

#### **Town of Westlake**

1500 Solana Blvd Building 7, Suite 7100 Westlake, TX 76262

#### Planning & Zoning Commission

#### **Committee Agenda**

 Tuesday, November 28, 2023
 5:00 PM
 Council Chambers

 A.
 CALL TO ORDER
 Council Chambers

- B. PLEDGE OF ALLEGIANCE
- C. CITIZEN COMMENTS
- D. STAFF/DIRECTOR REPORT AND DEVELOPMENT UPDATE
- E. PUBLIC HEARING(S)
- **E.1. 23-307** Conduct a public hearing and consider a recommendation regarding a replat of Lot 19A, Block L, Vaquero-Arthur Addition, Phase 3
- E.2. 23-306 Conduct a public hearing and consider a recommendation regarding amendments to Ordinance 703, as amended (which includes the zoning regulations for the PD1-2 [Westlake Entrada] zoning district); and to Ordinance 720, as amended (which includes the development plan for the PD1-2 [Westlake Entrada] zoning district). The Westlake Entrada development includes 109.12 acres generally located east of Davis Blvd., south of State Highway 114, and north of Solana Blvd.

#### F. REGULAR AGENDA ITEM(S)

**F.1.** <u>23-310</u> Consider approving minutes from the September 19, 2023 Planning and Zoning Commission meeting; and take appropriate action

#### G. ADJOURNMENT

IMPORTANT NOTE: ANY ITEM ON THIS POSTED AGENDA MAY BE DISCUSSED IN CLOSED EXECUTIVE SESSION IF IT FALLS INTO THE PERMITTED CATEGORIES PURSUANT TO TEXAS GOVERNMENT CODE.

#### CERTIFICATION

I certify that the above notice was posted on the bulletin board at Town of Westlake, Town Hall, located at 1500 Solana Blvd., Building 7, Suite 7100, Westlake, TX 76262, in compliance with the Texas Open Meetings Act, Chapter 551 of the Texas Government Code.

Recording Secretary

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



Staff Report

File #: 23-307

Agenda Date: 11/28/2023

Agenda #: E.1.

#### TOWN STAFF REPORT RECCOMENDATIONS

Conduct a public hearing and consider a recommendation regarding a replat of Lot 19A, Block L, Vaquero-Arthur Addition, Phase 3

#### STAFF: Ron Ruthven, Director of Development and Planning

#### **EXPLANATION:**

Sands Surveying, on behalf of the property owners, is requesting a replat of Lot 19A, Block L, Vaquero-Arthur Addition, Phase 3, (1209 Perdenalas Trail) in order to split the existing 2.31 acre lot into two lots, containing 45,590 and 55,182 square feet respectively. The proposed replat returns the subject property to its original configuration under the Vaquero-Arthur, Phase 3 plat. The lots were combined in April 2022 under an approved amended plat.

The proposed Lot 19-R contains an existing single-family home, while the proposed Lot 20-R will be vacant. The proposed lots are in compliance with the property zoning, which is "R-1 Single Family Residential".

#### **STAFF RECOMMENDATION:**

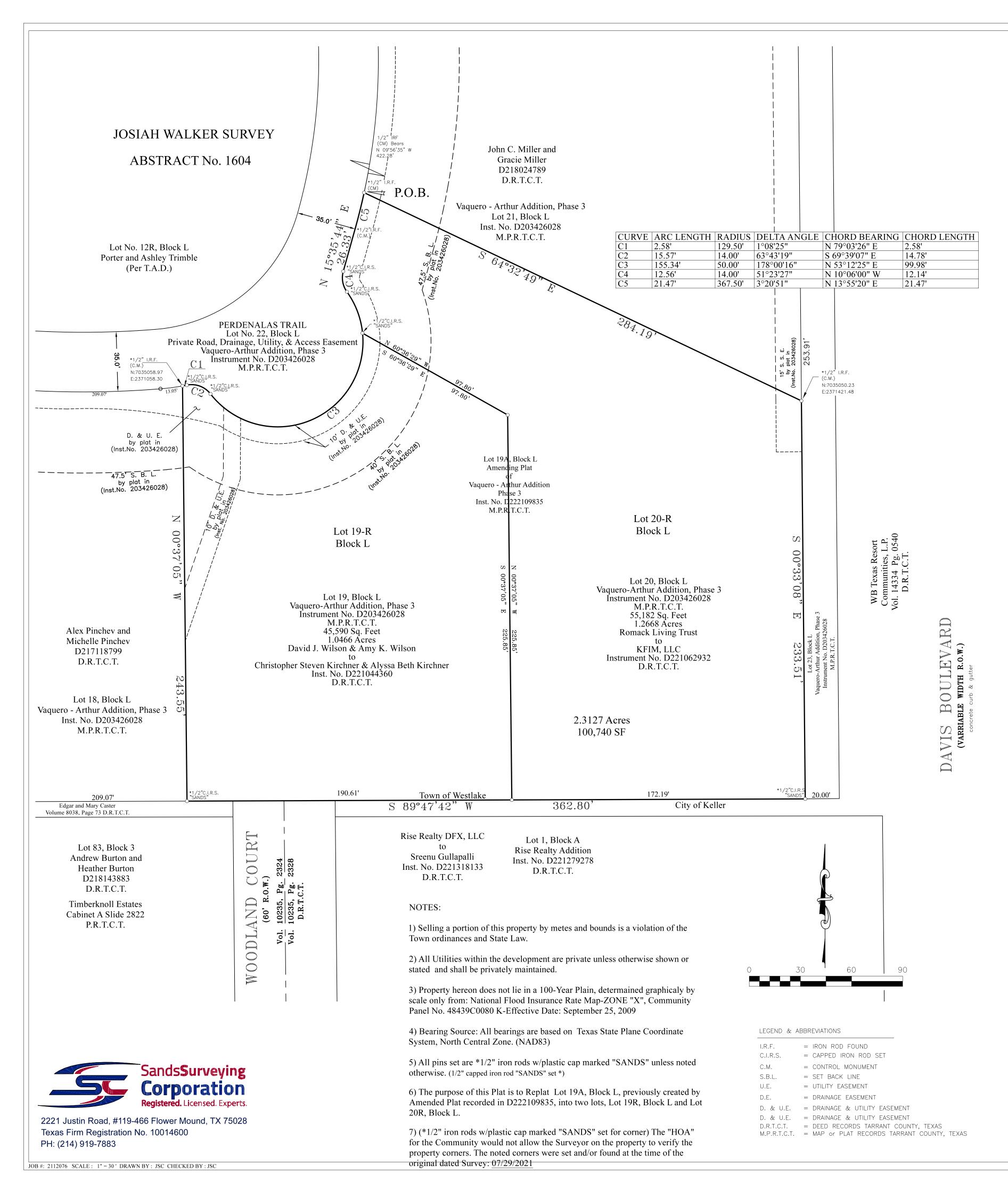
Staff recommends approval as presented.

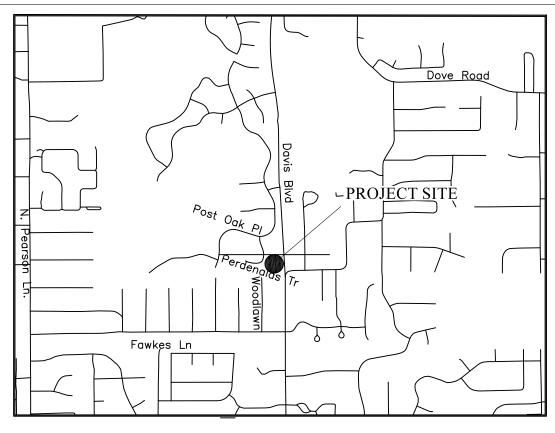
#### PLANNING AND ZONING ACTION/OPTIONS:

1) Motion to recommend approval

#### **ATTACHMENTS:**

1) Replat Exhibit





WHEREAS, Christopher Steven Kirchner And Alyssa Beth Kirchner are the owners of that certain 1.0466 acre lot, tract, or parcel of land described in Deed from David J. Wilson & Amy K. Wilson to Christopher Steven Kirchner & Alyssa Beth Kirchner and recorded in Instrument No. D221044360 of the Deed Records of Tarrant County, Texas, as Lot 19, Block L of the Vaquero ~ Arthur Addition, Phase 3 according to the Map or Plat thereof recorded in Instrument No. D203426028 of the Map or Plat Records of Tarrant County, Texas, and;

WHEREAS KFIM, LLC is the owner of that certain 1.2668 acre lot, tract, or parcel of land described in Deed from Romack Living Trust to KFIM, LLC and recorded in Instrument No. D221062932 of said Deed Records, as Lot 20, Block L of the Vaquero ~ Arthur Addition, Phase 3 according to the Map or Plat thereof recorded in Instrument No. D203426028 of said Map or Plat Records;

BEING a 2.3127 acre lot, tract or parcel of land situated in Josiah Walker Survey, Abstract No. 1604, Town of Westlake, Tarrant County, Texas, and being all of that certain called Lot 19A, Block L of the Amending Plat of Vaquero ~ Arthur Addition, Phase 3 according to the Plat thereof recorded in Instrument No. D222109835 of the Map or Plat Records of Tarrant County, Texas, and also being all of that certain 1.0466 acre lot, tract, or parcel of land described in Deed from David J. Wilson & Amy K. Wilson to Christopher Steven Kirchner & Alyssa Beth Kirchner and recorded in Instrument No. D221044360 of the Deed Records of Tarrant County, Texas, and also being all of that certain called 1.2668 acre lot, tract, or parcel of land described in Deed from Romack Living Trust to KFIM, LLC and recorded in Instrument No. D221062932 of said Deed Records, said 2.3127 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a \*1/2" iron rod found for corner in the South line of Perdenalas Trail (private road, drainage, utility, & access easement, Lot 22, Block L of said Vaquero-Arthur Addition, Phase 3), at the Northwest corner of said Lot 19A, the Northwest corner of said KIFM lot, same being the Southwest corner of Lot 21, Block L of said Vaquero - Arthur Addition, Phase 3;

THENCE South 64°32'49" East with the North line of said Lot 19A, the North line of said KIFM lot, and with the South line of said Lot 21 a distance of 284.19 feet to \*1/2" iron rod found for corner at the Northeast corner of said Lot 19A, the Northeast corner of said KIFM lot, same being the Southeast corner of said Lot 21, and being in the West line of Lot 23, Block L of said Vaguero-Arthur Addition, Phase 3;

THENCE South 00°33'08" East with the East line of said Lot 19A, the East line of said KIFM lot, same being the West line of said Lot 23 a distance of 233.51 feet to a \*1/2" capped iron rod "SANDS" set for corner at the Southeast corner of said Lot 19A, the Southeast corner of said KIFM Lot, same being the Southwest corner of said Lot 23, and being in the South line of said Block L of the above referenced Vaquero - Arthur Addition, Phase 3;

THENCE South 89°47'42" West with the South line of said Lot 19A, same being the South Line of said KIFM lot at a distance of 172.19 feet passing the Southwest corner of said KIFM lot, same being the Southeast corner of the above referenced Kirchner lot and continuing a total distance of 362.80 feet to a \*1/2" capped iron rod set for corner in the South line of said Block L, and being at the Southwest corner of said Lot 19A, the Southwest corner of said Kirchner lot, and being at the Southeast corner of Lot 18, Block L of said Vaguero – Arthur Addition, Phase 3;

THENCE North 00°37'05" West with the East line of said Lot 18, the West line of said Lot 19A, same being the West line of said Kirchner lot a distance of 243.55 feet to a \*1/2" iron rod found for corner in the South line of said Perdenalas Trail, at the Northwest corner of said Lot 19A, the Northwest corner of said Kirchner lot, at the Northeast corner of said Lot 18, and being at the beginning of a non-tangent curve to the left;

THENCE in a Northeasterly direction with the South line of said Perdenalas Trail, the North line of said Lot 19A, same being the North line of said Kirchner lot, and with said curve to the left having a radius of 129.50 feet, whose chord bears North 79°03'26" East, a distance of 2.58 feet, for an arc length of 2.58 feet to a \*1/2" capped iron rod set for corner at the beginning of a reverse curve to the right;

THENCE in a Southeasterly direction with the Said North and South lines and with said reverse curve to the right having a radius of 14.00 feet, whose chord bears South 69°39'07" East, a distance of 14.78 feet, for an arc length of 15.57 feet to a \*1/2" capped iron rod set for corner at the beginning of a reverse curve to the left;

THENCE in a Northeasterly direction continuing with the said North and South lines and with said reverse curve to the left having a radius of 50.00 feet, whose chord bears North 53°12'25" East, a distance of 99.98 feet, at an arc length of 128.85 feet passing a \*1/2" capped iron rod set for corner at the Northeast corner of said Kirchner lot, same being an angle corner in the West line of KIFM lot, and continuing with said curve to the left a total length of 155.34 feet to a point for corner at the beginning of a reverse curve to the right;

THENCE in the Northwesterly direction continuing with the common line of said Perdenalas Trail and said KFIM lot and with said reverse curve to the right having a radius of 14.00 feet, whose chord bears North 10°06'00" West, a distance of 12.14 feet, for an arc length of 12.56 feet to a \*1/2" capped iron rod set for corner;

THENCE North 15°35'44" East continuing with said common line a distance of 26.33 feet to a \*1/2" iron rod found at the beginning of a curve to the left;

THENCE in the Northeasterly direction with said common line and with said curve to the left having a radius of 367.50 feet, whose chord bears North 13°55'20" East, a distance of 21.47 feet, for an arc length of 21.47 feet back to the POINT OF BEGINNING and CONTAINING 100,740 square feet or 2.3127 acres of land, more or less.

#### SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: THAT I, J. Scott Cole, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual and accurate survey of the land described hereon, and that the corner monuments shown hereon were found or placed under my direct supervision in accordance with the ordinances of Town Westlake, Tarrant County, Texas.

### J. Scott ColeRELIMINARY FOR REVIEW ONLY Registered Professional Land Surveyor State State No. 440 BE FILED FOR ANY PURPOSE

STATE OF TEXAS § COUNTY OF Tarrant §

BEFORE ME, the undersigned, a notary public in and for said county and state, on this day personally appeared J. Scott Cole, known to me to be the one whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed. GIVEN UNDER MY HAND AND SEAL OF OFFICE, this Day of , 2023.

Notary Public, State of Texas

#### VICINITY MAP

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS: THAT, CHRISTOPHER STEVEN KIRCHNER AND ALYSSA BETH KIRCHNER as to Lot 19, Block L & KFIM, LLC, as to Lot 20, Block L do hereby adopt this plat, designating the herein above described property as the Vaquero -Arthur Addition Phase 3, an addition to the Town of Westlake, Tarrant County, Texas. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies and the public and private utilities specifically approved by the Town of Westlake for the use of a particular easement. The maintenance of paving or any other surfaces on the utility and fire lane easements is the sole responsibility of the property owner. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for mutual use and accommodation of all public utilities specifically approved by the Town of Westlake. Any public utility specifically approved by the Town of Westlake to use a particular easement shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way may endanger or interfere with construction, maintenance, or efficiency of its system on the easement and that public utility shall at all times have the right of ingress and egress to or from and upon the easement for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its system, subject to complying with all ordinances, rules, regulations and resolutions of the Town of Westlake, Texas. The Town of Westlake, Texas, and the public utility shall have the right of ingress and egress to private property for the purpose of reading meters, maintenance and service required or ordinarily performed by that utility. Water main and wastewater easements shall also include additional area of working space for construction and maintenance of the systems. Additional area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line. Description of these additional easements herein granted shall be determined by their locations as installed.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the Town of Westlake, Tarrant County, Texas.

WITNESS, my hand, this the day of \_\_\_\_\_, 2023.

Robert Wiegand, Esq., Receivership of Triple S Sports and Entertainment Group Limited

STATE OF TEXAS § COUNTY OF Tarrant §

BEFORE ME, the undersigned, a notary public in and for said county and state, on this day personally appeared Robert C. Weigand, Esq., known to me to be the one whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this Day of , 2023.

Notary Public, State of Texas

Chairman	Date	
Secretary	Date	
Preliminary Plat Approve of a Final Plat:	d by the Town of Westlake Town Council for	the Preparat

FINAL PLAT SHOWING Lot 19-R and Lot 20-R, Block L Vaquero ~ Arthur Addition, Phase 3 **BEING A REPLAT OF** Lot 19A, Block L Vaguero ~ Arthur Addition, Phase 3 in the Town of Westlake, Tarrant County, Texas Instrument No. D222109835 Map or Plat Records, Tarrant County, Texas Total Number of Acres - 2.3127 Zoning: R-1 Applicant/Preparer Sands Surveying Corporation 422 Willow Way, Highland Village, Texas 75028 (214) 919-7883 Developer Contact Don Hill, Attorney at Law 6060 N. Central Expressway, Suite 500, Dallas, TX 75206 (214) 800-3492 Owner/Developer CHRISTOPHER STEVEN KIRCHNER AND ALYSSA BETH KIRCHNER as to Lot 19, Block L and KFIM, LLC as to Lot 20, Block L August 2023

Plat Filed in: Cabinet \_\_\_\_\_, Slide \_\_\_\_\_.



Staff Report

File #: 23-306

Agenda Date: 11/28/2023

Agenda #: E.2.

