West a distance of 190.50 feet to a ½ inch iron rod found with Graham cap;

North 08 degrees 56 minutes 27 seconds West a distance of 21.41 feet to a ½ inch iron rod found with Graham cap on the easterly right-of-way line of Precinct Line Road, a variable width right-of-way, as described in Dedication Deed to Town of Westlake as recorded under Instrument No. D208427746, Deed Records of Tarrant County, Texas and being the beginning of a non-tangent curve to the left having a central angle of 16 degrees 09 minutes 21 seconds, a radius of 1,432.50 feet and being subtended by a chord which bears North 27 degrees 07 minutes 42 seconds East a distance of 402.59 feet;

THENCE along the easterly right-of-way line of Precinct Line Road, the following;

Along said curve to the left an arc distance of 403.92 feet to a ½ inch iron rod found with Graham cap at the end of said curve;

North 18 degrees 47 minutes 24 seconds East a distance of 185.36 feet to a ½ inch iron rod found with Graham cap;

North 17 degrees 03 minutes 03 seconds East a distance of 322.64 feet to a ½ inch iron rod found on the southerly right-of-way line of State Highway 114 (a variable width ROW);

THENCE along the southerly right-of-way line of State Highway 114, the following;

North 60 degrees 06 minutes 26 seconds East a distance of 44.54 feet to a Texas Department of Transportation brass disk in concrete found;

South 71 degrees 03 minutes 32 seconds East a distance of 254.55 feet to a point for corner from which a Texas Department of Transportation brass disk in concrete found bears North 10 degrees 48 minutes 28 seconds West a distance of 0.43 feet;

South 77 degrees 26 minutes 06 seconds East a distance of 746.74 feet to a Texas Department of Transportation brass disk in concrete found;

South 71 degrees 03 minutes 31 seconds East a distance of 1443.85 feet to a Texas Department of Transportation brass disk in concrete found;

South 62 degrees 34 minutes 19 seconds East a distance of 404.34 feet to a Texas Department of Transportation brass disk in concrete found at the beginning of a curve to the right having a central angle of 08 degrees 19 minutes 09 seconds, a radius of 2,709.79 feet and being subtended by a chord which bears South 58 degrees 24 minutes 45 seconds East a distance of 393.11 feet;

Along said curve to the right an arc distance of 393.45 feet to a Texas Department of Transportation brass disk in concrete found;

South 54 degrees 15 minutes 11 seconds East a distance of 399.24 feet to a Texas Department of Transportation brass disk in concrete found;

South 64 degrees 19 minutes 50 seconds East a distance of 56.55 feet to a 5/8 inch iron rod found with "Huitt-Zollars" cap at the beginning of a non-tangent curve to the right having a central angle of 02 degrees 13 minutes 56 seconds, a radius of 2,754.79 feet and being subtended by a chord which bears South 43 degrees 17 minutes 37 seconds East a distance of 107.32 feet;

Along said curve to the right an arc distance of 107.33 feet to a ½ inch rod found with "Huitt-Zollars" cap for the northeast corner of Lot 1, Block 1, of the aforementioned Westlake/Southlake Park Addition No. 1;

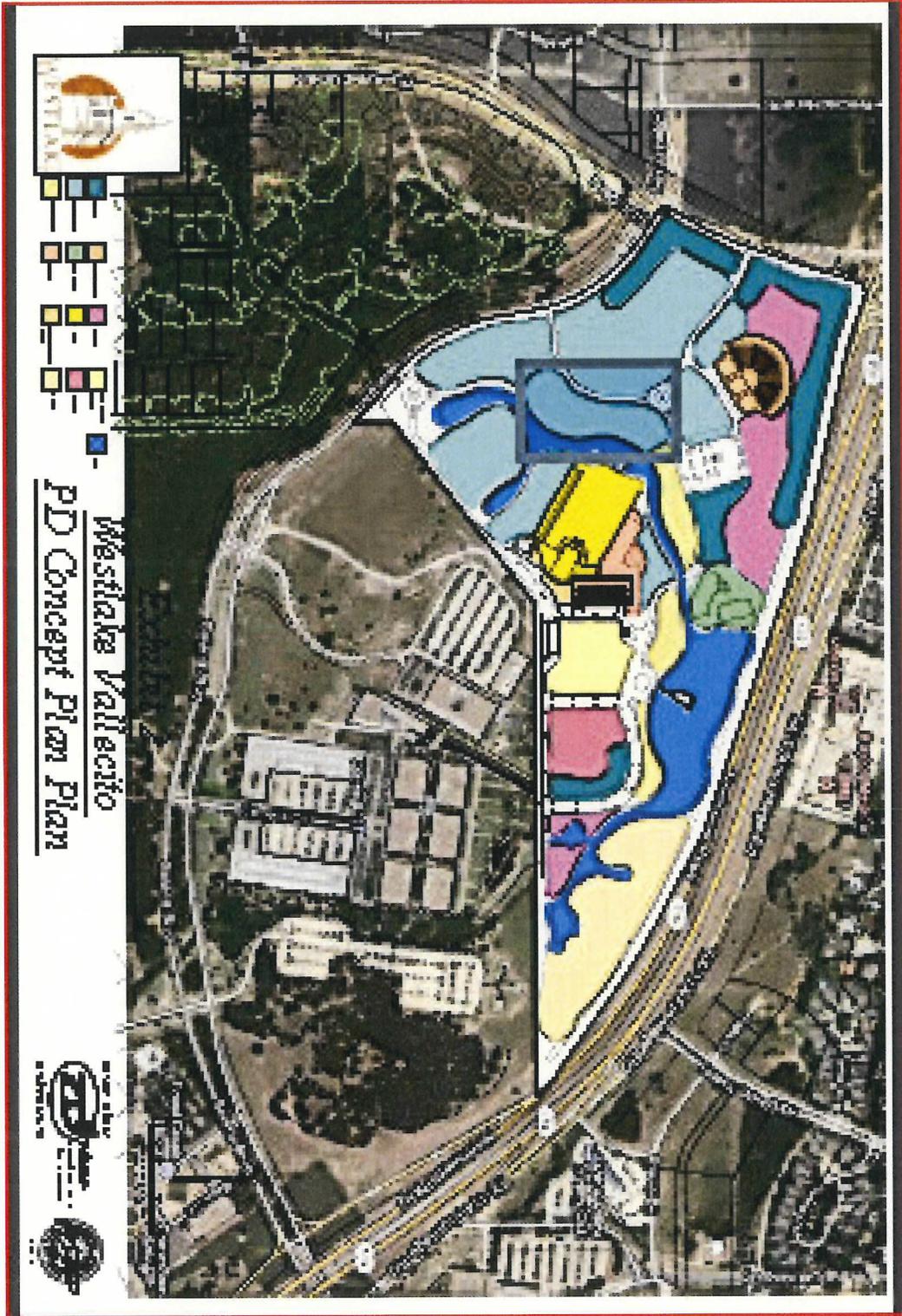
THENCE departing the southerly right-of-way line of State Highway 114, North 90 degrees 00 minutes 00 seconds west along the north line of said Lot 1, Block 1, a distance of 2,132.54 feet to a 5/8 inch iron

rod with "Carter-Burgess" cap found for the northwest corner of said Lot 2, Block 1, Westlake/Southlake Park Addition No. 1;

THENCE South 52 degrees 00 minutes 00 seconds West along the northwesterly line said Lot 2, Block 1, a distance of 1000.00 feet to a 5/8 inch iron rod with "Carter & Burgess" cap found at an angle point in the west line of Lot 2, Block 1;

THENCE along the west line of said Lot 2, Block 1, South 00 degrees 00 minutes 00 seconds East a distance of 168.55 feet to the POINT OF BEGINNING and containing 85.90 acres of land, more or less.

Exhibit 2



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PLANNED DEVELOPMENT NO. PD1-2

EXHIBIT 3

WESTLAKE ENTRADA

PLANNED DEVELOPMENT PURPOSE AND INTENT:

While striving to achieve what we thought was our dreams, America has forgotten how to live well. The cookie cutter culture of efficient and profitable housing options has left us with an environment devoid of shared spaces and diverse neighborhoods. There are places in the world that were built to help people enjoy each other's company in beautiful surroundings – to be entertained and delighted by the mere act of being there.

When Westlake Entrada is at it's best, the traditions of community are rediscovered in the heart of Westlake. Westlake Entrada isn't a new concept but it isn't old either. The shops and amenities cater to the modern needs of residents and visitors. Stone speaks of permanence. Narrow streets rich with activity create perceptions of a place that existed long before we became slaves to our automobiles.

This Planned Development is intended to promote the compatible mixed-use development of retail, office, hotel, attached and detached residential, vertically-integrated mixed-use buildings, Artisan suites and core Civic uses such as Town Halls, Performing Arts Centers, Libraries and Educational Facilities in a pattern evocative of small European Village Centers. Parking Facilities will be shared to the maximum extent practical and pedestrian connections will be emphasized. The small, European Village, as it evolved over hundreds, if not thousands of years, naturally provided for development that contains a compatible mix of residential, office, residential and commercial uses within close proximity to each other, rather than separating uses.

The use provisions define land uses and the siting and character of the improvements and structures allowed on the land in a manner that encourages a balanced and sustainable mix of uses. These uses may be combined either vertically in the same

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building, or horizontally in multiple buildings, or through a combination of the two within the same block, building or parcel.

Multi-use buildings are intended to copy the size, scope and scale of the variety of buildings found in a typical small, European Village. Variety of massing along the streetscape will create the opportunity for Westlake Entrada to maintain the authentic feel of a Village that has grown organically over hundreds of years.



Additionally, the Design Standards are intended to promote an efficient pedestrian-access network that connects the nonresidential and residential uses. The Planned Development generally addresses the physical relationship between development and adjacent properties, public streets, neighborhoods, and the natural environment. This is accomplished by the following:

- Ensuring site design that mimics the naturally efficient pedestrian patterns that have evolved naturally in small, European Villages.

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- Ensuring the creation of high quality street and sidewalk environments that are supportive of pedestrian mobility and that are appropriate to the roadway context.
- Ensuring large sites are developed in a manner that supports and encourages connectivity and creates a cohesive visual identity and attractive street scene.