#### TOWN STAFF REPORT RECCOMENDATIONS

Conduct a public hearing and consider a recommendation regarding amendments to Ordinance 703, as amended (which includes the zoning regulations for the PD1-2 [Westlake Entrada] zoning district); and to Ordinance 720, as amended (which includes the development plan for the PD1-2 [Westlake Entrada] zoning district). The Westlake Entrada development includes 109.12 acres generally located east of Davis Blvd., south of State Highway 114, and north of Solana Blvd.

#### STAFF: Ron Ruthven, Director of Development and Planning

#### **BACKGROUND:**

Mike Beaty, representing MRW Investors, LLC (the Entrada developer), is requesting to amend the Entrada development plan, as shown and explained in the attached documents. The proposed amendment is occurring in conjunction with a potential amendment to Solana Public Improvement District (PID) Service and Assessment Plan (SAP) wherein the development plan and the PID SAP would align with one another with certain land uses redistributed within the PID and development plan. Other changes to the development include the addition of single family residential to blocks that are currently designated for commercial uses on the existing development plan, and reduction in land use categories on the development plan land use legend to four from 12 categories on the existing development plan.

#### ENTRADA ZONING AND HISTORY

As a planned development district governing a mixed-use development, the Entrada development contains a somewhat complex regulatory structure that includes multiple zoning amendments, development plan amendments, design guideline requirements, site plan approvals and development agreements and amendments, described as follows:

Entrada Zoning Regulations - includes approved land uses, setback requirements, general development procedures and standards.

**Entrada Development Plan** - serves as the master land use and spatial plan for the development. Should be consistent with the public improvement district (PID) service area plan and vice-versa. The original development plan for Entrada was approved by Ordinance 720, and was subsequently amended by Ordinances 830, 918, 934 and 959. The purpose of the development plan is to serve as the guiding master plan for the development while also serving as the regulatory control plan for the entire development. The Entrada zoning regulations also require the site plans to be consistent with the approved development plan. Unlike a concept plan, the development plan is scaled, contains more detail such as exact roadway locations and lot boundaries, and serves to act as a high-level site plan for the entire development.

**Entrada Site Plans** - these plans are highly detailed and are meant to demonstrate compliance with relevant regulatory requirements. Site plans may or may not require Commission and Town Council approval depending on the degree of deviation between the site plan proposal and the regulatory requirements.

**Entrada Design Guidelines** - The design guidelines contain the specific architectural requirements for all development in Entrada including building style, material and articulation elements for buildings and signage.

Entrada Development Agreements- Agreements tend to focus more on public infrastructure and improvements. However, they also

may address construction timing and performance, architecture, economic development conditions and many other more detailed requirements that, legally, may possibly not be placed in zoning regulations.

Most of the above regulatory documents can be viewed on the Town's web page at the following link:

<https://www.westlake-tx.org/555/Entrada>. In the context of the current request, only the development plan is requested for amendment. However, given the scale of the proposed changes, staff recommends that, if approved, certain conditions be approved as companion amendments to both the development plan and the zoning regulations in order to accommodate the request in way that provides flexibility for the developer while also promoting more effective design and construction consistency and performance moving forward.

#### ANALYSYS OF REQUEST

The following analysis explains the proposed changes in detail and examines the potential impacts related to the changes.

#### **Black Level Analysis**

The Entrada subdivision plat contains 17 blocks (Blocks A through Q) in addition to Lot 2R1, Block 1, Westlake/Southlake Park Addition Number One (also referred to as Phase 3). The following is a block-by-block breakdown of the proposed changes from the existing development plan to the proposed development plan (Block nomenclature is provided on the attachment showing the current development plan:

#### Block A

Existing land use category: *Retail* Proposed land use category: *Commercial, Mixed-use Commercial and Residential* Status: Developed as the retail corner

#### <u>Block B</u>

Existing land use category: (1) Hotel, (2) Retail, (3) Office, (4) Utilities/Public Parking Proposed land use category: (1) Commercial, Mixed-use Commercial and Residential, (2) 24 Single Family Attached units, (3) Parks and Open Space Status: Partially developed as a public parking garage

#### Block C

Existing land use category: (1) Hotel, (2) Retail, (3) Residential Repository Proposed land use category: Commercial, Mixed-use Commercial and Residential Status: Partially developed - residential repository under construction

#### <u>Block D</u>

Existing land use category: *10 Single Family Detached units* Proposed land use category: *10 Single Family Detached units* Status: Partially developed - Homes under construction

#### <u>Block E</u>

Existing land use category: 12 Single Family Attached units; 3 Single Family Detached units; Parks/Open Space Proposed land use category: 12 Single Family Attached units; 3 Single Family Detached units; Parks/Open Space Status: Developed - 12 single family attached, and 2 single family detached units

#### Block F

Existing land use category: 15 Single Family Detached units Proposed land use category: 15 Single Family Detached units Status: Undeveloped

#### <u>Block G</u>

Existing land use category: *16 Single Family Detached units* Proposed land use category: *16 Single Family Detached units* Status: Partially developed; 5 new homes under construction

#### <u>Block H</u>

#### File #: 23-306

Existing land use category: *15 Single Family Detached units* Proposed land use category: *15 Single Family Detached units* Status: Partially developed; 6 new homes under construction

#### **Block I**

Existing land use category: *12 Single Family Attached units* Proposed land use category: *12 Single Family Attached units* Status: Developed - 12 Single Family Attached units

#### <u>Block J</u>

Existing land use category: 16 Single Family Attached units Proposed land use category: 6 Single Family Attached units; 6 Single Family Detached Units Status: Partially developed as 6 Single Family Attached units

#### <u>Block K</u>

Existing land use category: (1) Mixed-use with retail and condominiums (SUP expired); (2) open space (Plaza Mayor) Proposed land use category: (1) 48 Single Family Attached units; (2) Commercial, Mixed-use Commercial and Residential, (3) Parks and Open Space Status: Undeveloped

Block L

Existing land use category: (1) Mixed-use with retail; (2) Town Hall site Proposed land use category: (1) Commercial, Mixed-use Commercial and Residential (2) 11 Single Family Detached units, (3) Parks and Open Space Status: Undeveloped

#### Block M

Existing land use category: (1) Institutional, (2) Office, (3) 18 Single Family attached units Proposed land use category: (1) Commercial, Mixed-use Commercial and Residential (2) 18 Single Family Attached units Status: Partially developed: Primrose Academy; Spec office building; Active Site Plan for 18 townhomes

#### Block N

Existing land use category: (1) Mixed-use with condominiums (10 units); (2) retail Proposed land use category: (1) Commercial, Mixed-use Commercial and Residential (10 condo units) Status: Partially developed: CVS; 4 story Mixed-use building with 10 condos under construction

#### <u>Block O</u>

Existing land use category: *Retail* Proposed land use category: *Commercial, Mixed-use Commercial and Residential* Status: Developed - Senderra Title

#### <u>Block P</u>

Existing land use category: *Retail* Proposed land use category: (1) Commercial, Mixed-use Commercial and Residential, (2) single family detached - 12 units Status: Undeveloped

#### <u>Block Q</u>

Existing land use category: Future Retail per Ordinance 959 Proposed land use category: (1) Commercial, Mixed-use Commercial and Residential with 20 condo units proposed (will require SUP approval) Status, Undeveloped, site plan application pending.

Status: Undeveloped; site plan application pending

#### Phase 3

Existing land use category: *Future Residential and Commercial per Ordinance* 959 Proposed land use category: (1) *Commercial, Mixed-use Commercial and Residential,* (2) *Single Family Detached - 50 units,* (3) *Single Family Attached - 60 units* Status: Partially developed with existing parking lot; site plan application under review

#### Land Use Entitlements

As a mixed-use development, Entrada allows for a large amount of commercial development mixed with residential housing. Although the zoning regulations don't specify a specific amount of commercial gross floor area, the PID SAP mentions a total non-residential gross floor area of approximately 1.2 million square feet for the entire development. Although a maximum of 322 residential units are allowed in development per the zoning regulations, neither the zoning ordinance nor the original development plan specify the distribution and location of all housing types in the development, which are single-family detached, single-family attached and multifamily condominiums. In this case, the original PID SAP provides more specifics. The current PID SAP shows the following land use distribution:

#### Current PID SAP Land Uses

Land Use Type	Total
Condominium Units	115 units
Single Family Units	207 units
Commercial	1,158,299 sq.ft.

Based on the changes proposed by the developer, the PID SAP would change as follows:

#### Proposed PID SAP Land Uses

Land Use Type	Total
Condominium Units	10 units
Single Family Units	312 units
Commercial	643,391 sq.ft.

Therefore, the proposed development plan amendment would result in a 33% increase in single family homes within the development and a corresponding reduction of 44% in commercial floor area on the PID SAP. It is important to note, however, that the zoning regulations do not contain any limits on commercial floor area or commercial floor-to-area (FAR) ratios. Therefore, the current or future developer could exceed the commercial floor area shown the proposed PID SAP update through more dense commercial construction.

#### **Impacts Relative to Proposal**

The following is a summary of potential impacts based on the proposed development plan amendment.

*Traffic and Access.* Although the overall entitlements in the development are not increasing, the land uses, nonetheless, are proposed for redistribution within the development. Therefore, there will be some impacts on traffic circulation and roadway access. Most of the roadway infrastructure in Entrada is already in place. Therefore, staff recommends that any traffic impacts be examined at the site plan level whenever a new site plan is received.

*Parking.* The increase in single family housing will have an impact on the need for guest parking for new residential units given lack of space on both the roadways and the individual lots. Therefore, staff recommends the following addition to the Entrada zoning regulations as condition of approval:

"Guest parking shall be provided at a minimum rate of one space per every two residential units in the development. Guest parking shall be located on HOA owned lots (unless the street is 30 feet or more in width, in which case on-street parking may be permitted in compliance with this section), be located not more than 300 feet from a majority of residential units they are intended to serve, and meet the parking requirements herein and the Town zoning regulations. Guest parking shall be shown on the site plan application. Deviations to these requirements may be approved by the Town Council as part of the site plan application upon the recommendation of the Planning and Zoning Commission."

Parks and Open Space. The key active open space amenity in the development is the "Plaza Mayor", located on Block K in the

current development plan. Staff recommends that this plaza/park be built before any new single family development occurs. Staff recommends the following addition to the Entrada development plan provisions as a condition of approval:

"The central plaza (aka the Plaza Mayor) as depicted in Exhibit A, described in Ordinance 703, and depicted on Ordinance 720 shall be under construction by the developer prior to the approval of any residential site plans on Blocks B, K, L, P, Q, Westlake Entrada Addition and Lot 2R1, Block 1, Westlake/Southlake Park Addition Number One (Phase 3). However, the plaza site plan may be submitted in conjunction with the Block K site plan. No residential building permits shall be issued in said blocks and phases until the plaza is completed, as determined by the town manager or designee. The final shape, layout, amenities and design of the plaza shall be determined as part of the site plan application. However, the size of the plaza shall not be smaller than the plaza area shown in Ordinance 720 and approved by Ordinance 854."

**Building Design and Massing.** Only 10% The Entrada development has been constructed. The key distinction for the development relative to other mixed-use developments is its unique Spanish village oriented design. Therefore, the site plan review process will serve a key role in ensuring the final design and layout of the development adheres to the design guidelines moving forward.

**Development Performance.** A consistent issue in Entrada has been the lack of any construction activity and/or the slow pace of actual construction activity. Another potential issue with converting virtually all housing in the development to single family is the absence of key development amenities including commercial development. Given these issues, staff recommends several conditions relative to the request that seek to improve performance as follows:

- 1. Section 3.1 in Ordinance 703 and 852 be amended to update and clarify the existing performance language to ensure that there be at least 1,500 square feet of air-conditioned non-residential floor area for each new residential unit to ensure that commercial development is keeping pace with residential development. As of today, there is 117,264 square feet of non-residential air-conditioned space in Entrada, allowing for a total of 74 residential units. There are currently 63 total units permitted in the development with 32 of those completed. This number will increase as more commercial space is constructed.
- 2. Building permit performance Regarding actual construction activity, staff proposes the following conditions:

"1. Any building permit issued in the development shall expire and/or terminate, and shall not be eligible for extension, at the occurrence of one or more of the following:

- a. Cessation of construction activity for more than 180 days;
- *b. Abandonment of the site for more than 90 days;*
- c. Failure to construct in a timely manner (to be determined by the Building Official every 180 days upon review of permit extension);
- *d. Failure to construct in compliance with approved plans;*
- e. Failure to maintain a clean and safe construction site with minimal nuisances after repeated warnings;

2. Permit Extensions - Building permits may be extended by the Building Official provided compliance with section one above is maintained. However, not more than four extensions may be granted on a single building permit. After the permit has been extended four times, or two years have elapsed since the date of the issuance of the building permit, whichever occurs first, the building permit shall expire and a new permit and requisite fees shall be required in order to continue construction.

3. Appeals - If, per the terms of this section, the Building Official determines that a building permit shall be revoked, expire or not be extended, the permit applicant may appeal the Building Official decision to the town manager. If the town manager denies the appeal, the permit applicant may appeal the decision to the Town Council. The appeal shall be requested by the applicant in writing. Once received, the appeal request shall be placed on the next available Town Council agenda for consideration. The decision of the Town Council shall be final."

3. Block Level Development Performance - staff proposes requiring block level site plans for certain blocks to discourage piecemeal development and to minimize the impacts noted above as follows:

"Site plans submitted on Blocks P, L, K, Westlake Entrada Addition and Lot 2R1, Block 1, Westlake/Southlake Park Addition Number One (Phase 3), shall include all properties on the entire block in order to ensure adequate utilities and drainage, building massing and layout, parking and PID SAP compliance. These site plans shall require final approval by the P&Z and Town Council."

#### SUMMARY AND STAFF RECOMMENDATION:

The proposal by the applicant seeks to amend the development plan as the first step in amending the PID SAP in order to create consistency between both documents and potentially reduce PID assessments. Although the proposal does not seek to change any zoning entitlements, it does involve significant redistribution of land uses within the development with more single-family development and less commercial development. Should the Commission vote to approve the request, staff recommends that the following conditions be approved as well, which are also attached as part of the draft ordinance that will be sent to the Town Council for a final vote:

*A.* "That Ordinance 852, Section 2, Section 3.1, which amended Ordinance 703, Exhibit A, Article 2, Section 3, is hereby amended to read as follows:

Section 3. 1: Pace of Residential Use Development within PD1 -2:

- Section 3.1.1 is hereby deleted. 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).
- Section 3.1.2 is hereby amended as follows: Section 3.1.1 Regarding any building permit, subdivision plat and/or site plan approving a new residential unit in the PD1-2 zoning district, there shall be a minimum of 1,500 square feet of air-conditioned non-residential building space completed in the zoning district for each residential unit permitted, platted and/or included on a site plan application.
- Section 3.1.3 is hereby amended as follows: 3.1.2 The Building Official shall maintain a database illustrating conformance to this requirement and include an up-to-date report with each new residential unit building permit application. Non-residential use buildings that are currently under construction with an active building permit must be substantially outwardly completed within six-months of being included in the 1500:1 ratio as determined by the Building Official, which is 1,500 square feet of air-conditioned non-residential building space to each residential unit calculation.
- *B.* That Ordinance 703, Exhibit A, Article III, Section 18.2 is hereby amended to read as follows:

*Section 18.2* Unless noted otherwise, Site Plans submitted for the development shall conform to the approved Development Plan.

- 1. Minor changes or corrections on the Development 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.*
- 2. All plats submitted and approved in the development shall conform to the approved site plan. No plat application shall be accepted and/or approved in portions of the development that have not received site plan approval, or in undeveloped areas where an approved site plan has expired.

- 3. Selling a portion of land in the development by metes and bounds is a violation of the town subdivision ordinance and state law and is subject to fines and withholding of utilities, building permits, site plan applications and other permits. Fines and/or penalties for violation may be assessed on any future application fee on the part of the violator.
- C. That Ordinance 703, Exhibit A, Article III, Section 15 is hereby amended by adding the following section to read as follows:

Section 15.9 Residential Guest Parking - Guest parking shall be provided at a minimum rate of one space per every two residential units in the development. Guest parking shall be located on HOA owned lots (unless the street is 30 feet or more in width, in which case on-street parking may be permitted in compliance with this section), be located not more than 300 feet from a majority of residential units they are intended to serve, and meet the parking requirements in herein and the Town zoning regulations. Guest parking shall be shown on the site plan application. Deviations to these requirements may be approved by the Town Council as part of the site plan application upon the recommendation of the Planning and Zoning Commission.

- D. Building Permit Performance:
- 1. Any building permit issued in the development shall expire and/or terminate, and shall not be eligible for extension, at the occurrence of one or more of the following:
  - a. Cessation of construction activity for more than 180 days;
  - *b. Abandonment of the site for more than 90 days;*
  - c. Failure to construct in a timely manner (to be determined by the Building Official every 180 days upon review of permit extension);
  - *d. Failure to construct in compliance with approved plans;*
  - e. Failure to maintain a clean and safe construction site with minimal nuisances after repeated warnings;
- 2. Permit Extensions Building permits may be extended by the Building Official provided compliance with section one above is maintained. However, not more than four extensions may be granted on a single building permit. After the permit has been extended four times, or two years have elapsed since the date of the issuance of the building permit, whichever occurs first, the building permit shall expire and a new permit and requisite fees shall be required in order to continue construction.
- 3. Appeals If, per the terms of this section, the Building Official determines that a building permit shall be revoked, expire or not be extended, the permit applicant may appeal the Building Official decision to the town manager. If the town manager denies the appeal, the permit applicant may appeal the decision to the Town Council. The appeal shall be requested by the applicant in writing. Once received, the appeal request shall be placed on the next available Town Council agenda for consideration. The decision of the Town Council shall be final.
- E. Site Development Agreement Prior to the issuance of a building permit, all non-residential construction (including any vertically integrated mixed-use buildings) shall have an executed site development agreement between the site developer and the town that, at a minimum, addresses: building design, a sales tax situs agreement per the terms of Section 82-64, Town of Westlake Code of Ordinances, infrastructure and amenities (where applicable), economic development terms (where applicable), and performance standards/incentives if applicable. Development agreements for new single-family residential development shall be determined upon review of the site plan application.
- <u>SECTION 3:</u> That Ordinance 720 (Entrada Development Plan), as amended, is hereby amended by repealing previous approved development plan land use exhibits with the land use exhibit contained in *Exhibit "A"*, subject to the following conditions:
- A. In addition to Exhibit A, all development located within the Solana Public Improvement District (PID) shall conform to the most recently adopted PID Service and Assessment Plan (SAP). In the event of

conflict between the land use shown in the most recently adopted PID SAP and the development plan (Exhibit A), the PID SAP land use shall control.

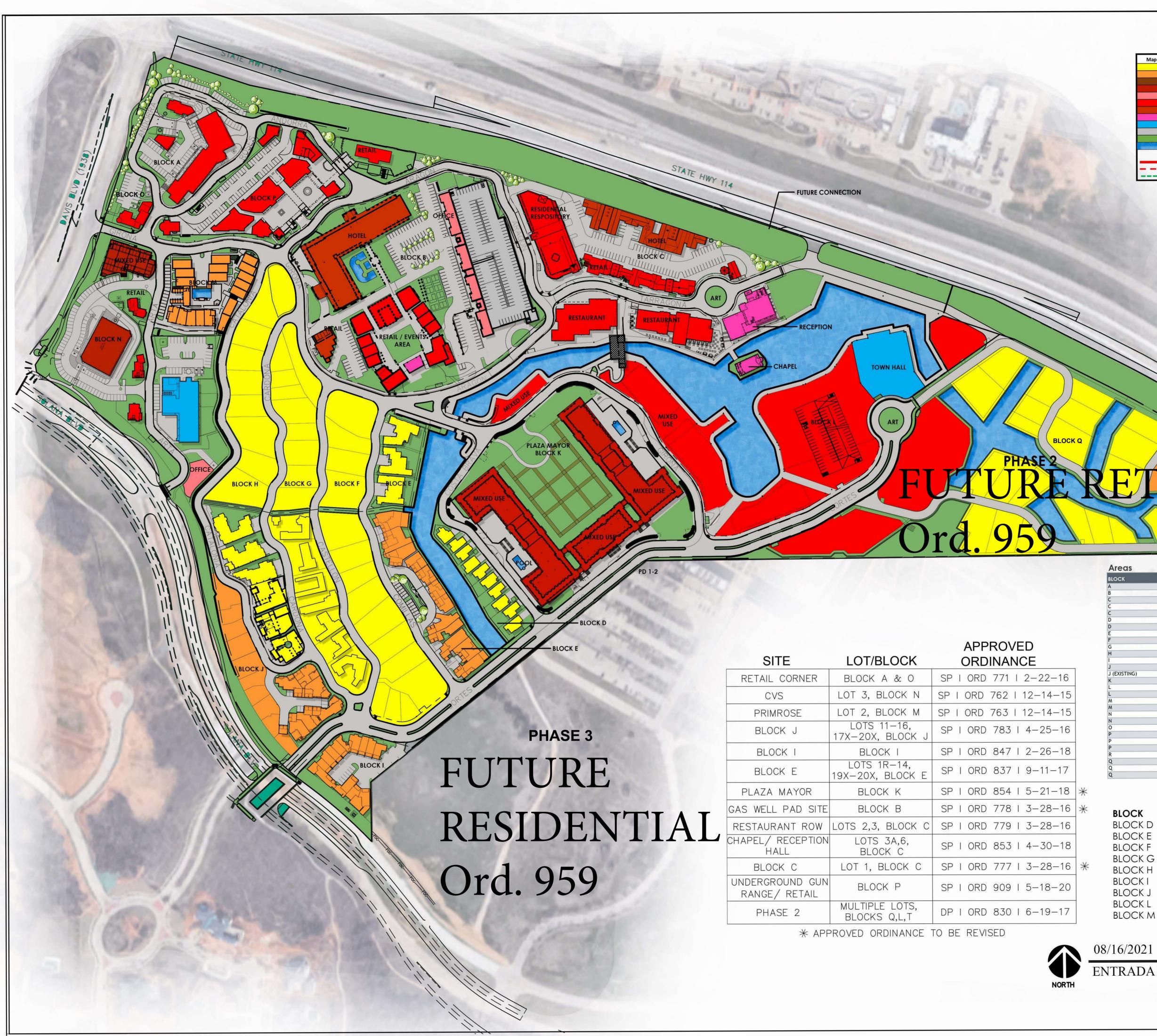
- B. Exhibit A is hereby intended as a general layout of the development. For portions of Exhibit A which have not yet received site plan approval, or where the approved site plan has expired due to non-development, final lot layouts, roadway locations, infrastructure development, building design and massing, parking, etc. shall be determined as part of the site plan approval process and shall not require consistency with Exhibit A. For site plans that include new single-family lots (not platted for residential use at the time application), the application shall include sufficient engineering documentation that demonstrates adequate utility and drainage infrastructure and service capability to each lot as determined by the town engineer. The application shall also include details on the location and placement of utilities and utility service connections. Specific to Lot 2R1, Block 1, Westlake/Southlake Park Addition Number One (Phase 3), the layout shown on the site plan application shall not be required to comply with the layout shown on Exhibit A.
- C. Site plans submitted on Blocks P, L, K, Westlake Entrada Addition and Lot 2R1, Block 1, Westlake/Southlake Park Addition Number One (Phase 3), shall include all properties on the entire block in order to ensure adequate utilities and drainage, building massing and layout, parking and PID SAP compliance. These site plans shall require final approval by the P&Z and Town Council.
- D. The central plaza (aka the Plaza Mayor) as depicted in Exhibit A, described in Ordinance 703, and depicted on Ordinance 720 shall be under construction by the developer prior to the approval of any residential site plans on Blocks B, K, L, P, Q, Westlake Entrada Addition and Lot 2R1, Block 1, Westlake/Southlake Park Addition Number One (Phase 3). However, the plaza site plan may be submitted in conjunction with the Block K site plan. No residential building permits shall be issued in said blocks and phases until the plaza is completed, as determined by the town manager or designee. The final shape, layout, amenities and design of the plaza shall be determined as part of the site plan application. However, the size of the plaza shall not be smaller than the plaza area shown in Ordinance 720 and approved by Ordinance 854.
- *E.* Regarding new site plan applications involving undeveloped existing platted residential lots where no new lot configuration is proposed, the site plan application shall include all contiguous lots on the same block that are under the common ownership of the applicant in order to ensure adequate compliance with the development's design guidelines.
- F. All provisions of Ordinances 703 and 720, as amended, shall remain in full force and effect, except where amended herein"

#### PLANNING AND ZONING ACTION/OPTIONS:

- 1) Motion to recommend approval with/without staff recommendations
- 2) Motion to recommend approval with additional conditions
- 3) Motion to table
- 4) Motion to recommend denial

#### ATTACHMENTS:

- 1) Current Development Plan
- 2) Proposed Development Plan Amendment
- 3) Explanation of Request by Applicant
- 4) Development Plan PID SAP Exhibit from Applicant
- 5) Block Level Development Plan PID SAP Exhibit from Applicant
- 6) Staff Entrada Presentation from 7/31/2023
- 7) Draft Ordinance Approving Request



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

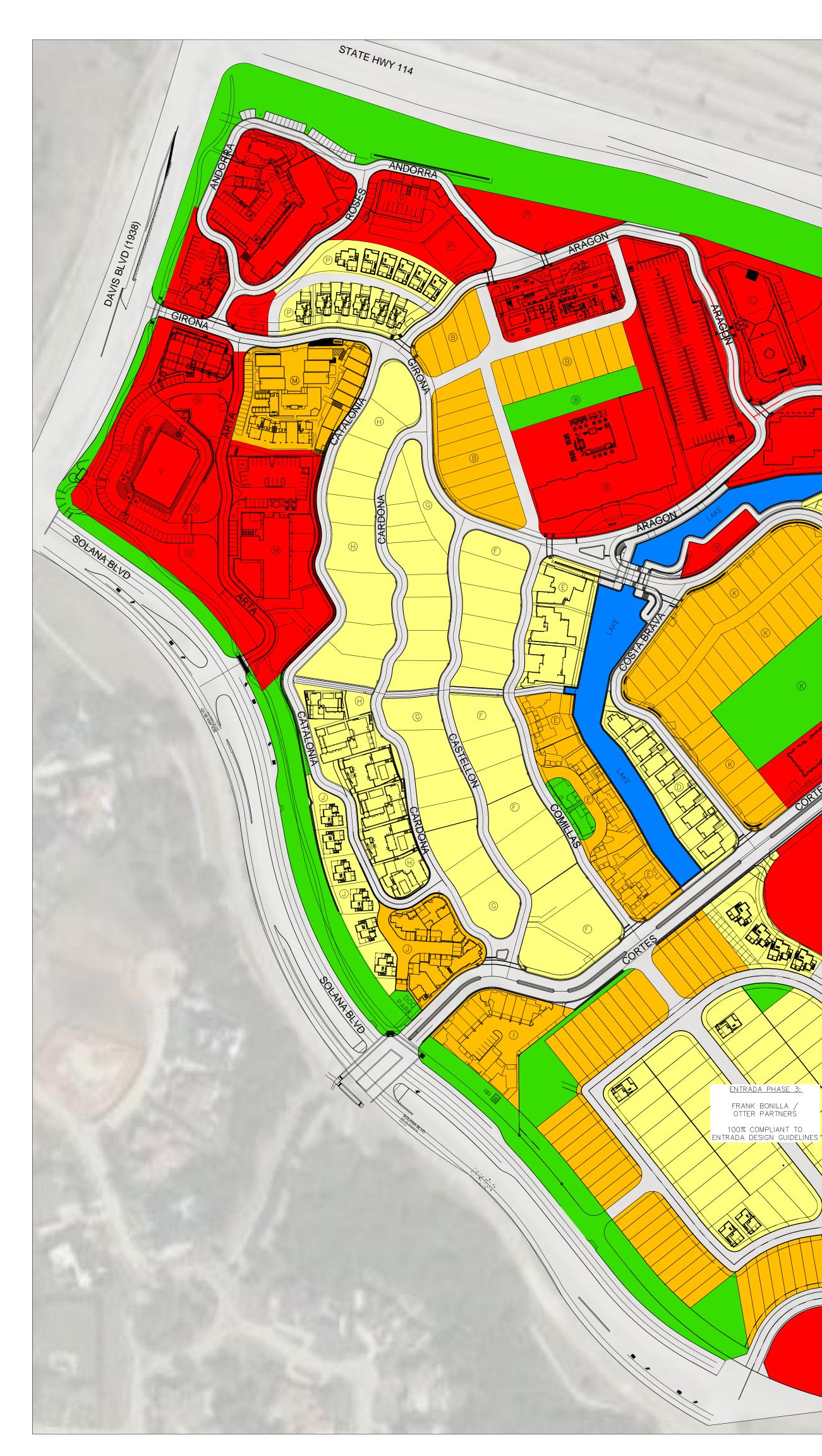
Map Color	Entrada Development Plan Land Use Categories
	Single Family Residential (detached)
	Single Family Residential (majority attached/townhome/brownstone)
	Residential Condominium (Stand alone)
	Mixed-Use (Vertically Integrated Residential Condominium with Commercial)
	Office
	Retail (includes Restaurants, Commercial, Repository, Office/Showroom and similar)
	Hotel / Other Commercial
	Entertainment / Recreation / Events
	Institutional (Church, Government, hospital)
	Utilities / public parking areas / roads
	Parks and Open Space (Including Public Plazas)
	Water features
	Entrada Development Plan Pedestrian Mobility Legend
	Public Trails
	Sidewalks
	Public Passages (European Style - includes pedestrian only bridges)

-U3		
К	ТҮРЕ	TOTAL ACRES
	RETAIL CORNER	1.42
	GAS WELL PAD SITE	7.22
	RETAIL/STORAGE	3.11
	RESTAURANT ROW	1.27
	CHAPEL/RECEPTION HALL	0.87
	RES	0.74
	POND	1.24
	RES	2.14
	RES	2.86
	RES	2.29
	RES	3.09
	RES	1.02
	RES	1.49
STING)	RES	0.72
	PLAZA MAYOR	5.81
	MU	3.61
	TOWNHALL	0.65
	RES	1.29
	PRIMROSE	1.62
	MU	0.38
	RETAIL	1.76
	RETAIL	1.06
	GUN RANGE/RETAIL	2.83
	OPEN SPACE	6.61
	POND	5.30
	MU	0.17
	RES	6.23
	POND	3.11
	MU	1.82

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

01 SITE PLAN A1.01 SCALE: 1/128"=1'-0

## ENTRADA LAND USE



		APPROVED
SITE	LOT / BLOCK	ORDINANCE
RETAIL CORNER	BLOCK A & O	SP I ORD 771 I 2 - 22 - 16
CVS	LOT 3, BLOCK N	SP   ORD 762   12 - 14 - 15
PRIMROSE	LOT 2, BLOCK M	SP   ORD 763   12 - 14 - 15
BLOCK J	LOTS 11-16,	SP   ORD 783   4 - 25 - 16
BLOCK J	17 <b>X-20X</b> , BLOCK J	3F I ORD 763 I 4-20-16
BLOCK	BLOCKI	SP   ORD 847   2 - 26 - 18
BLOCK E	LOTS 1R-14,	SP   ORD 837   9 - 11 - 17
BLOCKE	19X-20X, BLOCK E	3F 1 OKD 637 1 9-11-17
PLAZA MAYOR	BLOCK K	SP   ORD 854   5 - 21 - 18
GAS WELL PAD SITE	BLOCK B	SP   ORD 778   3 - 28 - 16
RESTAURANT ROW	LOTS 2, 3, BLOCK C	SP   ORD 779   3 - 28 - 16
CHAPEL / RECEPTION	LOTS 3A, 6,	SP   ORD 853   4 - 30 - 18
HALL	BLOCK C	3F I ORD 000 I 4-00-10
BLOCK C	LOT 1, BLOCK C	SP   ORD 777   3 - 28 - 16
RETAIL / OFFICE	BLOCK P	SP   ORD 909   5 - 18 - 20
PHASE 2	BLOCK Q	DP   ORD 830   6 - 19 - 17
PHASE 3	RESIDENTIAL	

MAP COLOR

STATE HWY 114

SIGN

TARRAGONA

5

LAKE

5

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5

H

G

G

C

ENTRADA DEVELOPMENT PLAN LAND USE CATEGORIES	AREAS		
IERCIAL, MIXED-USE COMMERCIAL with RESIDENTIAL	BLOCK	TYPE	TOTAL ACRES
LE FAMILY RESIDENTIAL (ATTACHED)	A	RETAIL CORNER	1.42
LE FAMILY RESIDENTIAL (DE TACHED)	В	GAS WELL PAD SITE	7.22
S AND OPEN SPACE (INCLUDING PUBLIC PLAZAS)	С	RETAIL/STORAGE	3.11
	C	RESTAURANT ROW	1.27
	С	CHAPEL/RECEPTION HALL	0.87
	D	RESIDENTIAL	0.74
	D	POND	1.24
	E	RESIDENTIAL	2.14
	F	RESIDENTIAL	2.86
	G	RESIDENTIAL	2.29
	H	RESIDENTIAL	3.09
	I	RESIDENTIAL	1.02
	J	RESIDENTIAL	1.49
	J (EXISTING)	RESIDENTIAL	0.72
	K	PLAZA MAYOR	5.81
	L	MU	3.61
	L	TOWNHALL	0.65
	M	RESIDENTIAL	1.29
	M	PRIMROSE	1.62
	N	MU	0.38
	N	RETAIL	1.76
	0	RETAIL	1.06
	P	RETAIL	2.83
	P	OPEN SPACE	6.61
	P	POND	5.30
	R	MU	0.17
	a	RESIDENTIAL	6.23
	<u> </u>	POND	3.11
	Q	MU	1.82

BLOCK	LOTS	UNITS
BLOCK B	LOTS 1 -24	24
BLOCK D	LOTS 1 - 10	10
BLOCK E	LOTS 1R - 15	15
BLOCK F	LOTS 1 - 15	15
BLOCK G	LOTS 1 - 15	15
BLOCK H	LOTS 1 - 15	15
BLOCKI	LOTS 3 - 14	12
BLOCK J	LOTS 1 - 13	13
BLOCK K	LOTS 1 - 5	42
BLOCK L, LOT 1	LOT 1	6
BLOCK L, LOT 2	LOT 2	5
BLOCK M	LOTS 1 - 18	18
BLOCK N	LOT 1	10
BLOCK P	LOTS 1 - 12	12
BLOCK Q		0
PHASE III		110
TOTAL RESIDENTIAL UNITS		322

**1** 4

#### **Explanation of Request Provided by Applicant**

The reason is simple. We need to finish Entrada. What we have been doing for the last 8 years is not working to meet this goal.