In order to implement this vision, the standards affecting development are intended to be consistent with the overall goal. The purpose of these Development Standards is to define the character of new development within Westlake Entrada. These requirements have been carefully designed to allow enough flexibility for creative building solutions, while being prescriptive in areas necessary to preserve consistency throughout the development. Specifically, these seven key design elements are outlined here as guideposts for the evolution of Westlake Entrada:

1. Centrally located parking areas
2. Use of structured parking
3. Variety of building size and shape
4. Orientation of buildings to other buildings and the street
5. Multiple building faces (4-sided building design)
6. Pedestrian friendly environment
7. Use of public art, sitting areas and gathering spaces throughout

Key Development Features:

Plaza Mayor Entrada: A key feature of any European is the Plaza, where many important public gatherings, speeches and rites of passage of the Village Residents occur. Within Westlake Entrada, this specific portion of the development is designed to imitate the Piazza San Marco and the Plaza Mayor Salamanca, in shape, size and pedestrian scale. Exterior elevations of this conglomerate of structure will imitate the two Plazas and several other architecturally significant Spanish Building including the Monestario el Escorial and Las Huelgas.

Several key Village components will be provided within this Plaza including some but maybe not all of following: Residential, Office, Medical Office, Hotel, Retail, Restaurant, Independent Living and Assisted Living. Artisan Suites on a temporary and/or

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permanent basis may also be included in the Plaza portion of the development. All parking required for the residential components of the plaza to be contained in an attached structured parking component, with the first floor of this parking structure to be accessible to the public to service the retail and other non-residential uses that may be utilized on the first floor of the plaza.



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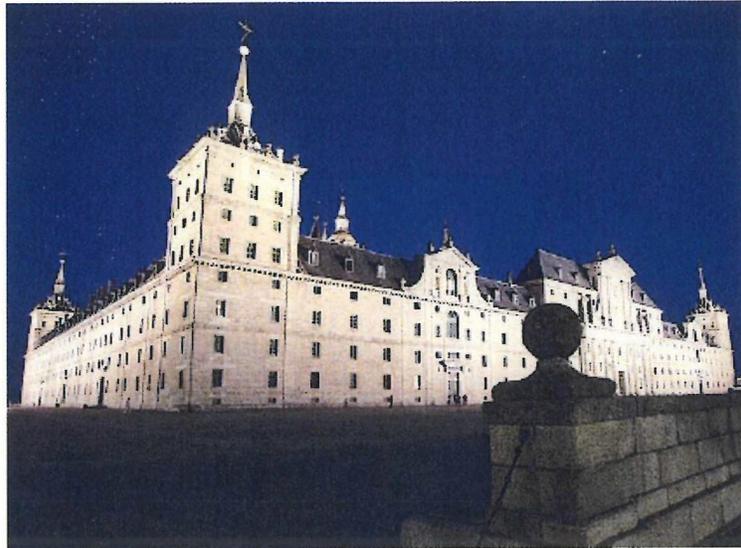
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Teatro Romano de Entrada:

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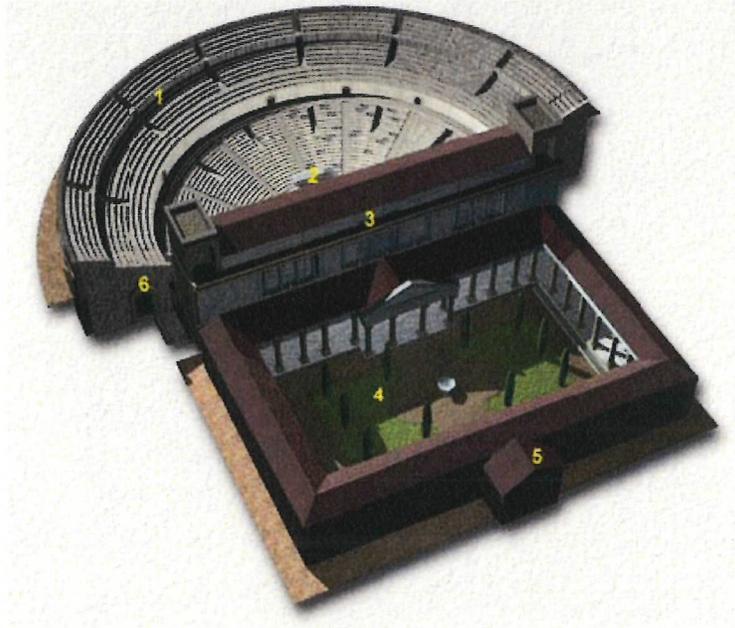
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Modeled after the Teatro Romano de Merida, this proposed Public facility may be built in a Public/Private Partnership allowing for Town of Westlake Ownership. As with the original, the Teatro is to seat approximately 5,000 patrons. Taking advantage of the existing topography in Entrada, the location for this facility allows it to be built into the hillside, as was done almost 2,000 years ago.



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Townhomes and Villas (Attached): The intent of these structures is to mimic the varied, attached residential component found naturally in the small, European Village. Changes in Massing of the structures to be accomplished through the variety in the number of units and the orientation of the garage doors, where applicable. Each residence is intended to be Owner-Occupied.



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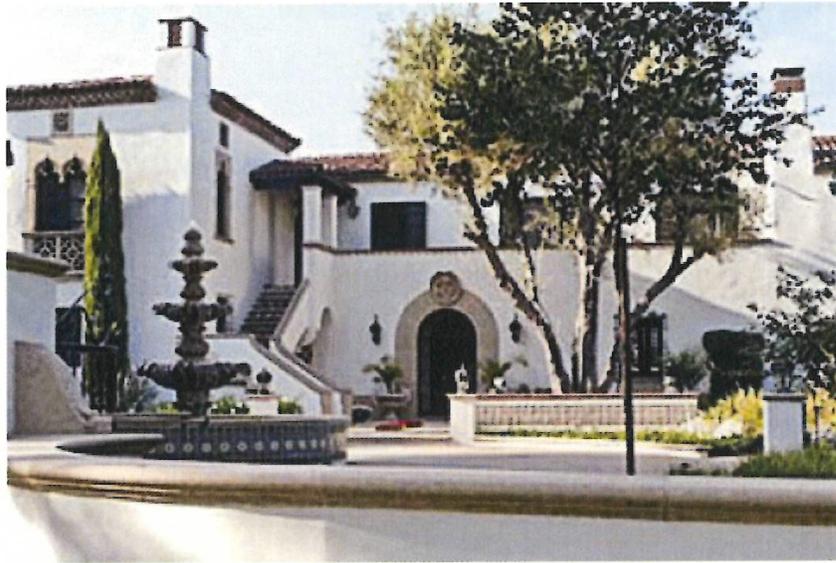


Single-Family, Detached Residences: Although they may be built on a zero-lot line with zero front, rear and side-yard setbacks, these homes are to be considered fee-simple, single-family detached residences mixed throughout the Village. These homes are to provide a complete mix in Residential Housing types within the Village, and

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included to maximize the opportunities for ownership of key and unique architecturally significant features of the Village.



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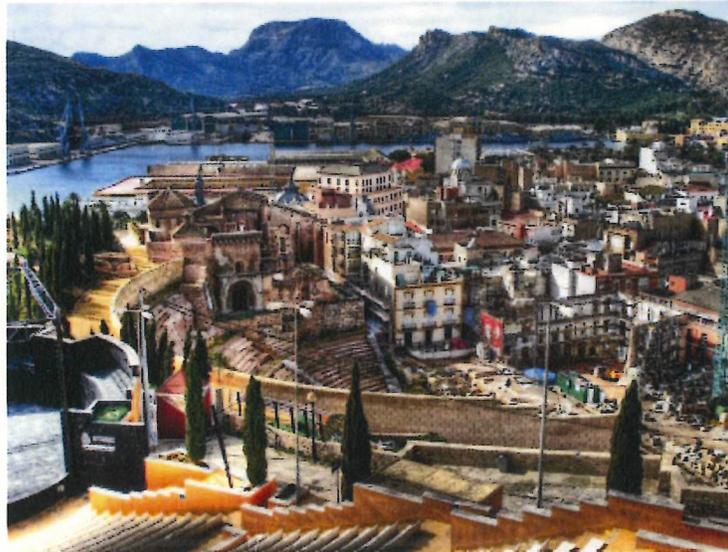
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Coliseum Town homes and/or Offices: It is the intent of the Developer to construct a ring of Town homes and/or Office along the upper edge of the Coliseum. These Town homes and/or Office will provide structure and closure to the facility.

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BRIDGES AND WATER FEATURE:

Key to Westlake Entrada will be the creation of a large-scale water feature with several Signature Bridges. The water feature is to bring cohesiveness to the Village while creating spectacular streetscapes. It is expected that several operating boats may be placed on this water feature to provide services such as a café, diner, boutique hotel or other similar curio uses.



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LANDSCAPING:

Most public streets, private streets, plazas, gathering areas, alleys and/or pedestrian access corridors within Westlake Entrada may have minimal landscaping, so long as it does not interfere with transportation or pedestrian access, to retain authenticity to the small European Village. Some plantings may be accommodated in large-scale containers, so that they may be relocated for public events



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Architectural Embellishments:



BUILDING ENTRIES:

Version: 2013-04-05



AWNINGS, CANOPIES, ARCADES, & OVERHANGS:



PROJECTIONS INTO RIGHTS-OF-WAY:

Version: 2013-04-05



Sky Bridge over Walkways, Streets and Public Access Easements:

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Exhibit "4"

Westlake Entrada Design Guidelines

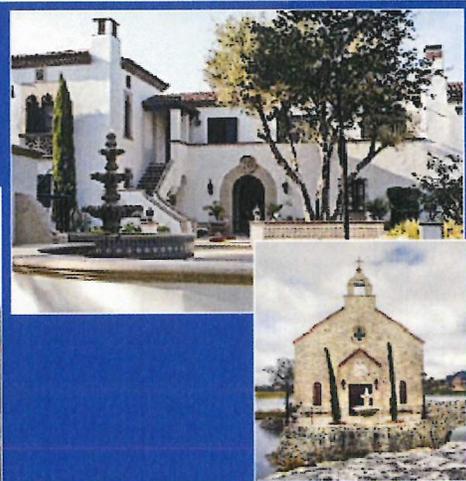
Building Design

Building Massing and Scale: A building's massing is its exterior volume and its scale is the relationship of its overall size and its component parts with its adjoining buildings, spaces, and people.