The Market has clearly shown us that the Original Development Plan from 2013 and subsequent variations for the parcels in question are simply never going to happen. My plan to #FinishEntrada that is being presented here is simple, executable, with market-driven products and real end-users. This plan accomplishes the main goal while still conforming with all of the Entrada Zoning and Design Guideline Standards.

I am unable to provide a detailed development schedule where 90% of the operational steps are outside of my direct control. All I can do is control the initial submittal and my team's response time to comments and mark-ups that we receive back from the Town. I can commit to moving as quickly as permitted.

The delays that I have experienced for my major submittals this year versus receiving the same type of timely, thorough and detailed review of the Phase III PD Site Plan that Mr Bonilla received (less than two weeks) leaves me to question my ability to provide any forecast or schedule at this time. In fact, I have even paid the fee for the Phase II Commercial Submittal and have asked several times to atleast start a review of the Civil Engineering plans, but have not received a response to my request. We can get to photometrics of the light fixtures on the buildings once I actually am able to secure tenants, like with Carve, and go through that process on a building-by-building basis.

But no one is going to come see the 11-acres of grass and believe that they can have a building permit-ready pad site in 18 months. Again, what I am requesting today is the exact same process that was followed for the Phase I Infrastructure. If the Town's focus is truly on more commercial development and sales tax dollars, then it follows that we should working hand-in-hand to get the firelanes, parking, utilities and water feature in-place as quickly as possible.

Block P will require full PD Site plan.

Block B will required full PD site plan.

Block K will require full PD Site plan to undo all of the previous versions, and show the proposed commercial along Cortez with the new park/plaza configuration and improvements.

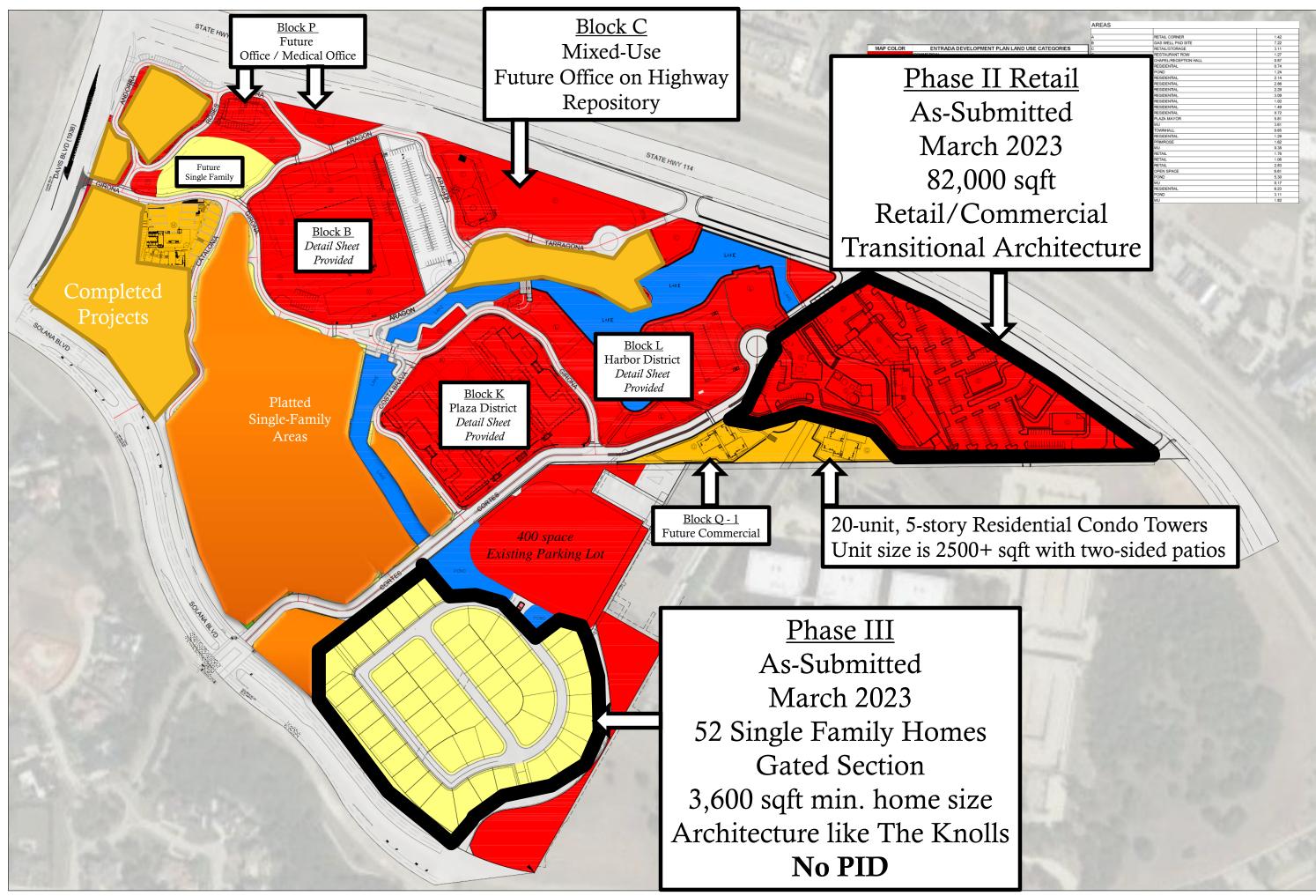
Block L, Lot 1 and Lot 2 should just be a simple replat, then go to building permit for each home. Like Mr Bonilla has been able to enjoy on Blocks F and G.

Block Q (Phase II Commercial) PD Site Plan has been submitted, but Staff has questions regarding photometrics, dumpster screening and if any enhancements will be made to the existing landscaping along 114 (that meets the overall landscape plan going back to 2013). My request here is to get moving on the horizontal infrastructure and then tackle individual buildings as PD Site plans, like has been the case in Entrada Phase I.

Prom 2022 - 2023 SAP       Ose       Onits / Sqit         42402792       WESTLAKE ENTRADA Block P Lot 1 SCHOOL BOUNDARY SPLIT       Commercial - Office       37,000         42400439       WESTLAKE ENTRADA Block P Lot 2       Commercial - Office       80,000         Actual Build-Out (requires replat):	Land Use Class         EU Factor         E           11         0.20         1           11         0.20         1           11         0.20         1           11         0.20         1           11         0.20         1           11         0.20         2           11         0.20         4           11         0.20         4           11         0.20         4           11         0.20         4	8/22/2023 12:18         Assessment 2022         7.40       \$ 449,703.99         16.00       \$ 972,332.95         23.40       1,422,036.94         .00       \$ 121,541.33         20.00       \$ 243,082.67         .00       \$ 1,336,954.67         20.00       \$ 1,336,954.67         .00       \$ 1,336,954.67         .00       \$ 1,336,954.67         .00       \$ 1,336,954.67         .00       \$ 1,336,954.67         .00       \$ 1,336,954.67         .00       \$ 1,336,954.67         .00       \$ 1,336,954.67         .00       \$ 1,336,954.67         .00       \$ 1,336,954.67         .00       \$ 1,336,954.67         .00       \$ 1,336,954.67         .00       \$ 1,336,954.67         .00       \$ 1,336,954.67         .00       \$ 1,336,954.67         .01 <b>0</b> .02 <b>0</b> .03 <b>0</b> .04 <b>0</b> .05 <b>0</b> .06 <b>0</b> .07 <b>0</b> .08 <b>0</b> .09 <b>0</b>	F	Slock B Service Area : From 2022 - 2023 SAP 42402336 WESTLAKE ENTRADA Block B Lot 2 SCH 42402334 WESTLAKE ENTRADA Block B Lot 2 SCH 42402334 WESTLAKE ENTRADA Block B 42402331 WESTLAKE ENTRADA Block B BOUNDARY SPI 42402342 WESTLAKE ENTRADA Block Hospitality - Walters Hospitality - AM Hotels Entrada Athletic Club Villas - 2,500 to 3,600	HOOL BOUNDARY SPLIT HOOL BOUNDARY SPLIT HOOL BOUNDARY SPLIT Ock B Lot 3 Lot 5 SCHOOL IT Ock B Lot 4 Commercial - Office Public P	\$60,770.67       as of 2022         Units / sqft       Land Use Class       EU Factor         72,472       10       0.22         -       -       -         60,433       11       0.20         -       -       -         67,263       10       0.22         75000       12       0.21         75000       12       0.21         75000       12       0.21         8000       10       0.22         24       2       0.62         Cher       -       -         Cher       -       -         Cher       -       -         Are       -       -         Cher       -       -      <	15.94       \$ 968,924.52         -       \$ -         12.09       \$ 734,516.52         -       \$ -         14.80       \$ 899,282.39         \$ 2,602,723.42         15.75       \$ 957,138.00         15.75       \$ 957,138.00         15.75       \$ 957,138.00         1.76       \$ 106,956.37         14.88       \$ 904,267.52         48.14       \$ 2,925,499.89			lock L Lot 1	Use Units , Commercial - S Retail Condo (More than 3,600 sq. ft.) Condo (2,500 sq. ft. to 3,600 sq. ft.)	0.67       as of 2022         ' sqft       Land Use Class       EI         5,000       10       1         6       2       1         5,000       10       1         6       2       1         5,000       10       1         6       2       1         15       2       1         10       1       1         11       1       1         15       2       1         10       1       1         10       1       1         10       1       1         11       1       1         10       1       1         11       1       1         10       1       1         11       1       1         11       1       1         11       1       1         11       1       1         11       1       1         11       1       1         11       1       1         11       1       1         12       1       1       1	U Factor       EU       A         0.22       1.10       1         1.00       6.00       1         0.62       3.72       1         0.22       1.10       1         0.62       3.72       1         0.62       9.30       1	<ul> <li>364,624.86</li> <li>226,067.43</li> <li>66,847.89</li> <li>364,624.86</li> <li>565,168.53</li> <li>1,654,181.43</li> <li>668,477.33</li> <li>668,477.33</li> </ul>
						<b>Block Q</b> From 2022 - 2023 SAP	Service Area 3			NTS / SATE	2022         d Use         lass         7         1.00	EU As	/22/2023 16:16 ssessment 2022 1,663,462.94	
Block K Service Area 1	EU =	\$60,770.67 as o		8/22/2023 16:12		42402822	WESTLAKE ENTRADA Block	Q Lot 1 (1	Residential (More than 3,600 sq. ft.) Villa - East Residential 2,500 sq. ft. to 3,600 sq.	23	8 0.68		1,238,883.83	
From 2022 - 2023 SAP	Use Commercial -	Units / sqft (	hd Use ClassEU Factor120.21						ft.) Villa - East	36	9 0.55	19.80 \$	1,568,407.92	
42402695 WESTLAKE ENTRADA Block K Lot 2	Hospitality Commercial -		12 0.21						Residential Under 2,500					
42402709 WESTLAKE ENTRADA Block K Lot 2	Hospitality Commercial -			19.00 \$ 1,154,645.38					sq. ft.)	80		: 56.44	\$ 4,470,754.69	
42402717WESTLAKE ENTRADA Block K Lot 342402725WESTLAKE ENTRADA Block K Lot 4	Institutional Commercial - Institutional	131,600	13 0.19			Actual Build-Out (require Retail	<u>es replat):</u>		Retail		12 0.21			
				84.74 \$ 5,149,961.48			,501 - 3,600		Villa	20	7 0.62	12.40 \$		100
Actual Build-Out (requires replat): Retail Office A	Retail	22500	12 0.21	4.73 \$ 287,141.40										
Retail Office B Villas - 3,600	Retail Villa	12500 48	12     0.21       1     1.00	2.63\$159,523.0048.00\$2,916,992.0055.35\$3,363,656.40							Cn		1,958,133.52	
			Che	ck to write: \$ 1,786,305.08										



rom 2022 - 2023 SAP	Use U	Jnits / saft Land Use	EU Factor EL	J Assessment 202	22	I	rom 2022 - 2023 S	SAP	Use Units /	/ soft Land Use	U Factor EU Assessment 2022		<u> </u>				Land Use	<b>_</b>	
92 WESTLAKE ENTRADA Block P Lot 1 SCHOOL BOUNDARY SPL	PLIT Commercial -	Jnits / sqft 37,000 12		7.40 \$ 449,703.9					Commercial - 72	7 sqrt         Class           2,472         10	O.22         15.94         \$ 968,924.52	From 2022 - 2023 SA	ĸ		Use		Class		EU A
	Office Commercial -	80,000 11		5.00 \$ 972,332.9	-			TLAKE ENTRADA Block B Lot 1R SCHOOL BOUN STLAKE ENTRADA Block B Lot 2 SCHOOL BOUNI	Retail	-		COLOR			Commerc Retai		000 10	0.22	1.10 \$
400439 WESTLAKE ENTRADA Block P Lot 2	Office	1.		3.40         3.40         1,422,036.9	and the second se		42402334	WESTLAKE ENTRADA Block B Lot 3	Commercial - 60	0,433 11	0.20 12.09 \$ 734,516.52				Condo (N than 3,60		6 1	1.00	6.00 \$
al Build-Out (requires replat):							42402351	WESTLAKE ENTRADA Block B Lot 5 SCH BOUNDARY SPLIT		-	\$ -	42402741	WESTLAKE ENTR	ADA Block L Lot 1	ft.)		6	0.62	2 72 6
Commercial - 10k sqft 12 Villas - 3600 sqft	Office Villa	10000         11           12         1           20000         11	0.20 2.0 1.00 12.0	00 \$ 729,248.0	.00		42402342	WESTLAKE ENTRADA Block B Lot 4	Commercial - 67 Retail	7,263 10	0.22 14.80 \$ 899,282.39	F. 8			Condo (2, sq. ft. t		2 ס	0.62	3.72 \$
Commercial - 20k sqft Commercial - 20k sqft	Office Office	20000         11           20000         11	0.20 4.0 0.20 4.0	0 \$ 243,082.0	.67						\$ 2,602,723.42				3,600 sq. Commerc		000 10	0.22	1.10 \$
			22.0 Check to w			A	ctual Build-Out (re								Retail				
	1 201	2 32		(Hite: <b>\$ 85,082.</b> )			Hosp	pitality - Walters pitality - AM Hotels	Hotel 750 Hotel 750	000 12	0.21         15.75         \$         957,138.00           0.21         15.75         \$         957,138.00	42402750		ADA Block L Lot 2	Condo (N than 3,60		6 1	1.00	6.00 \$
le l			• ) / ·	ARAGE	ON			ada Athletic Club as - 2,500 to 3,600	Retail 800 Villa 24	00         10           4         2	0.22         1.76         \$         106,956.37           0.62         14.88         \$         904,267.52	42402750	WESTLAKE ENTR	ADA BIOCK E LOL Z	ft.) Condo (2,	500	15 2	0.62	9.30 \$
		a a a a a a a a a a a a a a a a a a a		O T SHU		ALT					48.14 \$ 2,925,499.89				sq. ft. t	0	10 1	0.02	5.50
The second second					南星重			Whe	en replatted, all Assessments will	l be adjusted equally	Check to write: <b>\$ (322,776.47)</b> downwards to balance the delta to zero				3,600 sq.	π.)			27.22 \$
GIRONA	OCH 4			THE REAL	E	E	SA					Actual Build-Out (re	uires replat):						
				TTA	E			©					- 3,600		Villa	11	1		L1.00 \$ L1.00 \$
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			C				CONTRACTOR OF CO		Contraction of the second seco		Service Area	3	EU =	\$79,212.52	Landlise			8/22/2023	16:16
			C				CONTRACTOR			k Q a 2022 - 2023		3	EU = Use	\$79,212.52 Units / sqft	Landlise	EU Factor		8/22/2023 Assessment	
							CONTRACTOR					3	Use Villa - East		Land Use Class	EU Factor 1.00	EU		t 2022
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												3	Use Villa - East Residential (More than	Units / sqft	Land Use Class		EU	Assessmen	t 2022
												3	Use Villa - East Residential	Units / sqft	Land Use Class		EU 21.00	Assessmen	t 2022 462.94
									From	n 2022 - 2023	SAP		Use Villa - East Residential (More than 3,600 sq. ft.) Villa - East Residential	Units / sqft 21	Land Use Class 7	1.00	EU 21.00	Assessmen \$ 1,663,4	t 2022 462.94
K Service Are	rea 1		EU =	\$60,770.67				8/22/2023 16:12	From				Use Villa - East Residential (More than 3,600 sq. ft.) Villa - East Residential (2,500 sq. ft.	Units / sqft 21	Land Use Class 7	1.00	EU 21.00	Assessmen \$ 1,663,4	t 2022 462.94
K Service Are	rea 1		EU = Use		as of 2022 Land Use Class	EU Factor		line and the second sec	From	n 2022 - 2023	SAP		Use Villa - East Residential (More than 3,600 sq. ft.) Villa - East Residential	Units / sqft 21	Land Use Class 7	1.00	EU 21.00	Assessmen \$ 1,663,4	t 2022 462.94
2022 - 2023 SAP		Cc	Use ommercial -	\$60,770.67	Land Use Class		EU	<b>6</b> 4/ 1	From	n 2022 - 2023	SAP		Use Villa - East Residential (More than 3,600 sq. ft.) Villa - East Residential (2,500 sq. ft. to 3,600 sq. ft.) Villa - East	Units / sqft 21	Land Use Class 7	1.00	EU 21.00 15.64	Assessmen \$ 1,663,4	t 2022 462.94 383.83
402695 WESTLAKE ENTRADA		L CC	Use ommercial - lospitality	\$60,770.67 Units / sqft 97,000	Land Use Class 12	0.21	EU 20.37	Assessment 2022 \$ 1,237,901.39	From	n 2022 - 2023	SAP		Use Villa - East Residential (More than 3,600 sq. ft.) Villa - East Residential (2,500 sq. ft. to 3,600 sq. ft.) Villa - East Residential	Units / sqft 21 23 36	Land Use Class 7	1.00	EU 21.00 15.64	Assessmen \$ 1,663,4 \$ 1,238,8	t 2022 462.94 383.83
2022 - 2023 SAP 02695 WESTLAKE ENTRADA	A Block K Lot 1	L Ca - Ca - Ca	Use ommercial - lospitality ommercial -	<b>\$60,770.67</b> Units / sqft	Land Use Class 12	0.21	EU 20.37	Assessment 2022	From	n 2022 - 2023	SAP		Use Villa - East Residential (More than 3,600 sq. ft.) Villa - East Residential (2,500 sq. ft. to 3,600 sq. ft.) Villa - East Residential (Under 2,500	Units / sqft 21 23 36	Land Use Class 7	1.00	EU 21.00 15.64	Assessmen \$ 1,663,4 \$ 1,238,8	t 2022 462.94 383.83
2022 - 2023 SAP 02695 WESTLAKE ENTRADA 02709 WESTLAKE ENTRADA	A Block K Lot 1 A Block K Lot 2		Use ommercial - lospitality ommercial - lospitality ommercial -	\$60,770.67 Units / sqft 97,000	Land Use Class 12 12	0.21	EU 20.37 20.37	Assessment 2022 \$ 1,237,901.39	From 424	n 2022 - 2023	SAP		Use Villa - East Residential (More than 3,600 sq. ft.) Villa - East Residential (2,500 sq. ft. to 3,600 sq. ft.) Villa - East Residential	Units / sqft 21 23 36	Land Use Class 7 8 8	1.00 0.68 0.55	EU 21.00 15.64	Assessment \$ 1,663,4 \$ 1,238,8 \$ 1,568,4	t 2022 462.94 383.83
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2022 - 2023 SAP 102695 WESTLAKE ENTRADA 102709 WESTLAKE ENTRADA	A Block K Lot 1 A Block K Lot 2 A Block K Lot 3		Use ommercial - lospitality ommercial - lospitality ommercial -	\$60,770.67 Units / sqft 97,000 97,000	Land Use Class 12 12 13	0.21 0.21 0.19	EU 20.37 20.37 19.00	Assessment 2022 \$ 1,237,901.39 \$ 1,237,901.39	From 424	a 2022 - 2023 402822 al Build-Out (	SAP WESTLAKE ENTRADA I		Use Villa - East Residential (More than 3,600 sq. ft.) Villa - East Residential (2,500 sq. ft. to 3,600 sq. ft.) Villa - East Residential (Under 2,500 sq. ft.)	Units / sqft 21 23 36 80	Land Use Class 7 8 9 9	1.00 0.68 0.55	EU 21.00 15.64 19.80 56.44	Assessment \$ 1,663,4 \$ 1,238,8 \$ 1,568,4 \$ 4,470,7	t 2022 462.94 383.83 407.92 754.69
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2022 - 2023 SAP WESTLAKE ENTRADA WESTLAKE ENTRADA 202709 WESTLAKE ENTRADA 202717 WESTLAKE ENTRADA	A Block K Lot 1 A Block K Lot 2 A Block K Lot 3		Use ommercial - lospitality ommercial - lospitality ommercial - estitutional ommercial -	<b>\$60,770.67</b> Units / sqft 97,000 97,000	Land Use Class 12 12 13	0.21 0.21 0.19	EU 20.37 20.37 19.00 25.00	Assessment 2022 \$ 1,237,901.39 \$ 1,237,901.39 \$ 1,154,645.38 \$ 1,519,513.32	From 424	al Build-Out (	SAP WESTLAKE ENTRADA I		Use Villa - East Residential (More than 3,600 sq. ft.) Villa - East Residential (2,500 sq. ft. to 3,600 sq. ft.) Villa - East Residential (Under 2,500 sq. ft.) Residential	Units / sqft 21 23 23 36 36 80	Land Use Class 7 8 9 9	1.00 0.68 0.55 tal - IA #3: 0.21	EU 21.00 15.64 19.80 56.44 19.32	Assessment \$ 1,663,4 \$ 1,238,8 \$ 1,568,4 \$ 1,568,4	t 2022 462.94 383.83 407.92 407.92 754.69 385.90 235.26
2022 - 2023 SAP WESTLAKE ENTRADA 02709 WESTLAKE ENTRADA 02717 WESTLAKE ENTRADA 02725 WESTLAKE ENTRADA	A Block K Lot 1 A Block K Lot 2 A Block K Lot 3		Use ommercial - lospitality ommercial - lospitality ommercial - ostitutional ommercial - ostitutional	\$60,770.67 Units / sqft 97,000 97,000 100,000 131,600	Land Use Class 12 12 13 13	0.21 0.21 0.19 0.19	EU 20.37 20.37 19.00 25.00 84.74	Assessment 2022 \$ 1,237,901.39 \$ 1,237,901.39 \$ 1,154,645.38 \$ 1,519,513.32 \$ 5,149,961.48	From 424	al Build-Out (	SAP WESTLAKE ENTRADA I		Use Villa - East Residential (More than 3,600 sq. ft.) Villa - East Residential (2,500 sq. ft. to 3,600 sq. ft.) Villa - East Residential (Under 2,500 sq. ft.) Residential	Units / sqft 21 23 23 36 36 80	Land Use Class 7 8 9 9	1.00 0.68 0.55 tal - IA #3: 0.21 0.62	EU 21.00 15.64 19.80 56.44 56.44	Assessment \$ 1,663,4 \$ 1,238,8 \$ 1,568,4 \$ 1,568,4 \$ 1,568,4 \$ 2,512,6	t 2022 462.94 383.83 407.92 407.92 54.69 385.90 235.26 521.16
2022 - 2023 SAP WESTLAKE ENTRADA WESTLAKE ENTRADA WESTLAKE ENTRADA WESTLAKE ENTRADA WESTLAKE ENTRADA WESTLAKE ENTRADA WESTLAKE ENTRADA Retail Office A Retail Office B	A Block K Lot 1 A Block K Lot 2 A Block K Lot 3		Use ommercial - lospitality ommercial - lospitality ommercial - estitutional ommercial - estitutional Retail Retail	<b>\$60,770.67</b> Units / sqft 97,000 97,000	Land Use Class 12 12 13	0.21 0.21 0.19	EU 20.37 20.37 19.00 25.00 84.74 4.73 2.63	Assessment 2022 \$ 1,237,901.39 \$ 1,237,901.39 \$ 1,154,645.38 \$ 1,519,513.32 \$ 5,149,961.48 \$ 287,141.40 \$ 159,523.00	From 424	al Build-Out (	SAP WESTLAKE ENTRADA I		Use Villa - East Residential (More than 3,600 sq. ft.) Villa - East Residential (2,500 sq. ft. to 3,600 sq. ft.) Villa - East Residential (Under 2,500 sq. ft.) Residential	Units / sqft 21 23 23 36 36 80	Land Use Class 7 8 9 9	1.00 0.68 0.55 tal - IA #3: 0.21 0.62	EU 21.00 15.64 19.80 56.44 19.32	Assessment \$ 1,663,4 \$ 1,238,8 \$ 1,568,4 \$ 1,568,4 \$ 1,568,4 \$ 2,512,6	t 2022 462.94 383.83 407.92 407.92 54.69 385.90 235.26 521.16
2022 - 2023 SAP D2695 WESTLAKE ENTRADA D2709 WESTLAKE ENTRADA D2717 WESTLAKE ENTRADA D2725 WESTLAKE ENTRADA Build-Out (requires replat): Retail Office A	A Block K Lot 1 A Block K Lot 2 A Block K Lot 3		Use ommercial - lospitality ommercial - lospitality ommercial - estitutional ommercial - estitutional	<b>\$60,770.67</b> Units / sqft 97,000 97,000 100,000 131,600	Land Use Class 12 12 13 13	0.21 0.21 0.19 0.19 0.21	EU 20.37 20.37 19.00 25.00 84.74 4.73 2.63 48.00	Assessment 2022 \$ 1,237,901.39 \$ 1,237,901.39 \$ 1,154,645.38 \$ 1,519,513.32 \$ 5,149,961.48 \$ 287,141.40 \$ 159,523.00 \$ 2,916,992.00	From 424	al Build-Out (	SAP WESTLAKE ENTRADA I		Use Villa - East Residential (More than 3,600 sq. ft.) Villa - East Residential (2,500 sq. ft. to 3,600 sq. ft.) Villa - East Residential (Under 2,500 sq. ft.) Residential	Units / sqft 21 23 23 36 36 80	Land Use Class 7 8 9 9	1.00 0.68 0.55 tal - IA #3: 0.21 0.62	EU 21.00 15.64 19.80 56.44 56.44	Assessment \$ 1,663,4 \$ 1,238,8 \$ 1,568,4 \$ 1,568,4 \$ 1,568,4 \$ 2,512,6	t 2022 462.94 383.83 407.92 407.92 54.69 385.90 235.26 521.16
022 - 2023 SAP 2695 WESTLAKE ENTRADA 2709 WESTLAKE ENTRADA 2717 WESTLAKE ENTRADA 2725 WESTLAKE ENTRADA Build-Out (requires replat): Retail Office A Retail Office B	A Block K Lot 1 A Block K Lot 2 A Block K Lot 3		Use ommercial - lospitality ommercial - lospitality ommercial - estitutional ommercial - estitutional Retail Retail	\$60,770.67 \$60,770.67 Units / sqft 97,000 97,000 100,000 131,600	Land Use Class 12 12 13 13	0.21 0.21 0.19 0.19 0.21 0.21 0.21	EU 20.37 20.37 19.00 25.00 84.74 4.73 2.63 48.00	Assessment 2022 \$ 1,237,901.39 \$ 1,237,901.39 \$ 1,154,645.38 \$ 1,519,513.32 \$ 5,149,961.48 \$ 287,141.40 \$ 159,523.00	From 424	al Build-Out (	SAP WESTLAKE ENTRADA I		Use Villa - East Residential (More than 3,600 sq. ft.) Villa - East Residential (2,500 sq. ft. to 3,600 sq. ft.) Villa - East Residential (Under 2,500 sq. ft.) Residential	Units / sqft 21 23 23 36 36 80	Land Use Class 7 8 9 9	1.00 0.68 0.55 tal - IA #3: 0.21 0.62	EU 21.00 15.64 19.80 56.44 56.44	Assessment \$ 1,663,4 \$ 1,238,8 \$ 1,568,4 \$ 1,568,4 \$ 1,568,4 \$ 2,512,6	t 2022 462.94 383.83 407.92 407.92 54.69 385.90 235.26 521.16



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#### Block P, Lots 1 & 2 PID Assessments and Build-out Detail Sheet

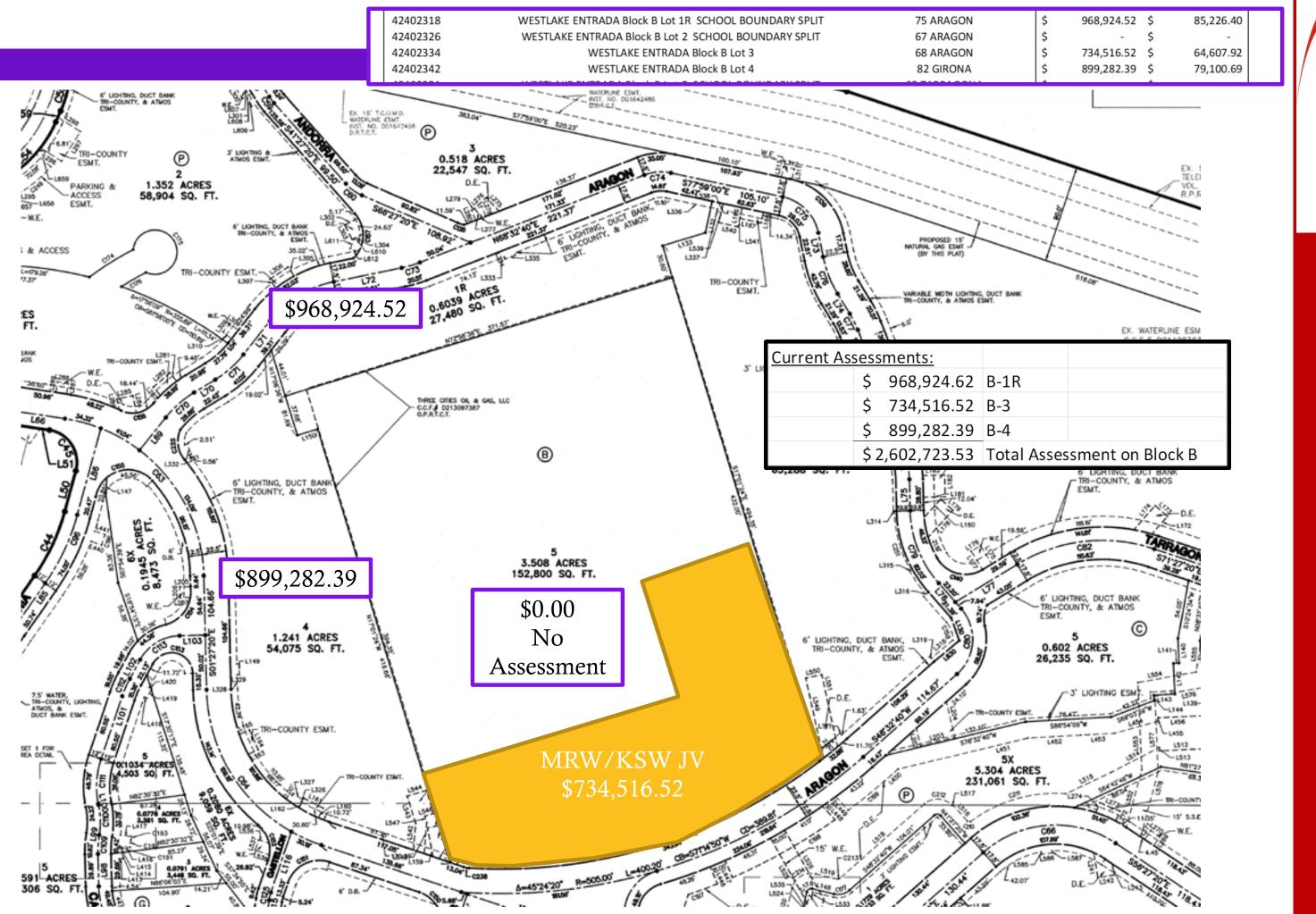
Block P	Service Area 1	EU =	\$60,770.67	as of 2022			8/2	2/2023 12:18
From 2022 - 2	023 SAP	Use	Units / sqft	Land Use Class	EU Factor	EU	Ass	essment 2022
42402792	WESTLAKE ENTRADA Block P Lot 1 SCHOOL BOUNDARY SPLIT	Commercial - Office	37,000	11	0.20	7.40	ć	449,703.99
42400439	WESTLAKE ENTRADA Block P Lot 2	Commercial - Office	80,000	11	0.20	16.00	ć	972,332.95
						23.40		1,422,036.94
Actual Build-C	Dut (requires replat):							
	Commercial - 10k sqft	Office	10000	11	0.20	2.00	\$	121,541.33
	12 Villas - 3600 sqft	Villa	12	1	1.00	12.00	\$	729,248.00
	Commercial - 20k sqft	Office	20000	11	0.20	4.00	\$	243,082.67
	Commercial - 20k sqft	Office	20000	11	0.20	4.00	\$	243,082.67
						22.00	\$	1,336,954.67
					Cheo	ck to write:	\$	85,082.28