- A building's massing should relate to its site, use, and to the massing of adjacent buildings.
- A building's massing should serve to define entry points and help orient pedestrians.
- The scale of individual building facade components should relate to one another and the human scale, particularly at the street level.
- Buildings and/or facades should emphasize and frame or terminate important vistas.

Building Rhythm: A building's rhythm is the pattern created by the regular recurrence or alteration of its constituent architectural components.

- Variations of the rhythms within individual building facades should be achieved within any block of building facades.
- Breaks in the predominant rhythm may also be used to reinforce changes in massing and important elements such as building entrances or pedestrian pass-throughs.



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Westlake Entrada Design Guidelines

Architectural Elements:

Architectural elements are the individual components of a building, including walls, doors, windows, cornices, parapets, roofs, pediments, and other features.

Architectural elements should be designed to the appropriate scale and proportions of the selected architectural style.

Architectural elements, such as canopies, awnings, roof and floor overhangs, and colonnades should be provided as appropriate to protect pedestrians, help unify parts of a building or block, provide human scale, or provide a backdrop for signage and graphics.

Attention to detail for each building to constructed within Westlake Entrada is where the Architectural Elements will become prevalent, and is a key separation between a true Village and other developments.



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Westlake Entrada Design Guidelines

Building Design

Entrances: The design and location of building entrances are important to help define the pedestrian environment and create retail-friendly environments.

- Entrances should be easily identifiable as primary points of access to buildings.
- Building entrances may be defined and articulated by architectural elements such as lintels, pediments, pilasters, columns, porticos, porches, overhangs, railings, balustrades, and others, as appropriate. All building elements should be compatible with the architectural style, materials, colors, and details of the building as a whole.
- Entrances to upper level uses may be defined and integrated into the design of the overall building façade.

Façade Treatments: Façade treatments are that portion of a building's street façade elevation extending from the ground to the roof that consists of a single layer or architectural expression.

- All sides of a building shall be consistent with respect to style, colors, and details only to the extent they establish continuity with the main street front facades.
- On facades fronting on service or parking areas and along secondary streets, windows need not be provided at the ground level. However, buildings should avoid long, monotonous, uninterrupted walls. Building wall off-sets, including projections, recesses, niches, fenestration, or changes of materials or color shall be used to add architectural variety and interest, and to relieve the visual impact of a blank wall.
- Parapet and roof-line offsets between facades may be provided in order to break down the scale of the block and create architectural interest and variety.



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Westlake Entrada Design Guidelines

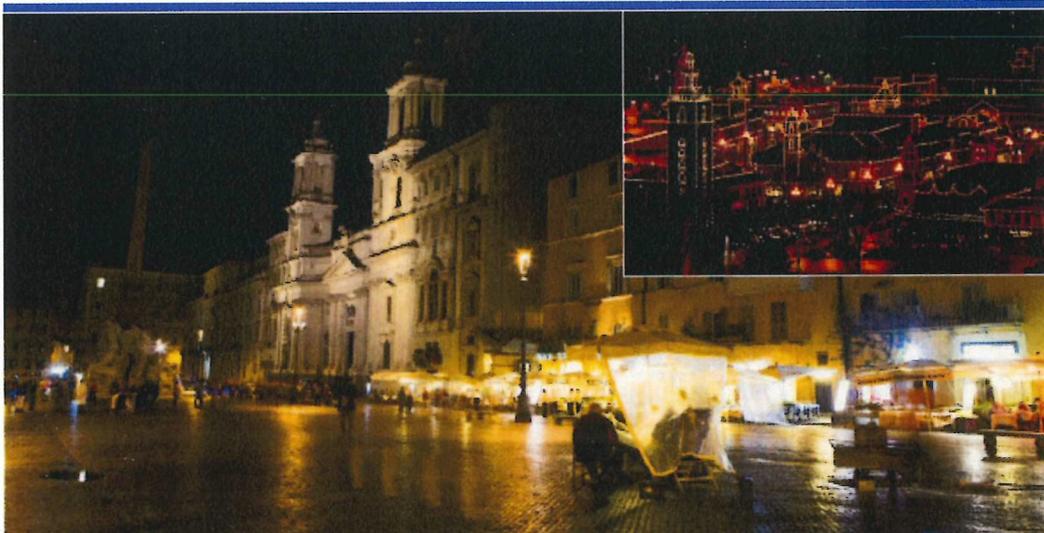
Building Design

Storefronts: Storefronts on façade treatments that span multiple tenants shall use architecturally compatible materials, colors, details, awnings signage, and lighting fixtures. Trademarked signage is to be incorporated within these storefront façade treatments whenever possible.

Lighting: The placement and orientation of lighting can be a critical part of creating an inviting and safe downtown/uptown environment.

- Exterior lighting shall be architecturally integrated with the building style, material, and color.
- Lighting intensities shall be controlled to ensure that excessive light spillage and glare are not directed toward neighboring areas and motorists.
- Pedestrian level lighting of building entrance-ways should be provided.
- Illuminations of portions of buildings, direct or indirect, may be used for safety or aesthetic results.

Pad Site Buildings: For a building that occupies a pad, the building should have similar design characteristics as the remainder of the project. This includes use of similar materials, patterns, rhythms, and proportions.



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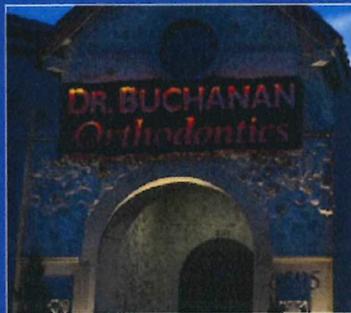
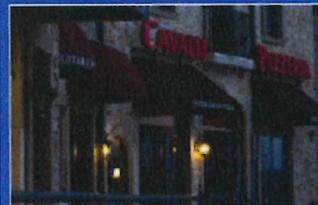
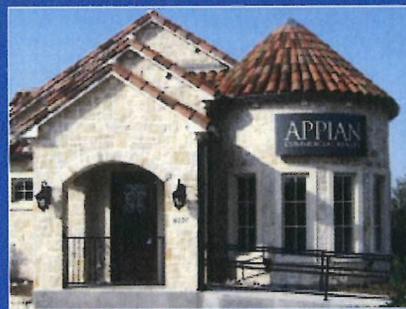
Westlake Entrada Design Guidelines

Signage:

· Signage in Westlake Entrada shall enhance the pedestrian character of the districts by providing signs that are pedestrian in scale and located so as to be legible to pedestrians the sidewalks, where line-of-sight visibility for the signage is on a pedestrian scale.

· Where signage is intended to have line-of-site visibility from the adjacent major highways (SH 114, Solana Boulevard, and/or Precinct Line Road), the scale and placement of the signage may be adjusted to accommodate these longer site lines and higher travel speeds.

· Directory signs may be provided to help direct the public to different businesses and services within Westlake Entrada. These may be provided at prominent locations within the development.



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Westlake Entrada Design Guidelines

Signage:

Signs may be attached flush to the building so long as they do not obscure any significant architectural details.

Trademarked Signage shapes, designs, colors and lighting to be allowed within Westlake Entrada, so long as predominant site lines are the prevailing factor used in scale, placement and orientation on the building.

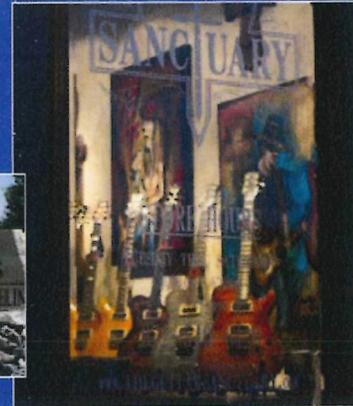
Signs may be hung from marquees or overhangs, but shall not project lower than 7.5' above the sidewalk. Signs may also be hung in front of store-front windows.

Businesses are encouraged to create individually styled signage that distinguishes their establishment.

Signs which are pedestrian oriented may be painted on the storefront glass, but in no case shall it occupy more than 25% of the glazed surface area.

Signs may be lit by external light sources as long as such sources are not visually intrusive.

Sandwich Boards are encouraged for street-side advertisement



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Westlake Entrada Design Guidelines

Public Streetscape Realm Design

Although not all streets within Westlake Entrada will be Public, it is important to focus on the portion of streets that will be within Public Right-of-Way. The Streetscape is that portion of a street that accommodates both social and business activity. It extends from the face of the building or edge of the private property to the face of the curb defining the Public Right-of-Way, where applicable within Westlake Entrada. A well designed streetscape is important to a street's function as a public place and is the most extensively used civic space in a Village.

The streetscape consists of the following four distinct functional zones:

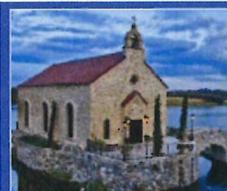
Edge Zone: The area between the face of the curb and the Furnishing Zone. An area of required clearance between parked vehicles or traveled way and accessories or landscaping. This area shall be a minimum of 18' to facilitate the door swing of a parked car and prevent conflicts with elements within the Furnishing Zone.

Furnishing Zone: The area of the roadside that provides a buffer between pedestrians and vehicles. Items which shall be located in this zone, to minimize impact on the Throughway Zone include; street trees, planting strips, street furniture, utility poles, sidewalk vaults, newspaper racks, cabinets, traffic signal cabinets, fire hydrants, bicycle racks, etc. A typical dimension for this zone is 4'-6'.

Throughway Zone: The walking zone which must remain clear, both horizontally and vertically, for the movement of pedestrians.

Frontage Zone: The distance between the Throughway Zone and the building front or property line used to buffer pedestrians from window shoppers, accessories, and doorways. It may contain private street furniture, signage, merchandise displays, etc. and can also be used for restaurant seating.

Intersections and Crosswalks: Intersections shall be as compact as practical. They shall minimize crossing distance as well as crossing time, minimize exposure to traffic, and encourage pedestrian travel.