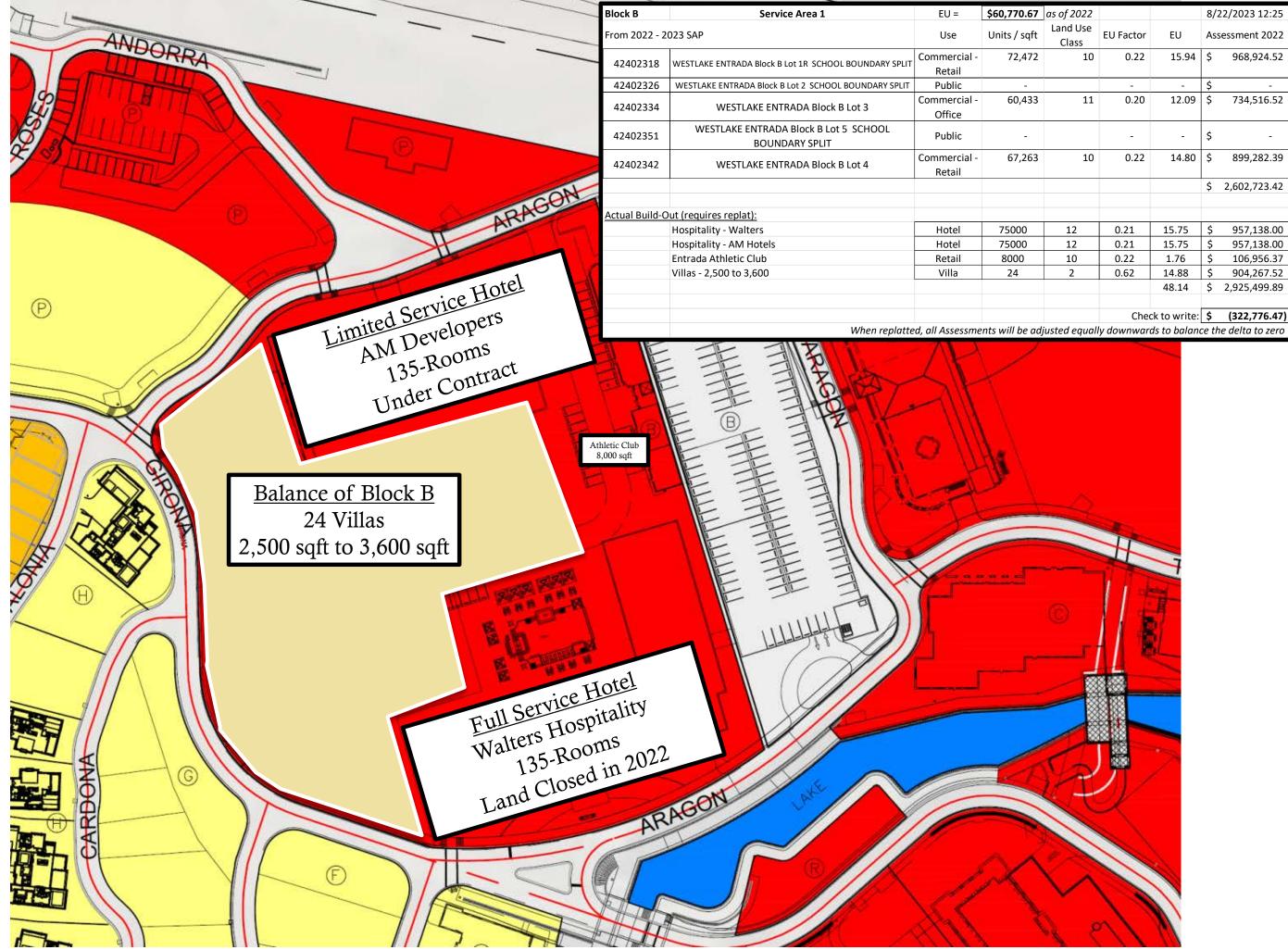


BLOCK P, LOTS 1 AND 2

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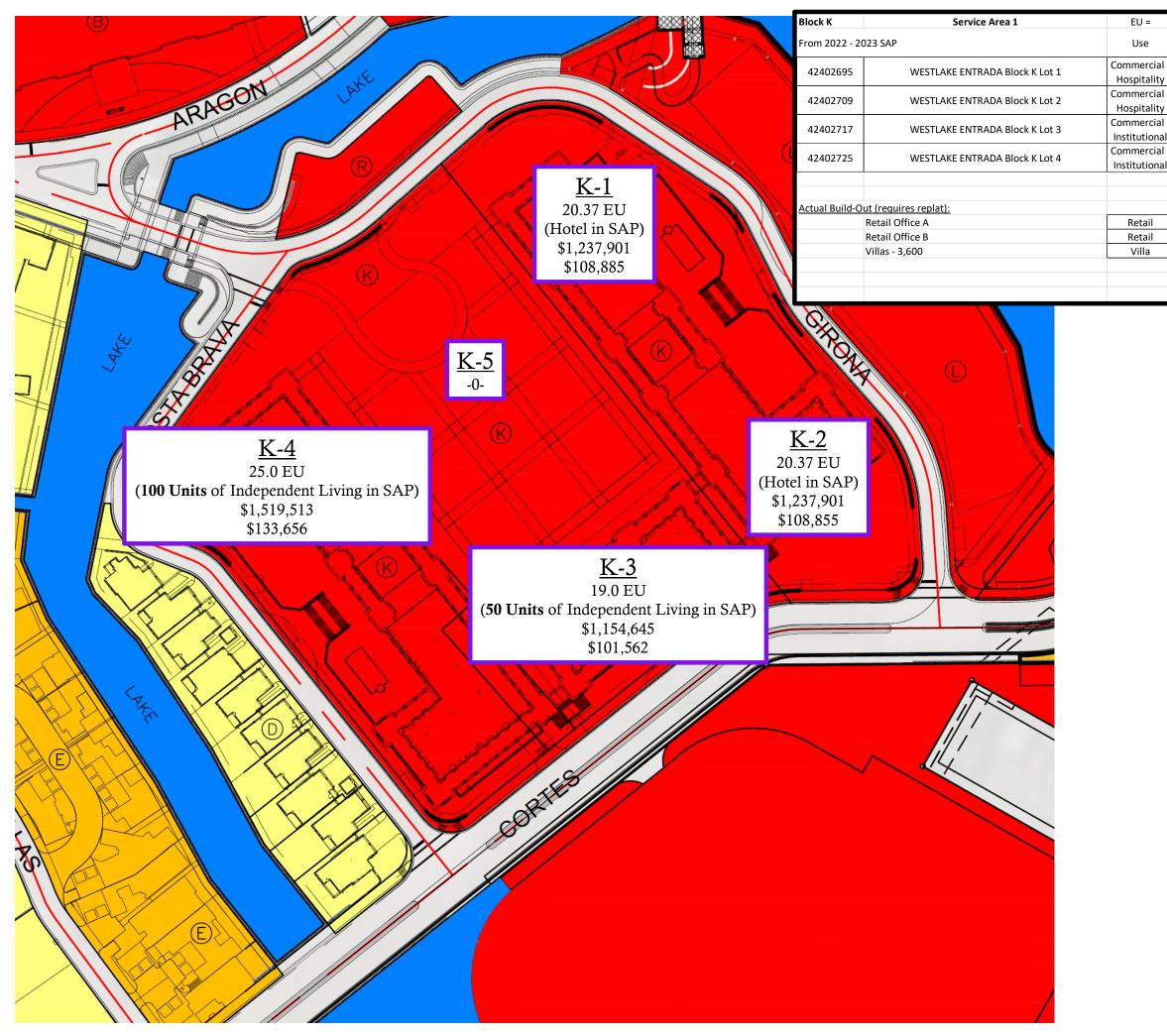
BLOCK  $\mathbb{D}$ CURRENT PID Assessments



60,770.67	as of 2022			8/	22/2023 12:25
Jnits / sqft	Land Use Class	EU Factor	EU	As	sessment 2022
72,472	10	0.22	15.94	\$	968,924.52
		-	-	\$	
60,433	11	0.20	12.09	\$	734,516.52
-		-	-	\$	-
67,263	10	0.22	14.80	\$	899,282.39
				\$	2,602,723.42
75000	12	0.21	15.75	\$	957,138.00
75000	12	0.21	15.75	\$	957,138.00
8000	10	0.22	1.76	\$	106,956.37
24	2	0.62	14.88	\$	904,267.52
			48.14	\$	2,925,499.89
		Che	ck to write	Ċ	(222 776 47)

Check to write: \$ (322,776.47)

20





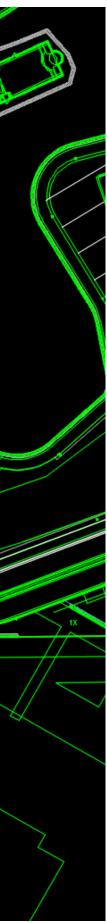
X

PLAZA CURRENT PID ASSESSMENTS

	\$60,770.67	as of 2022			8/3	22/2023 16:12
	Units / sqft	Land Use Class	EU Factor	EU	As	sessment 2022
- /	97,000	12	0.21	20.37	\$	1,237,901.39
- /	97,000	12	0.21	20.37	\$	1,237,901.39
- 1	100,000	13	0.19	19.00	\$	1,154,645.38
- 1	131,600	13	0.19	25.00	\$	1,519,513.32
				84.74	\$	5,149,961.48
	22500	12	0.21	4.73	\$	287,141.40
	12500	12	0.21	2.63	\$	159,523.00
	48	1	1.00	48.00	\$	2,916,992.00
				55.35	\$	3,363,656.40
			Chee	ck to write:	\$	1,786,305.08