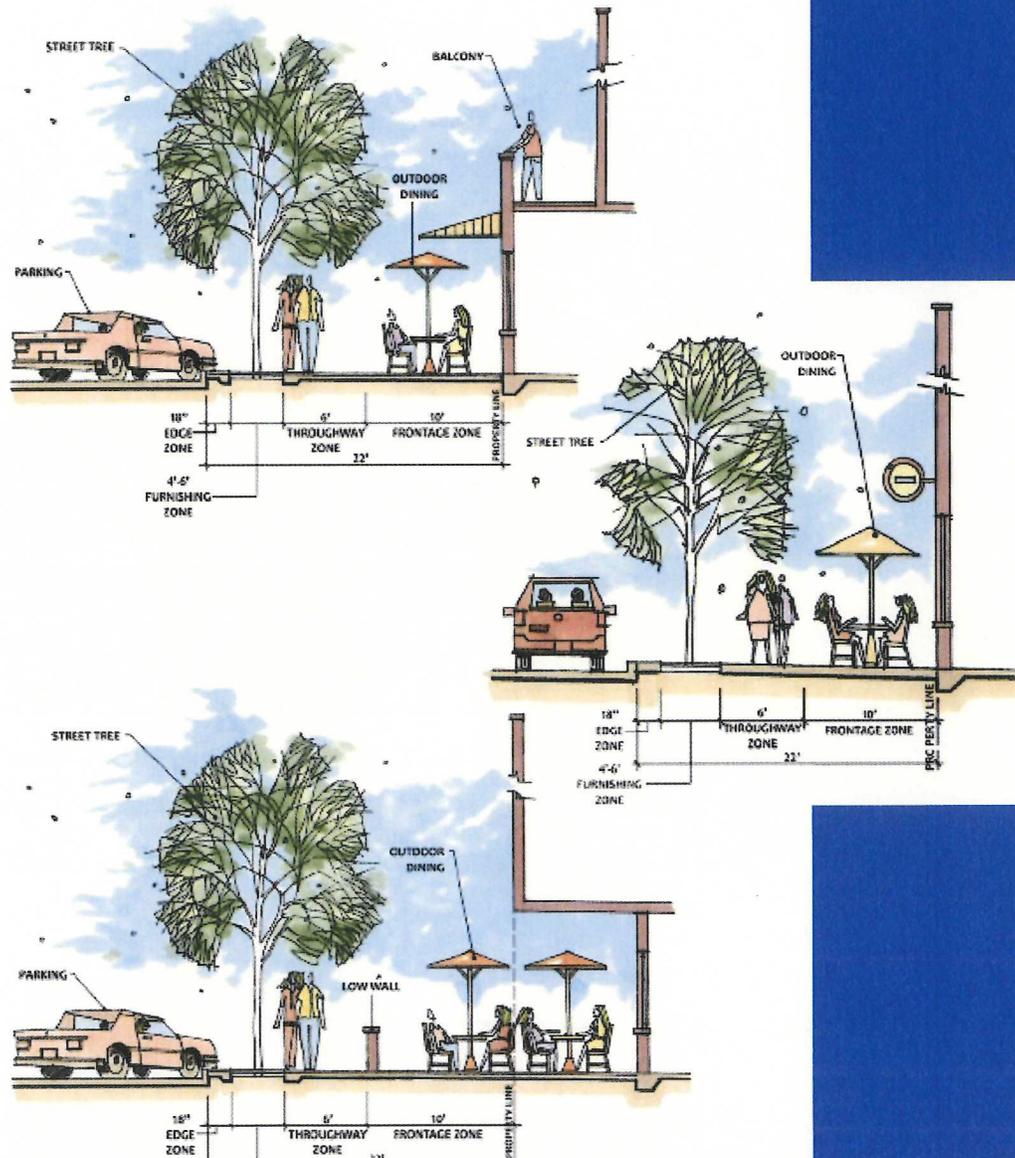


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Westlake Entrada Design Guidelines

Public Streetscape Alternatives:



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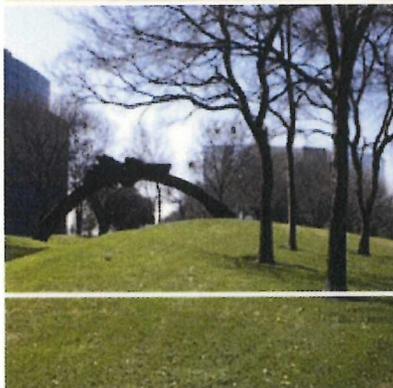
Westlake Entrada Design Guidelines

Public Realm Design

Public Parks and Open Spaces: Publicly accessible parks and open space organize and reinforce neighborhood structure. They offer a wide variety of passive and active recreational experiences ranging in size and type, but together, they create an integrated system enhancing livability, natural appearance, and ecological values while providing gathering places and interaction opportunities for the community.

Public parks and open spaces should be visible and easily accessible from public areas such as building entrances and adjacent streets and sidewalks. Within these parks, ample seating should be provided, including walls, ledges, and other raised surfaces which can serve a similar purpose.

Active uses such as retail, cafes, restaurants, higher density residential and office uses which provide pedestrian traffic should be considered as appropriate uses to line public parks and open spaces.



Building Villages, LLC Anno Domini 2013

10

B

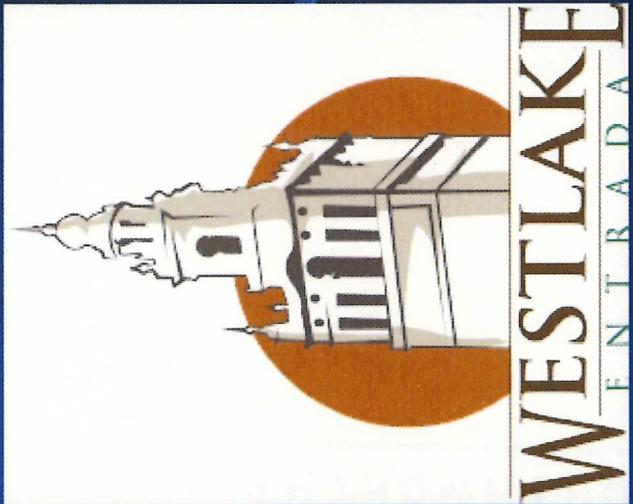
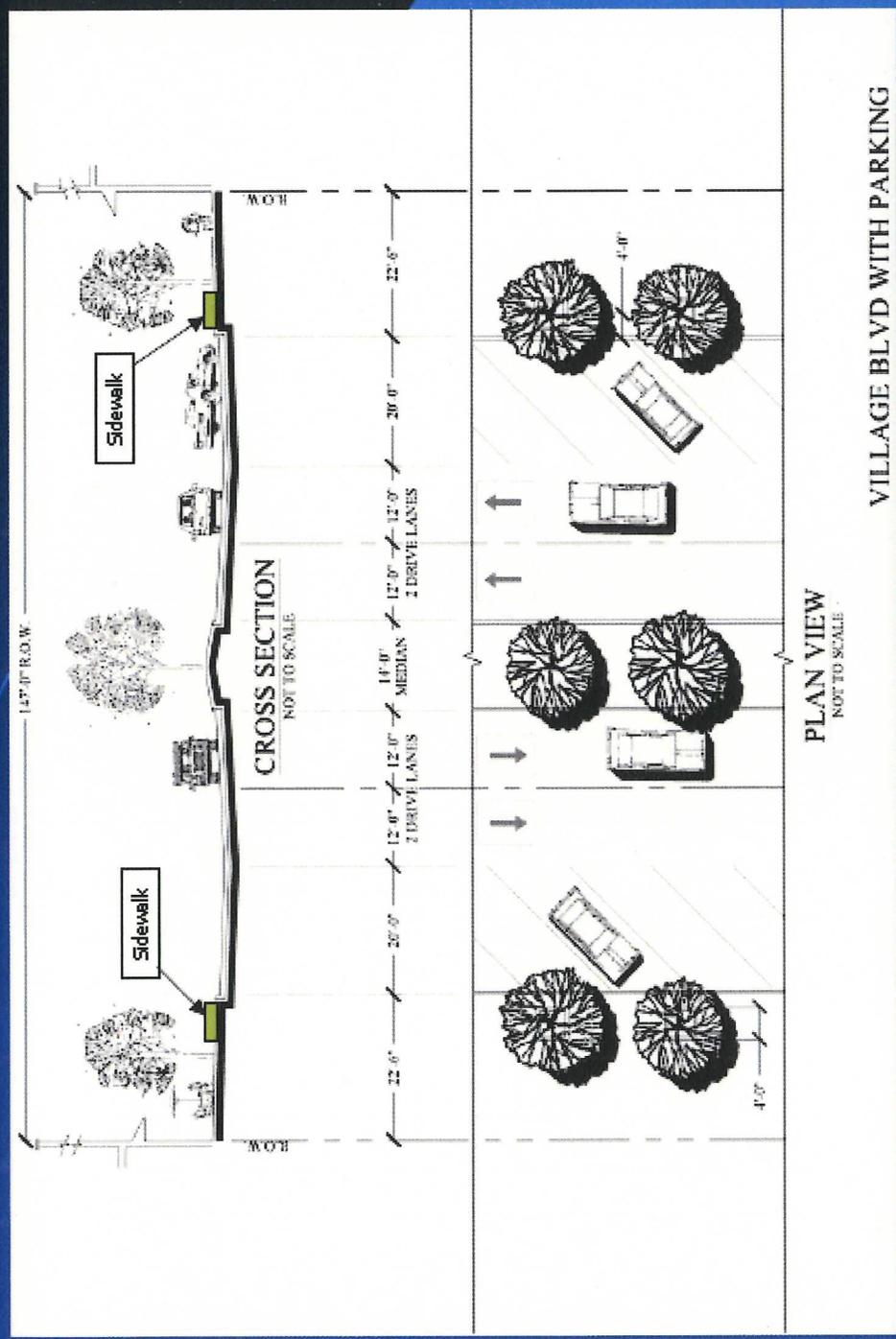


EXHIBIT 5:
WESTLAKE ENTRADA
PUBLIC ROADWAY DESIGN STANDARDS

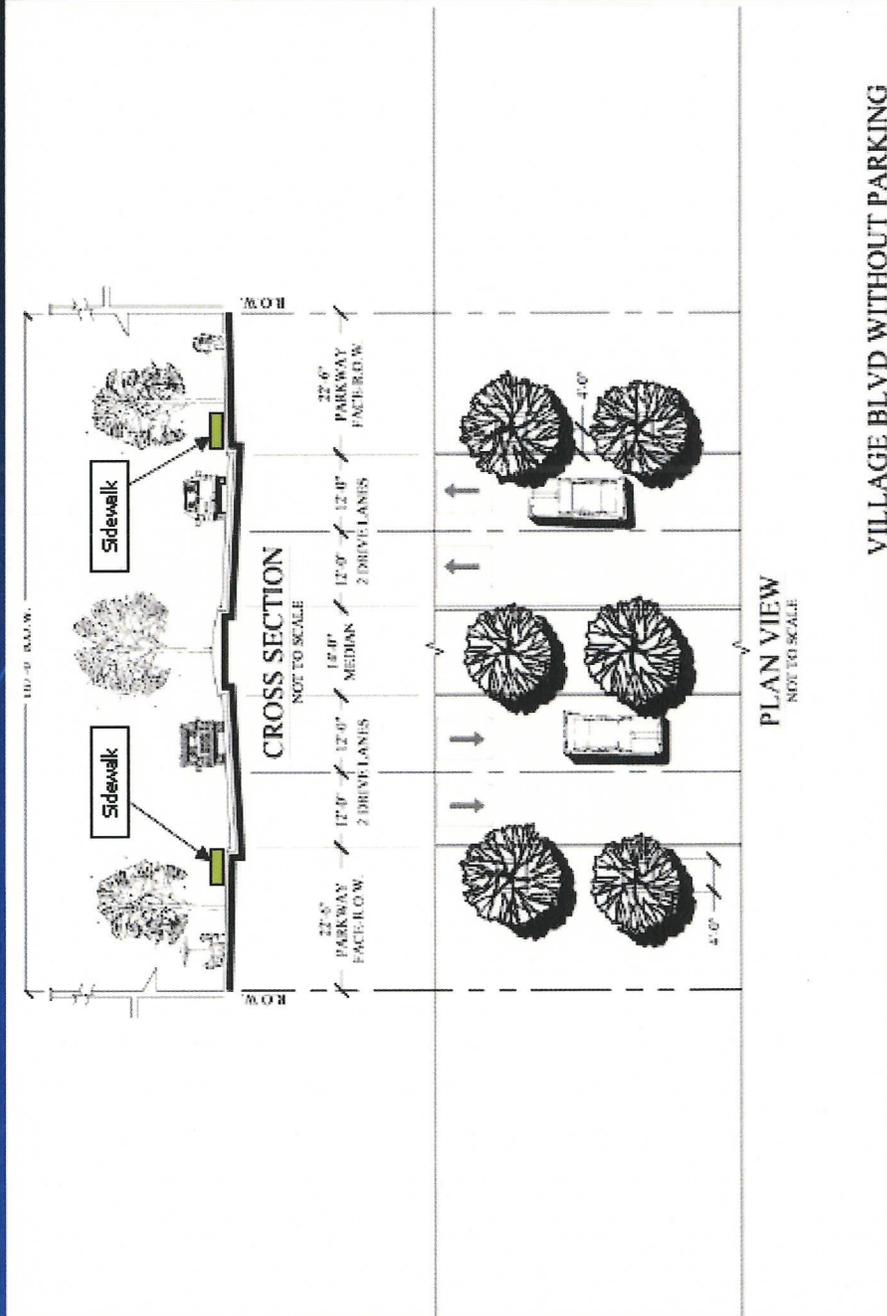
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Village Boulevard with Parking



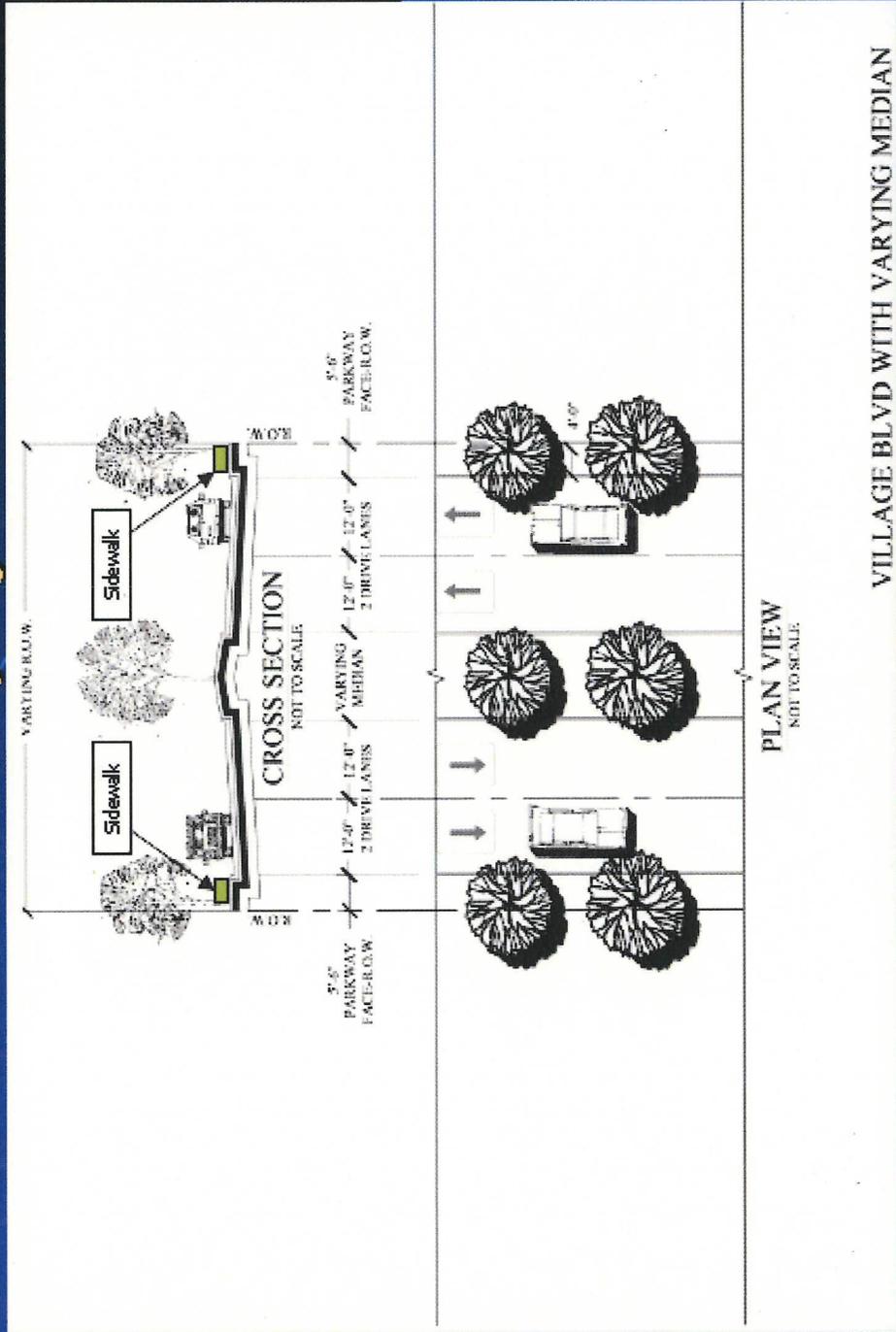
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Village Boulevard w/o Parking