#### Revised Site Plan for Block K (Pretty Picture coming)

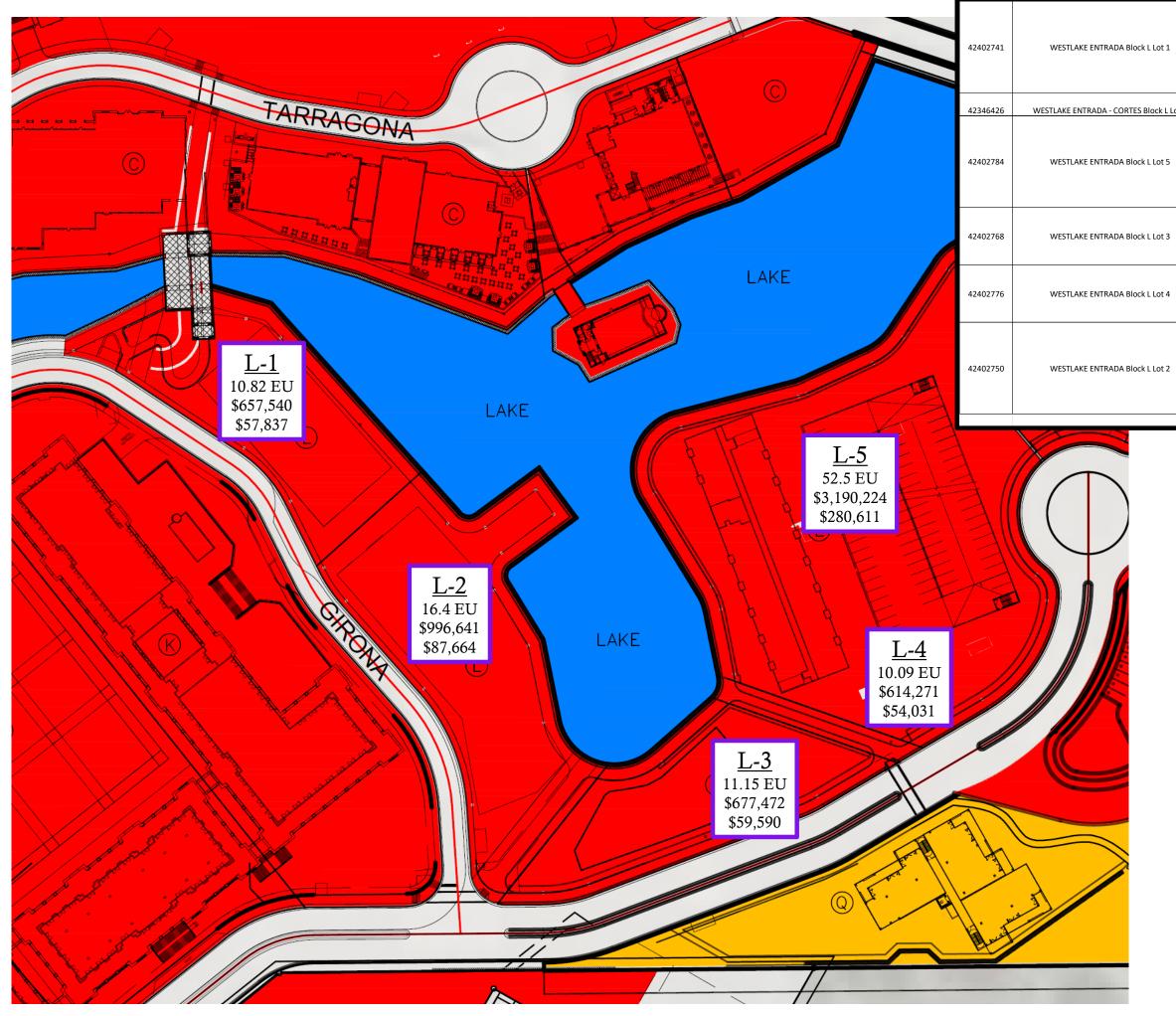




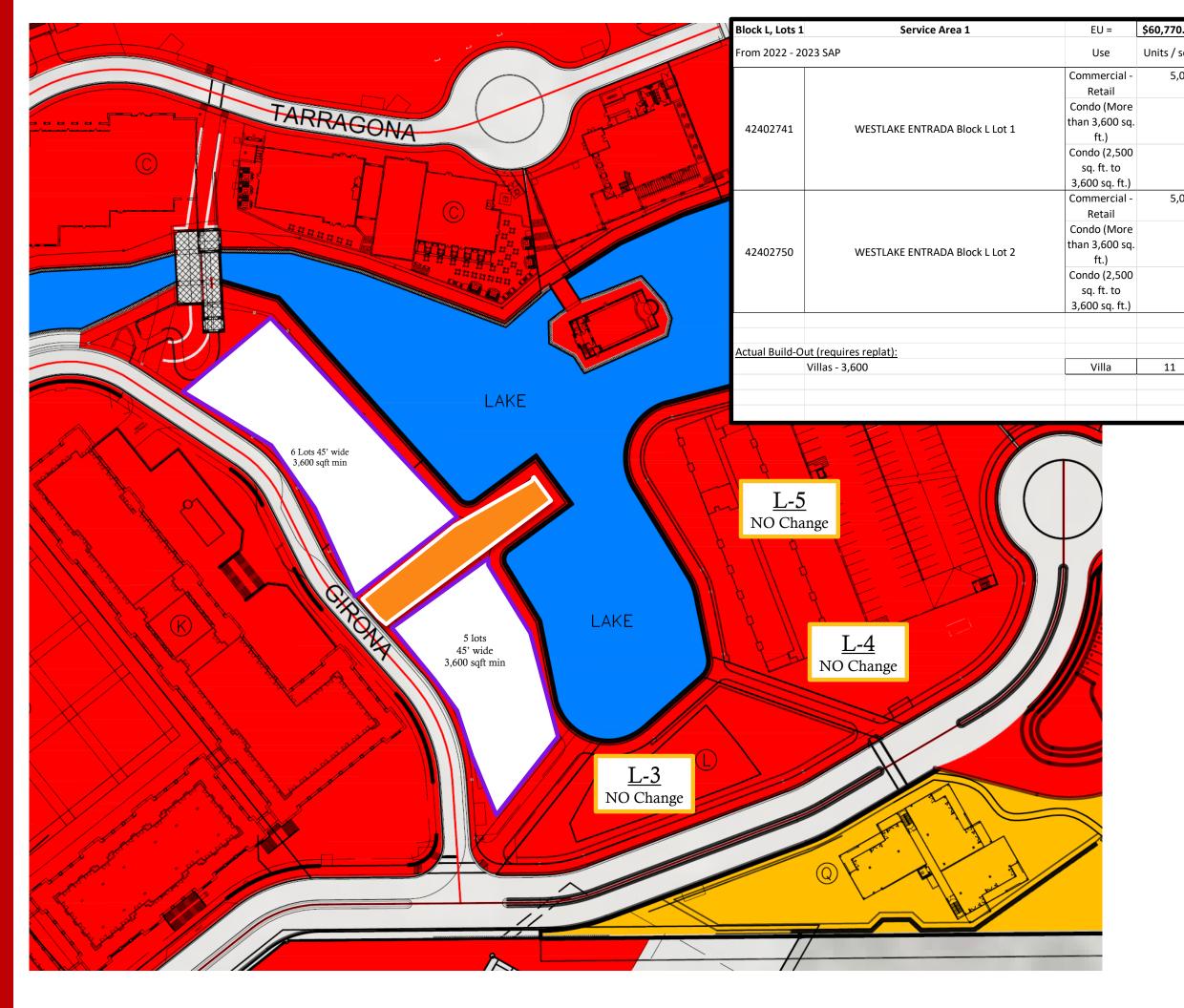


# BLOCK K BUILD OUT WITH SAP ADHERENCE

22

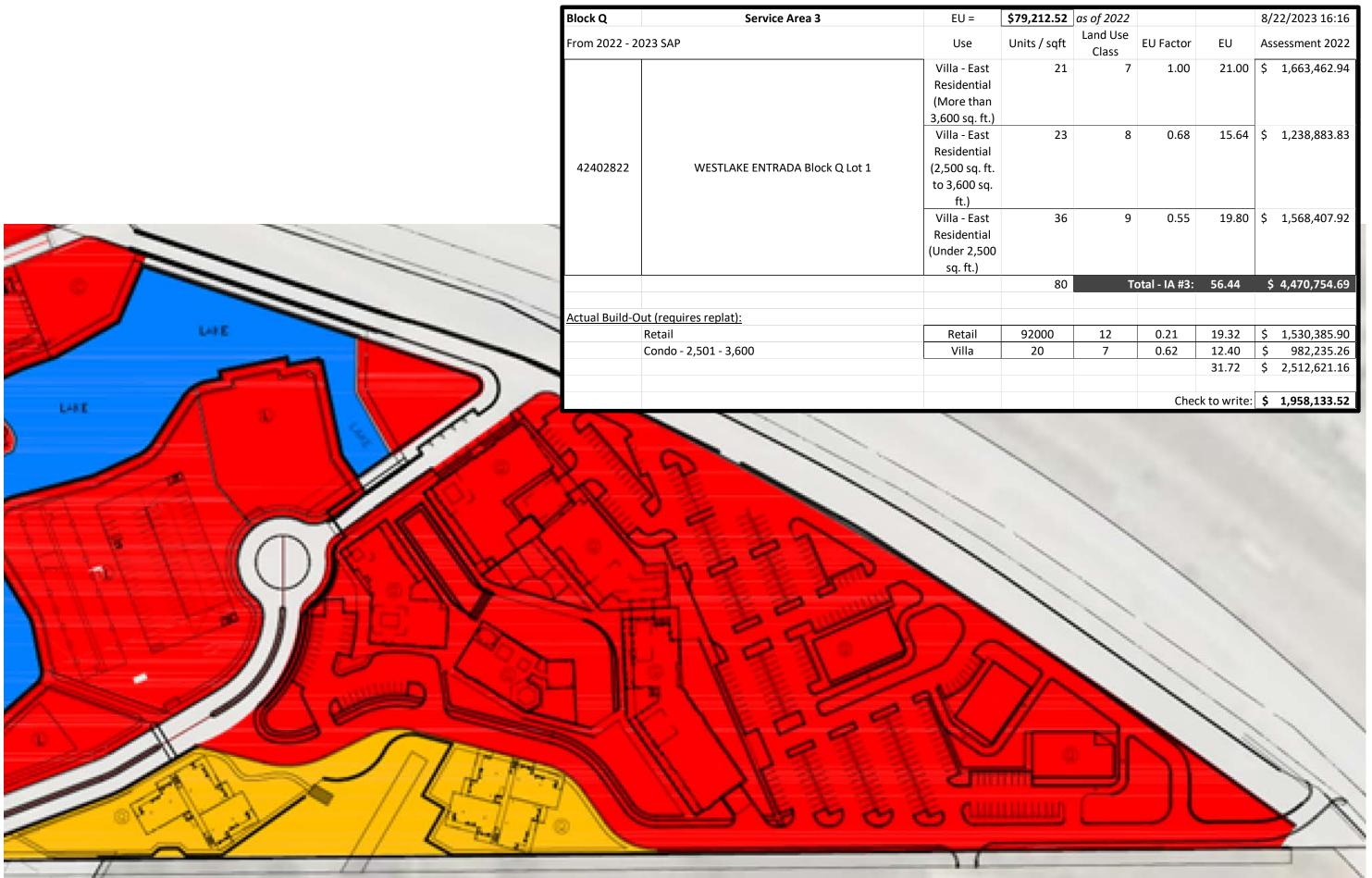


	Commercial - Retail	5,000	10	0.22	1.10	\$ 66,847.89
	Condo (More than 3,600 sq. ft.)	6	1	1.00	6.00	\$ 364,624.86
	Condo (2,500 sq. ft. to 3,600 sq. ft.)	6	2	0.62	3.72	\$ 226,067.41
Lot 6	Commercial - Office	22,000	11	0.20	4.40	\$ 267,391.56
	Commercial - Retail	37,800	10	0.22	8.32	\$ 505,370.05
	Condo (More than 3,600 sq. ft.)	20	1	1.00	20.00	\$ 1,215,416.19
	Condo (2,500 sq. ft. to 3,600 sq. ft.)	39	2	0.62	24.18	\$ 1,469,438.17
	Commercial - Retail	23,400	10	0.22	5.15	\$ 312,848.13
	Condo (More than 3,600 sq. ft.)	6	1	1.00	6.00	\$ 364,624.86
	Commercial - Retail	23,400	10	0.22	5.15	\$ 312,848.13
	Condo (2,500 sq. ft. to 3,600 sq. ft.)	8	2	0.62	4.96	\$ 301,423.22
	Commercial - Retail	5,000	10	0.22	1.10	\$ 66,847.89
	Condo (More than 3,600 sq. ft.)	6	1	1.00	6.00	\$ 364,624.86
	Condo (2,500 sq. ft. to 3,600 sq. ft.)	15	2	0.62	9.30	\$ 565,168.53
					105.37	\$ 6,403,541.74



0.67       as of 2022 $0.67$ $8/22/2023$ 16:12         sqft       Land Use Class       EU Factor       EU       Assessment 2022 $000$ 10 $0.22$ $1.10$ \$ $66,847.89$ $6$ 1 $1.00$ $6.00$ \$ $364,624.86$ $6$ 2 $0.62$ $3.72$ \$ $226,067.41$ $000$ 10 $0.22$ $1.10$ \$ $66,847.89$ $6$ 1 $1.00$ $6.00$ \$ $364,624.86$ $000$ 10 $0.22$ $1.10$ \$ $66,847.89$ $6$ 1 $1.00$ $6.00$ \$ $364,624.86$ $15$ 2 $0.62$ $9.30$ \$ $565,168.53$ $15$ 2 $0.62$ $9.30$ \$ $565,168.53$ $15$ 2 $0.62$ $9.30$ \$ $1654,181.43$ $10$ $11.00$ $11.00$ \$ $668,477.33$ $11.00$ $11.00$ \$ $668,477.33$							
sqft       Class       EU Factor       EU       Assessment 2022         000       10       0.22       1.10       \$ 66,847.89         6       1       1.00       6.00       \$ 364,624.86         6       2       0.62       3.72       \$ 226,067.41         000       10       0.22       1.10       \$ 66,847.89         6       1       1.00       6.00       \$ 364,624.86         000       10       0.22       1.10       \$ 66,847.89         6       1       1.00       6.00       \$ 364,624.86         15       2       0.62       9.30       \$ 565,168.53         15       2       0.62       9.30       \$ 565,168.53         1       1.00       11.00       \$ 668,477.33         1       1.00       11.00       \$ 668,477.33	57	as of 2022			8/	22/2023 16:12	
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6       2       0.62       3.72       \$ 226,067.41         000       10       0.22       1.10       \$ 66,847.89         6       1       1.00       6.00       \$ 364,624.86         15       2       0.62       9.30       \$ 565,168.53	0	10	0.22	1.10	\$	66,847.89	/
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15       2       0.62       9.30       \$       565,168.53         15       2       0.62       9.30       \$       1,654,181.43         1       1.00       11.00       \$       668,477.33         1       1.00       11.00       \$       668,477.33         1       1.00       11.00       \$       668,477.33	0	10	0.22	1.10	\$	66,847.89	
27.22         \$ 1,654,181.43           1         1.00         11.00         \$ 668,477.33           11.00         \$ 668,477.33         11.00         \$ 668,477.33	6	1	1.00	6.00	\$	364,624.86	
1         1.00         11.00         \$ 668,477.33           11.00         \$ 668,477.33         11.00         \$ 668,477.33	.5	2	0.62	9.30	\$	565,168.53	
11.00 \$ 668,477.33				27.22	\$	1,654,181.43	
11.00 \$ 668,477.33							
11.00 \$ 668,477.33		1	1.00	11.00	\$	668,477.33	
					\$		
Check to write: \$ 985,704.10			Che	ck to write:	\$	985,704.10	

Block	$\mathbf{Q} - \mathbf{P}$	hase II
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52	as of 2022			8/	22/2023 16:16
ft	Land Use Class	EU Factor	EU	As	sessment 2022
21	7	1.00	21.00	\$	1,663,462.94
23	8	0.68	15.64	\$	1,238,883.83
6	9	0.55	19.80	\$	1,568,407.92
80	Тс	otal - IA #3:	56.44	\$	4,470,754.69
	12	0.21	19.32	\$	1,530,385.90
	7	0.62	12.40	\$	982,235.26
			31.72	\$	2,512,621.16
			• · · •		
		Che	ck to write:	\$	1,958,133.52



Block Q PHASE II

## TOWN OF WESTLAKE STAFF ENTRADA PRESENTATION JULY 31, 2023

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## **ENTRADA**

- Quick Facts and Historical Overview
- Current Development Snapshot
- PID SAP vs. Development Plan
- Current Proposals not in compliance with PID SAP
- Next Steps



# ENTRADA – History

- **2013** Zoning/Agreements Approved
- 2015 PID/Development Plan/Design Guidelines Approved
- **2016** Public Infrastructure Complete/Building Construction Starts
- **2016-Present** 4 zoning amendments; 3 development plan amendments; 15 site plans approved; 117,264 sq. ft. of commercial built; 27 homes built

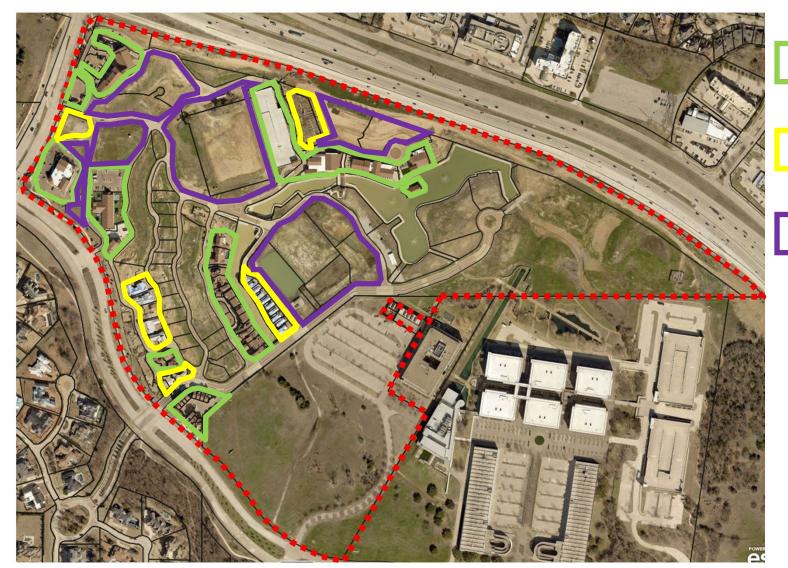


## **ENTRADA – Quick Facts**

	<b>Total Allowed</b>	<b>Constructed/Developed to date</b>	% of Total
Development Land Area	107 acres	9.45 acres	8.80%
<b>PID Commerical Gross Floor Area</b>	1,158,299 sq.ft.	117,264 sq.ft.	10.10%
Entitled Residential Units	322 units	32 units	10.00%



## **ENTRADA – Current Development Snapshot**



**Construction Complete** *117,264 square feet; 27 residential units* 

Under Construction 144,788 square feet; 29 residential units

Site Plan Expired – Vacant 765,605 square feet and 168 residential Units approved - not built

## **EXPIRED A - Current Development Snapshot** <u>Expired Site Commercial Plans</u>

**Plaza Mayor:** 372,679 square feet – 150 Condominiums

Private Gun Club: 269,879 square feet

**Amphiteater:** 53,780 square feet – 3,000 seat capacity

**Gas Well Pad:** 69,267 square feet



# **ENTRADA – Current Development Snapshot**

## **Development Business Proposals/Interests that Never Occurred (To Date)**

<b>Restaurants:</b>		<u>Retail/Other</u>	<u>:</u>
Nosh Parliament Primo's Tilman's Hugos Invitados Sushi Zo The Funky Door	Hotels: Home2 Hotel Zsa Zsa Marriot AC LQ Curio by Hilton Embassy Suites Hyatt Place Unnamed Boutique Hotel	Volta de Rei Upscale Retail Angelika Theater Blue Grocer Car Wash Convenience Store Food Truck Park Jazz Club Cigar Store Liquor Store Salons of Sienna Indoor Events Center Outdoor Music/Restaurant Concept Wine Bar Water Park Life Time Fitness	Assisted Living Class A Office Bldg Private Gun Club

## **Quick Facts**

- The development plan is a zoning instrument and regulates the land use in Entrada through a master land use plan that links to the zoning ordinance
- The PID SAP is an instrument of the PID that utilizes land use categories to calculate individual property assessments in order repay PID debt
- The development plan and PID SAP are completely separate documents and have never been consistent with one another and have no formal linkage to one another: they have different land use categories, definitions and development prescriptions (such as minimum/maximum area and unit requirements)

## **Development Plan Land Use Categories**

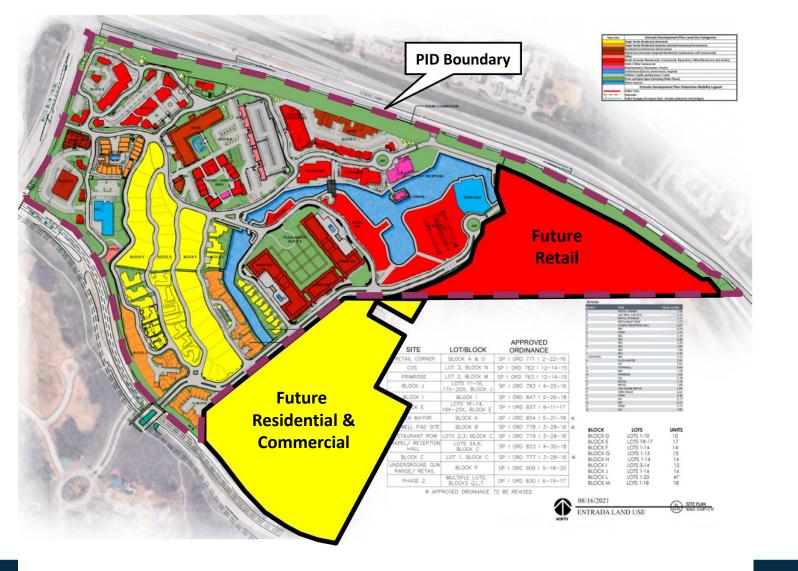
Map Color	Entrada Development Plan Land Use Categories
	Single Family Residential (detached)
	Single Family Residential (majority attached/townhome/brownstone)
	Residential Condominium (Stand alone)
	Mixed-Use (Vertically Integrated Residential Condominium with Commercial)
	Office
	Retail (includes Restaurants, Commercial, Repository, Office/Showroom and similar)
	Hotel / Other Commercial
	Entertainment / Recreation / Events
	Institutional (Church, Government, hospital)
	Utilities / public parking areas / roads
	Parks and Open Space (Including Public Plazas)
	Water features
	Entrada Development Plan Pedestrian Mobility Legend
	Public Trails
	Sidewalks
	Public Passages (European Style - includes pedestrian only bridges)



#### **PID SAP Land Use Categories**

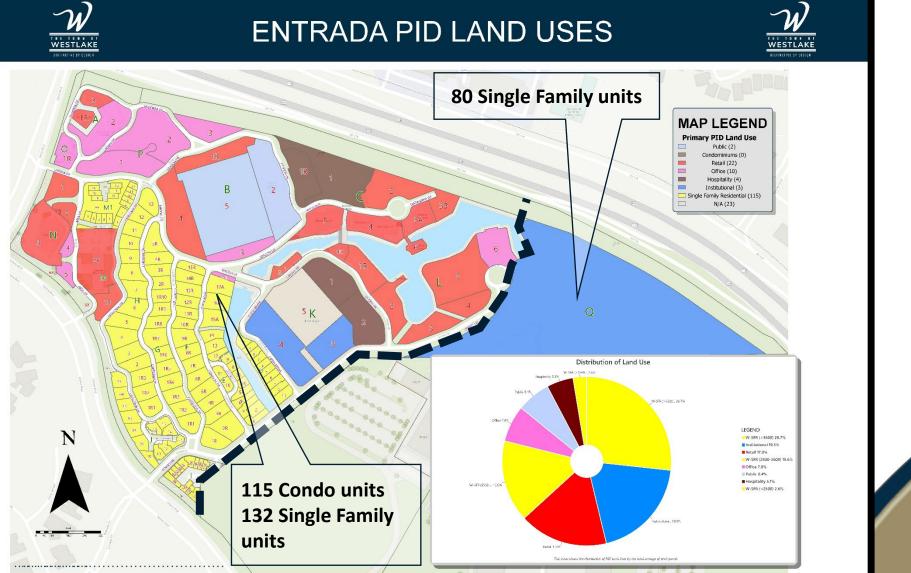
	Propo	sed	
Land Use Class	Land Use Class Description		ment
<u>Residential</u>			
Land Use Class 1	Condo Units (more than 3,600 sq. ft)	38	Units
Land Use Class 2	Condo Units (2,500 to 3,600sq. ft)	71	Units
Land Use Class 3	Condo Units (1,800 to 2,500 sq. ft)	6	Units
Land Use Class 4	Villa - West (more than 3,600 sq. ft)	42	Units
Land Use Class 5	Villa - West (2,500 to 3,600sq. ft)	16	Units
Land Use Class 6	Villa - West (1,800 to 2,500 sq. ft)	69	Units
Land Use Class 7	Villa - East (more than 3,600 sq. ft)	21	Units
Land Use Class 8	Villa - East (2,500 to 3,600sq. ft)	23	Units
Land Use Class 9	Villa - East (1,800 to 2,500 sq. ft)	36	Units
	Total - Residential	322	Units
<u>Non-Residential</u>			
Land Use Class 10	Commercial - Retail	372,099	Sq. Ft
Land Use Class 11	Commercial - Office	266,100	Sq. Ft
Land Use Class 12	Commercial - Hospitality	255,500	Sq. Ft
Land Use Class 13	Commercial - Institutional	264,600	Sq. Ft
	Total – Non-residential	1,158,299	Sq. Ft