B

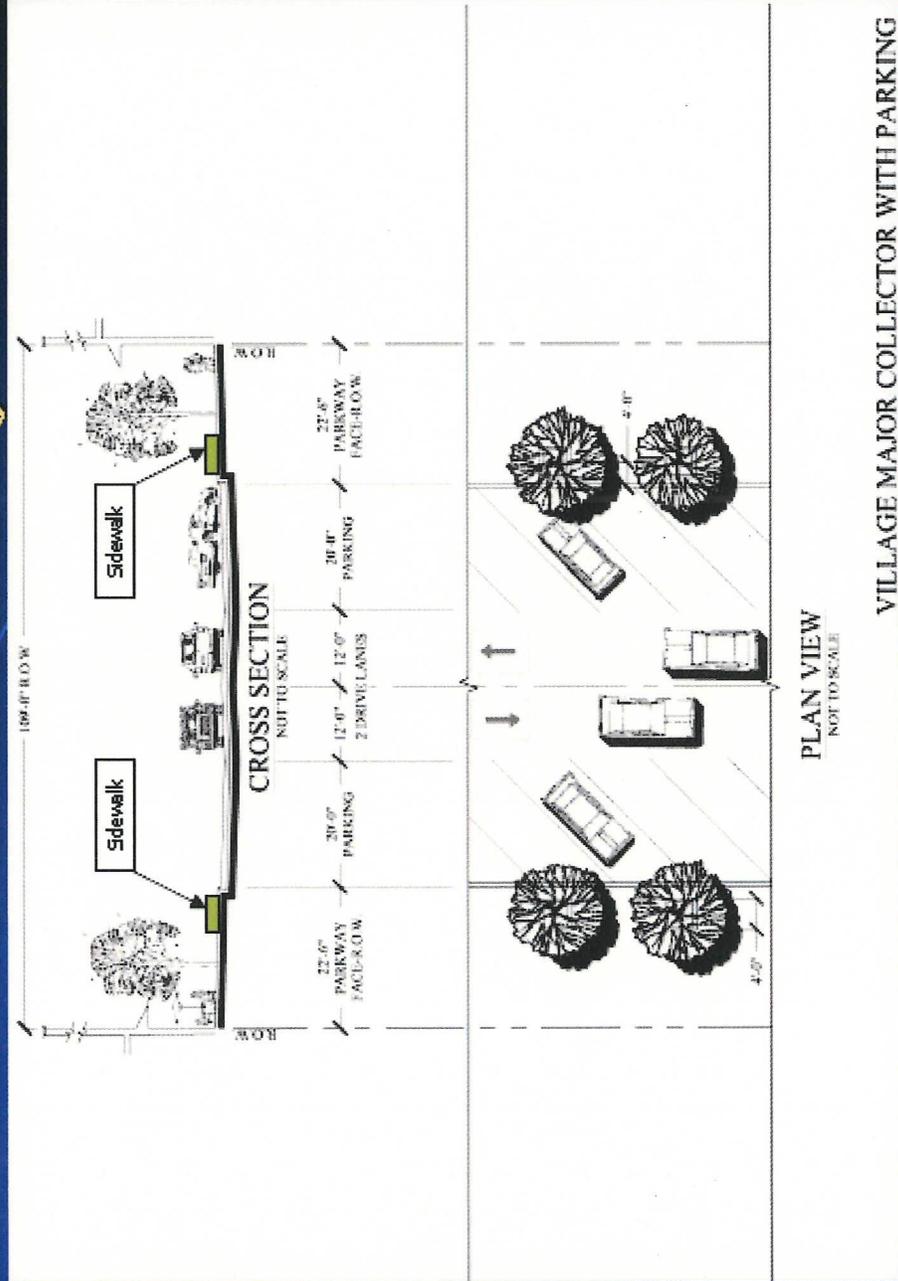
Village Boulevard with Varying Median





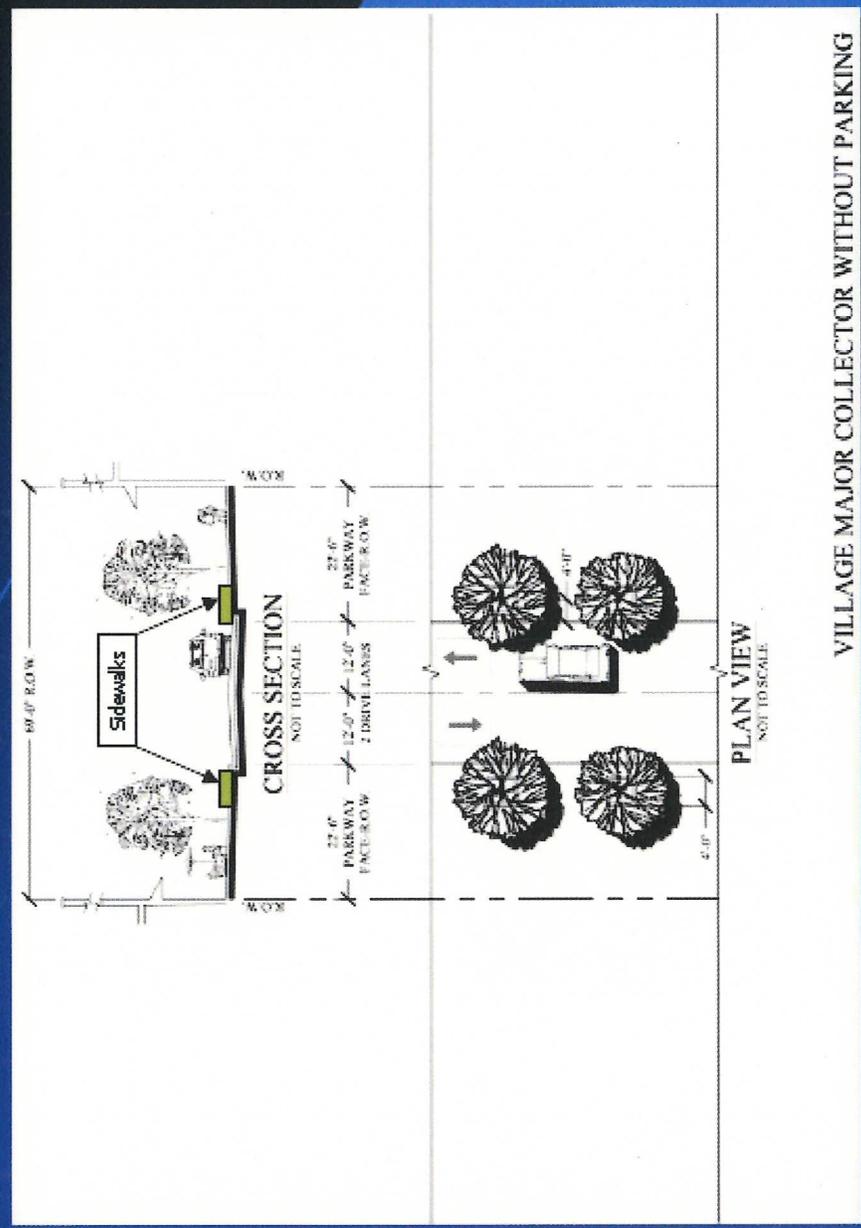
Village Major Collector with Parking

B



B

Village Major Collector without Parking

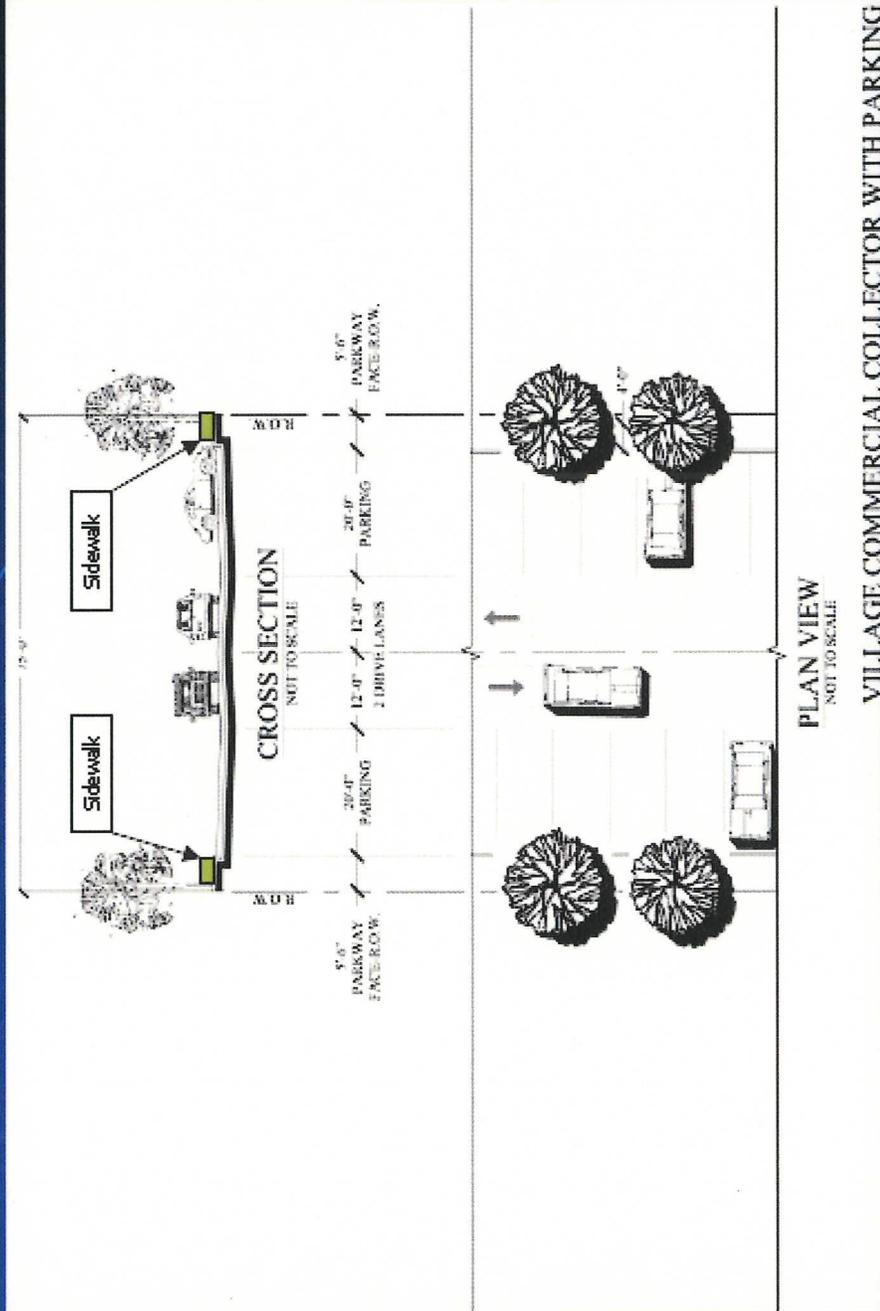


VILLAGE MAJOR COLLECTOR WITHOUT PARKING



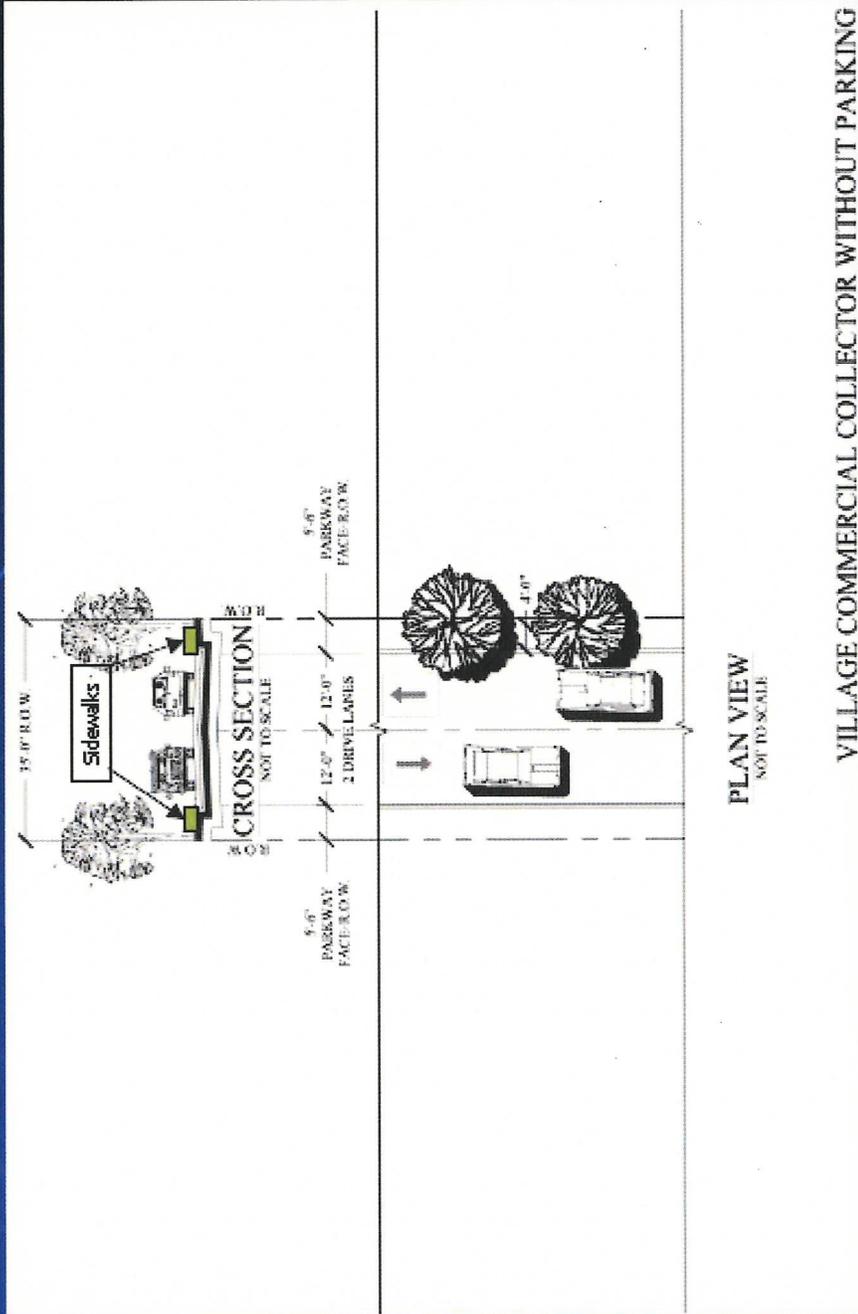
Village Commercial Collector with Parking

B



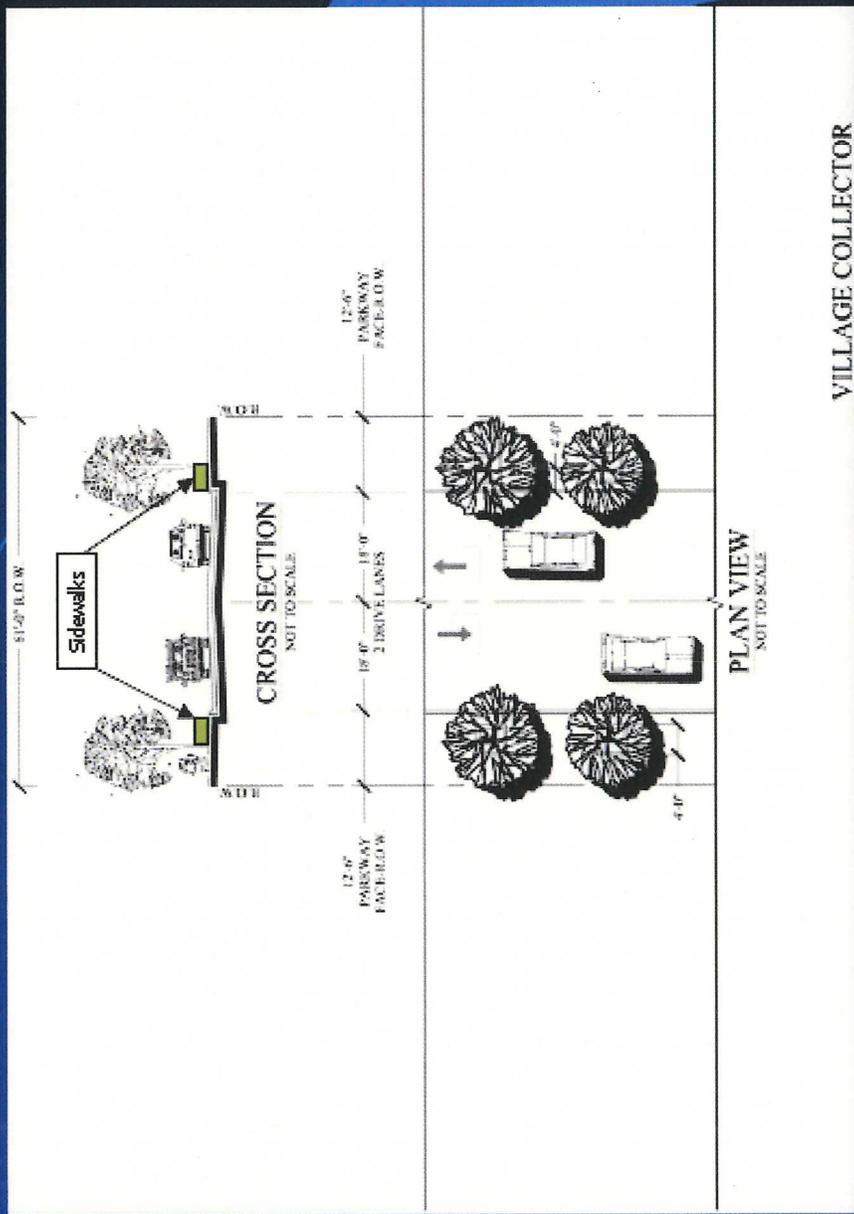
Village Commercial Collector without Parking

B



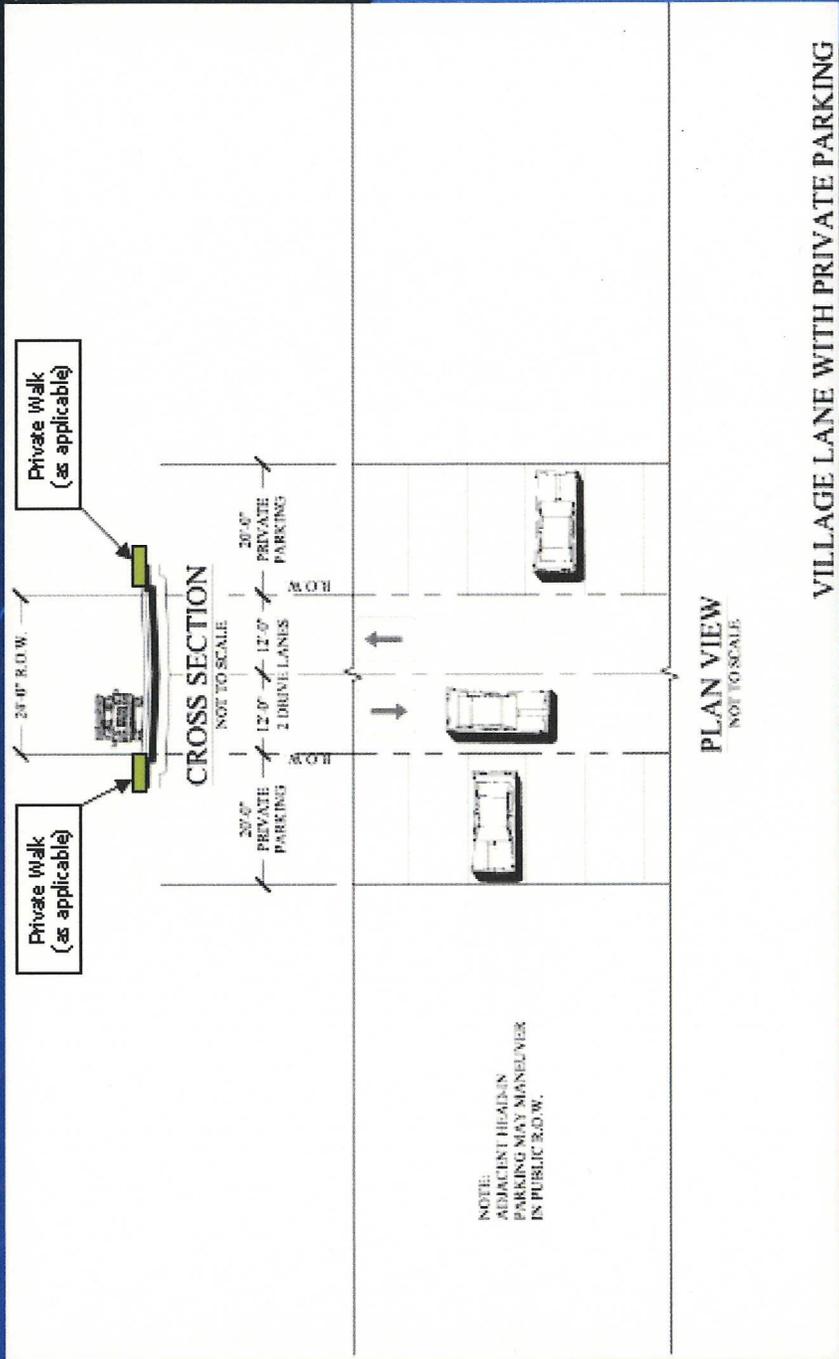
B

Village Collector



B

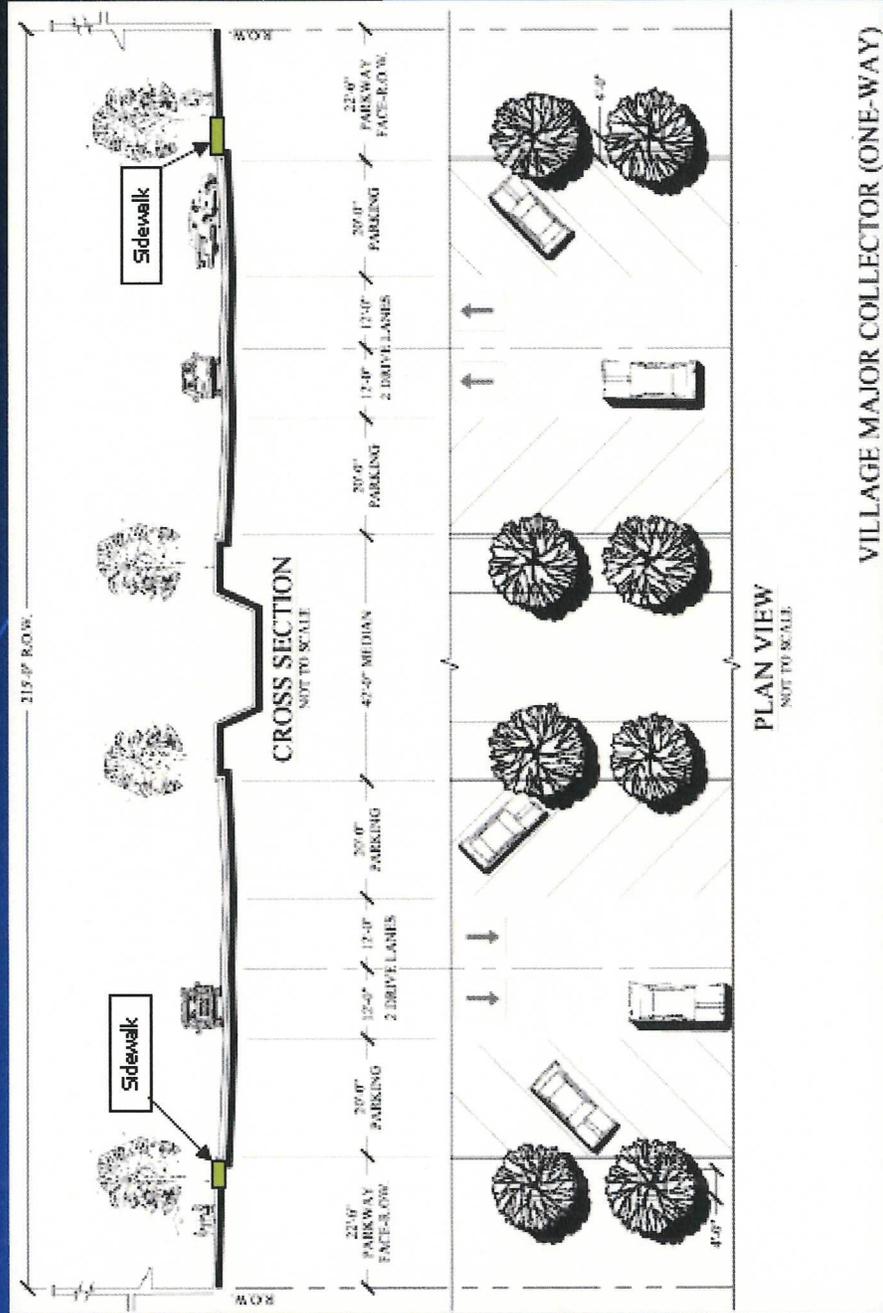
Village Lane with Private Parking





Village Major Collector (One-Way with Median & Parking)

B



B

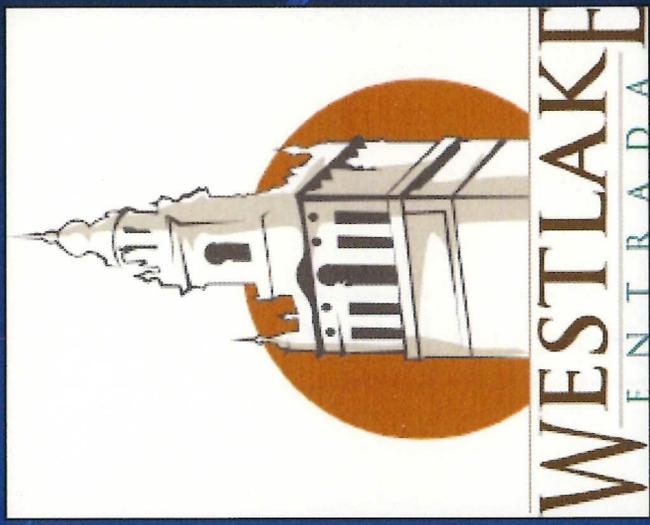
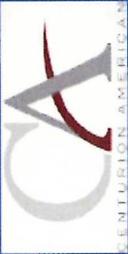


EXHIBIT 6:
WESTLAKE ENTRADA
RESIDENTIAL DEVELOPMENT STANDARDS



RESIDENTIAL SUMMARY



The 322 Total Residential Units are further defined as:

- **Townhomes (Attached):**
 - Townhomes shall have a minimum home size of 1,800 sqft AC
 - Units to be conveyed on fee-simple, platted lots
- **Single-Family, Detached Homes:**
 - To be conveyed as fee-simple real estate on an individually platted lot to support one residence
 - Homes may be built on zero-lot lines, with zero front, rear and side yard set backs
 - Homes to range in size from approximately 2,500 sqft up to 12,000 sqft of conditioned living space
- Final unit mix to be determined at building permit application for each separate phase of construction



WESTLAKE ENTRADA

Small, Clustered,
Townhomes on Fee-Simple Lots





WESTLAKE ENTRADA Townhomes on Fee-Simple Lots



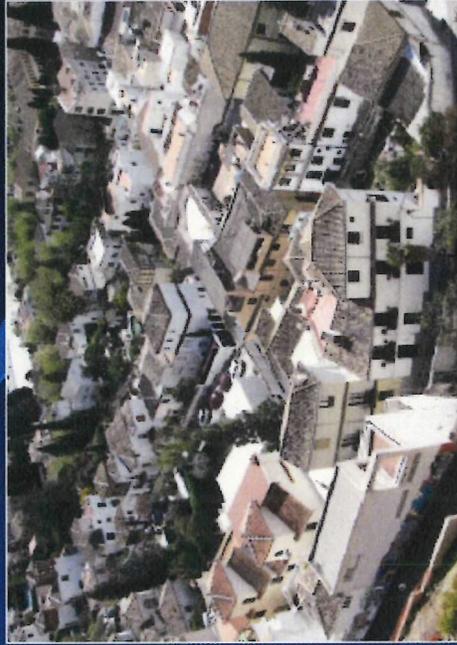


WESTLAKE ENTRADA
Teatro Romano Townhomes
Along the upper rim of the seating area



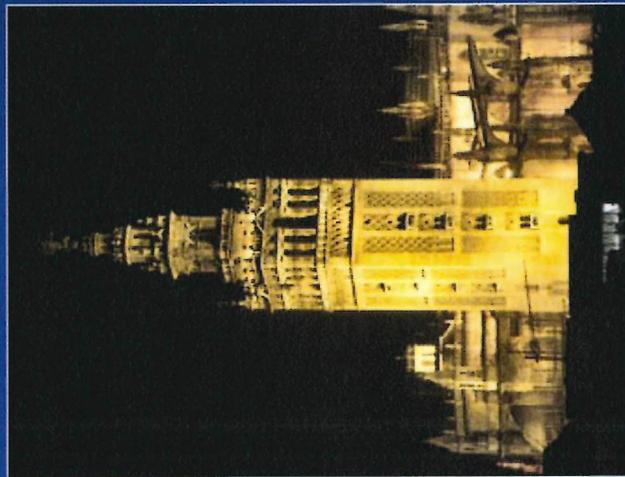
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WESTLAKE ENTRADA
Small, Clustered,
All-Residential Condos:



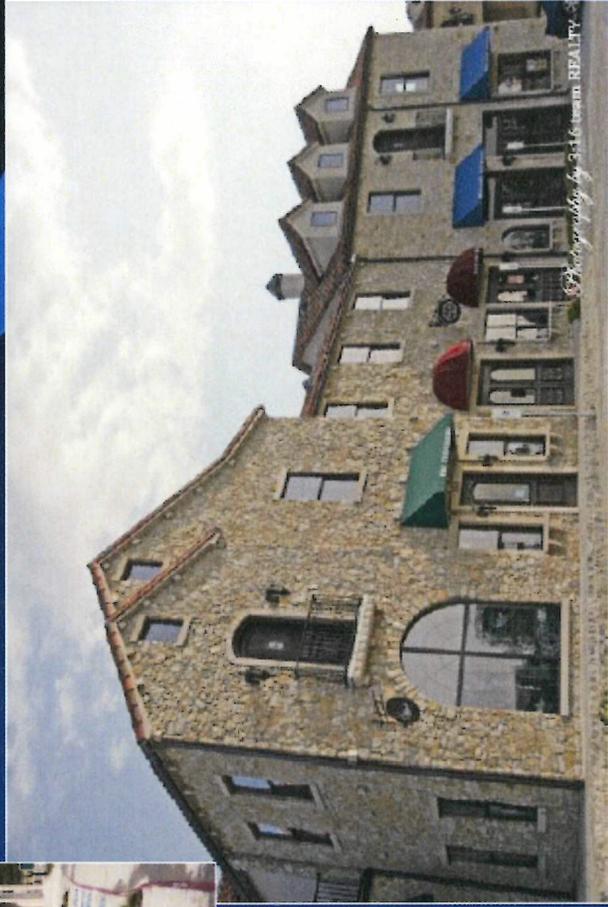
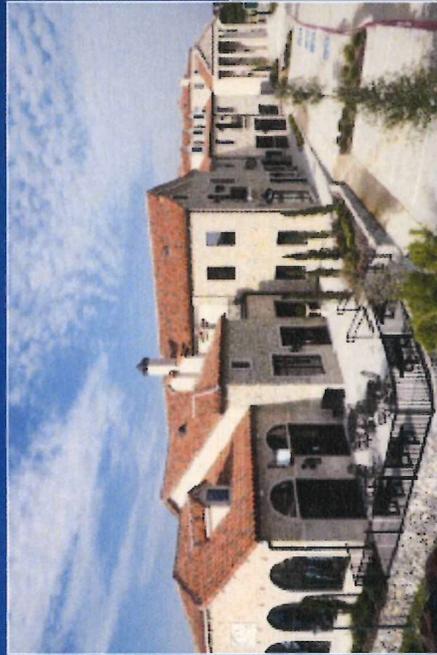


WESTLAKE ENTRADA Bell Tower Floors as Residential Condos:





WESTLAKE ENTRADA 2nd & 3rd Floor of Retail Buildings as Residential Condos



Westlake Entrada Residential Use Summary Table:

322	Total Number of Residential Units Allowed	
	<u>Actual Unit mix to be determined at each Concept Site Plan</u>	
	<u>Single-Family, Detached Homes:</u>	
	2500 sq. ft.	Minimum Home Size
	<u>Townhomes (Attached):</u>	
	1,800 sq. ft.	Minimum Home Size
	<u>Condominiums - residential:</u>	
	Size, number, and configuration to be approved by SUP.	
322	Total # of Proposed Residential Units	
114	35.4%	% Between 1800 sqft AC and 2500 sqft AC
110	34.2%	% Between 2500 sqft AC and 3600 sqft AC
98	30.4%	% Between 3600 sqft AC and 12,000 sqft AC
322	Total Number of Residential Units	

*Upon Completion of the Residential Component, the average Residential Unit size will exceed 2500 sqft
 TBD: Final Residential Unit Mix TO BE DETERMINED at Final Site Plans for each Phase of Development*