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THE TOWN 36

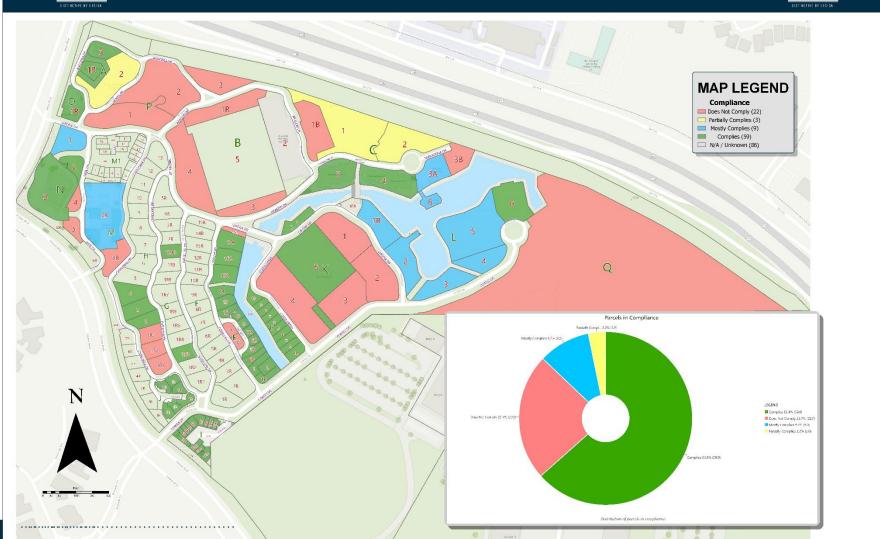
# **ENTRADA – PID SAP vs Development Plan**





# **ENTRADA – PID SAP vs Development Plan**

# ENTRADA PID COMPLIANCE



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# ENTRADA – PID SAP vs Development Plan

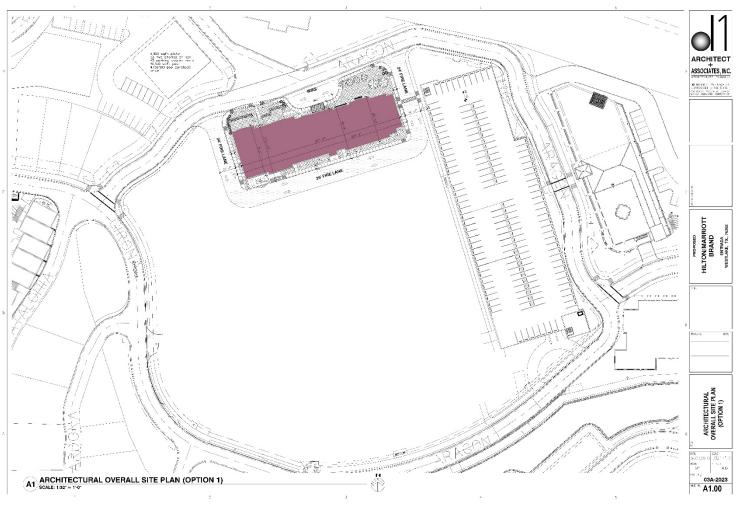
## **MAP LEGEND**

**PID** Assessment \$0.00 - \$1,411.18 \$1,411.19 - \$3,314.14 \$3,314.15 - \$9,407.88 \$9,407.89 - \$25,754.08 \$25,754.09 - \$47,551.55 \$47,551.56 - \$79,100.69 \$79,100.70 - \$133,656.07 \$133,656.08 - \$426,635.87 Entrada Parcels

THE TOWN 39

# **ENTRADA – Current Proposals not in compliance** with **PID SAP**

**Proposed Limited Service Hotel on Gad Pad Site** 



## <u>Issues</u>

- PID SAP shows "retail" and "public" uses on site
  - Development plan shows a larger hotel with a different configuration
  - Would require development plan amendment to place hotel in proposed location

# **ENTRADA – Current Proposals not in compliance** with **PID SAP**

# Phase Two Site Plan Proposal

## <u>Issues</u>

- PID SAP shows 80 single family residential units and one institutional use
- Development plan shows 100% retail uses

# **ENTRADA – Potential Next Steps**

- Calibrate the development plan with the PID SAP
- As part of the PID SAP calibration process, examine potential land use changes on the development plan, changes to the zoning regulations, design guidelines, etc. A development rethink?
- In the interim, approve proposals not consistent with PID SAP? Or, hold/deny inconsistent proposals until calibration is complete.



#### **DRAFT**

#### **TOWN OF WESTLAKE**

#### **ORDINANCE NO. XXX**

#### AN ORDINANCE AMENDING ORDINANCE 703, AS AMENDED, CONDITIONS AND ORDINANCE 720, AS AMENDED; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A SAVINGS CLAUSE; PROVIDING FOR A PENALTY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, on April 22, 2013, The Town Council of the Town of Westlake, Texas approved Ordinance 703, establishing zoning regulations for Planned Development District 1-2 (PD1-2), commonly known as Westlake Entrada; and

**WHEREAS,** On October 28, 2013, the Westlake Town Council approved Ordinance 720, which approved the Development Plan for Planned Development District 1-2 (PD1-2); and

WHEREAS, On June 19, 2017, The Town Council approved Ordinance 830, which amended Ordinance 720 (Entrada Development Plan) by amending only the Phase Two portion of the Development Plan; and

WHEREAS, On April 30, 2018, the Westlake Town Council approved Ordinance 852, which amended Ordinance 703 (Entrada Zoning Regulations) by amending residential versus commercial performance standards; and

WHEREAS, On May 18, 2020, the Westlake Town Council approved Ordinance 908 which amended Ordinance 703 (Entrada Zoning Regulations) by adding the use of a private sporting club; and

WHEREAS, On October 26, 2020, The Town Council approved Ordinance 918, which amended Ordinance 720 (Entrada Development Plan), and repealed Ordinance 830, by approving various graphics changes and amendments to Block P and Block K; and

**WHEREAS,** On August 23, 2021, The Town Council approved Ordinance 934, which amended Ordinance 720 (Entrada Development Plan) and repealed Ordinance 918, approving the removal of the amphitheater and addition of the repository to Block C and amendments to Block B, and adding new performance standards; and

**WHEREAS,** On August 23, 2021, The Town Council approved Ordinance 935, which amended Ordinance 703 (the Entrada zoning regulations), approving amendments to the site plan approval process, and adding the use of a residential repository; and

WHEREAS, On December 5, 2022, The Town Council approved Ordinance 959, which:

(1) amended Ordinance 703 (the Entrada zoning regulations) by incorporating and rezoning Lot 2R1, Block 1, Westlake/Southlake Park Addition Number One into the Planned Development District 1-2 (PD1-2) zoning district from the Planned Development District 1-1 (PD1-1) zoning district; and, (2) amended Ordinance 720 (the Entrada development plan) by changing the land use of the phase two portion of the development plan from residential to commercial, adding residential and commercial uses to Lot 2R1, Block 1, Westlake/Southlake Park Addition Number One, and adding conditions to the changes including the requirement of future site plan approval for both areas; and

WHEREAS, an application to amend Ordinance 720 (the Entrada development plan), as amended, was received by MRW Investors, LLC on October 6, 2023; and

WHEREAS, the applicant, and current Entrada developer (MRW Investors, LLC), seek to amend Ordinance 720 (Entrada Development Plan), as amended, in order to add single-family residential uses to Blocks B, K, L, P and Q (Phase 2), Westlake Entrada Addition, where none currently exist and to simplify the land use category table from 12 categories to four; and

**WHEREAS**, following provision of proper legal notice, including written notice to owners within 200 feet of the subject property and the PD1-2 zoning district, published notice and posted notice in accordance with the Texas Open Meetings Act of public hearing, a public hearing was held on November 28, 2023 by the Planning and Zoning Commission (Commission) whereby the Commission recommended to the Town Council approval of the amendment; and

**WHEREAS**, following provision of proper legal notice, including written notice to owners within 200 feet of the subject property and the PD1-2 zoning district, published notice and posted notice in accordance with the Texas Open Meetings Act of public hearing, a public hearing was held on December 11, 2023 by the Town Council; and

**WHEREAS**, upon the recommendation of the Planning and Zoning Commission and after a public hearing, 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 rezoning request, and these amendments to Ordinances 703 and 720, as amended, should be approved and adopted.

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

**<u>SECTION 1:</u>** That all matters stated in the preamble are found to be true and correct and are incorporated herein as if copied in their entirety.

**<u>SECTION 2:</u>** That Ordinance 703 (Entrada Zoning Regulations), as amended, is hereby amended as follows:

A. That Ordinance 852, Section 2, Section 3.1, which amended Ordinance 703, Exhibit A, Article 2, Section 3, is hereby amended to read as follows:

Section 3. 1: Pace of Residential Use Development within PD1 -2:

Section 3.1.1 is hereby deleted. 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).

Section 3.1.2 is hereby amended as follows: Section 3.1.1 – Regarding any building permit, subdivision plat and/or site plan approving a new residential unit in the PD1-2 zoning district, there shall be a minimum of 1,500 square feet of air-conditioned non-residential building space completed in the zoning district for each residential unit permitted, platted and/or included on a site plan application.

Section 3.1.3 is hereby amended as follows: 3.1.2 - The Building Official shall maintain a database illustrating conformance to this requirement and include an up-to-date report with each new residential unit building permit application. Non-residential use buildings that are currently under construction with an active building permit must be substantially outwardly completed within six-months of being included in the 1500:1 ratio as determined by the Building Official, which is 1,500 square feet of air-conditioned non-residential building space to each residential unit calculation.

B. That Ordinance 703, Exhibit A, Article III, Section 18.2 is hereby amended to read as follows:

Section 18.2 Unless noted otherwise, Site Plans submitted for the development shall conform to the approved Development Plan.

- 1. Minor changes or corrections on the Development 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.
- 2. All plats submitted and approved in the development shall conform to the approved site plan. No plat application shall be accepted and/or approved in portions of the development that have not received site plan approval, or in undeveloped areas where an approved site plan has expired.

- 3. Selling a portion of land in the development by metes and bounds is a violation of the town subdivision ordinance and state law and is subject to fines and withholding of utilities, building permits, site plan applications and other permits. Fines and/or penalties for violation may be assessed on any future application fee on the part of the violator.
- C. That Ordinance 703, Exhibit A, Article III, Section 15 is hereby amended by adding the following section to read as follows:

Section 15.9 Residential Guest Parking - Guest parking shall be provided at a minimum rate of one space per every two residential units in the development. Guest parking shall be located on HOA owned lots (unless the street is 30 feet or more in width, in which case on-street parking may be permitted in compliance with this section), be located not more than 300 feet from a majority of residential units they are intended to serve, and meet the parking requirements in herein and the Town zoning regulations. Guest parking shall be shown on the site plan application. Deviations to these requirements may be approved by the Town Council as part of the site plan application upon the recommendation of the Planning and Zoning Commission.

- D. Building Permit Performance:
  - 1. Any building permit issued in the development shall expire and/or terminate, and shall not be eligible for extension, at the occurrence of one or more of the following:
    - a. Cessation of construction activity for more than 180 days;
    - b. Abandonment of the site for more than 90 days;
    - c. Failure to construct in a timely manner (to be determined by the Building Official every 180 days upon review of permit extension);
    - d. Failure to construct in compliance with approved plans;
    - e. Failure to maintain a clean and safe construction site with minimal nuisances after repeated warnings;
  - 2. Permit Extensions Building permits may be extended by the Building Official provided compliance with section one above is maintained. However, not more than four extensions may be granted on a single building permit. After the permit has been extended four times, or two years have elapsed since the date of the issuance of the building permit, whichever occurs first, the building permit shall expire and a new permit and requisite fees shall be required in order to continue construction.
  - 3. Appeals If, per the terms of this section, the Building Official determines that a building permit shall be revoked, expire or not be extended, the permit applicant may appeal the Building Official decision to the town manager. If the town manager denies the appeal, the permit applicant may appeal the decision to the Town Council. The appeal shall be requested by the applicant in writing. Once received, the appeal request

shall be placed on the next available Town Council agenda for consideration. The decision of the Town Council shall be final.

E. Site Development Agreement – Prior to the issuance of a building permit, all non-residential construction (including any vertically integrated mixed-use buildings) shall have an executed site development agreement between the site developer and the town that, at a minimum, addresses: building design, a sales tax situs agreement per the terms of Section 82-64, Town of Westlake Code of Ordinances, infrastructure and amenities (where applicable), economic development terms (where applicable), and performance standards/incentives if applicable. Development agreements for new single-family residential development shall be determined upon review of the site plan application.

SECTION 3: That Ordinance 720 (Entrada Development Plan), as amended, is hereby amended by repealing previous approved development plan land use exhibits with the land use exhibit contained in Exhibit "A", subject to the following conditions:

- A. In addition to Exhibit A, all development located within the Solana Public Improvement District (PID) shall conform to the most recently adopted PID Service and Assessment Plan (SAP). In the event of conflict between the land use shown in the most recently adopted PID SAP and the development plan (Exhibit A), the PID SAP land use shall control.
- B. Exhibit A is hereby intended as a general layout of the development. For portions of Exhibit A which have not yet received site plan approval, or where the approved site plan has expired due to non-development, final lot layouts, roadway locations, infrastructure development, building design and massing, parking, etc. shall be determined as part of the site plan approval process and shall not require consistency with Exhibit A. For site plans that include new single family lots (not platted for residential use at the time application), the application shall include sufficient engineering documentation that demonstrates adequate utility and drainage infrastructure and service capability to each lot as determined by the town engineer. The application shall also include details on the location and placement of utilities and utility service connections. Specific to Lot 2R1, Block 1, Westlake/Southlake Park Addition Number One (Phase 3), the layout shown on the site plan application shall not be required to comply with the layout shown on Exhibit A.
- C. Site plans submitted on Blocks P, L, K, Westlake Entrada Addition and Lot 2R1, Block 1, Westlake/Southlake Park Addition Number One (Phase 3), shall include all properties on the entire block in order to ensure adequate utilities and drainage, building massing and layout, parking and PID SAP compliance. These site plans shall require final approval by the P&Z and Town Council.
- D. The central plaza (aka the Plaza Mayor) as depicted in Exhibit A, described in Ordinance 703, and depicted on Ordinance 720 shall be under construction by the developer prior to the approval of any residential site plans on Blocks B, K, L, P, Q, Westlake Entrada Addition and Lot 2R1, Block 1, Westlake/Southlake Park Addition Number One (Phase 3). However, the plaza site plan may be submitted in conjunction with the Block K site

plan. No residential building permits shall be issued in said blocks and phases until the plaza is completed, as determined by the town manager or designee. The final shape, layout, amenities and design of the plaza shall be determined as part of the site plan application. However, the size of the plaza shall not be smaller than the plaza area shown in Ordinance 720 and approved by Ordinance 854.

- E. Regarding new site plan applications involving undeveloped existing platted residential lots where no new lot configuration is proposed, the site plan application shall include all contiguous lots on the same block that are under the common ownership of the applicant in order to ensure adequate compliance with the development's design guidelines.
- F. All provisions of Ordinances 703 and 720, as amended, shall remain in full force and effect, except where amended herein.

**SECTION 4:** 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 5:** That any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Code of Ordinances of the Town of Westlake, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense. Each day that a violation is permitted to exist shall constitute a separate offense.

<u>SECTION 6:</u> 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 legally invalid or unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such legal invalidity or 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 legally invalid or unconstitutional, phrase, sentence, paragraph or section.

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

### PASSED AND APPROVED ON THIS 11th DAY OF DECEMBER 2023.

ATTEST:

Sean Kilbride, Mayor

Amy Piukana, Town Secretary

APPROVED AS TO FORM:

L. Stanton Lowry, Town Attorney

## **EXHIBITS**

EXHIBIT A- Amended Development Plan Exhibit



File #: 23-310

Agenda Date: 11/28/2023

Agenda #: F.1.

## TOWN STAFF REPORT RECCOMENDATIONS

Consider approving minutes from the September 19, 2023 Planning and Zoning Commission meeting; and take appropriate action

#### STAFF: Ron Ruthven, Director of Development and Planning

#### BACKGROUND:

The Planning and Zoning Commission may review the draft minutes for approval.

#### **DISCUSSION:**

Typically, minutes are reviewed at the next Planning and Zoning Commission meeting for review and approval.

#### **STAFF RECOMMENDATION:**

#### Staff recommends approving the minutes, as presented.

#### PLANNING AND ZONING ACTION/OPTIONS:

- 1) Motion to recommend approval
- 2) Motion to recommend an amendment with the following stipulations (please state stipulations in motion)
- 3) Motion to table
- 4) Motion to recommend denial



#### Town of Westlake

1500 Solana Blvd Building 7, Suite 7100 Westlake, TX 76262

#### Planning & Zoning Commission

#### **Committee Minutes**

Tuesday, September 19, 2023		5:00 PM		Council Chambers	
Present:	Chairman Adam Didarali	Coffey, Terry Wikinson	Tammy Reeves	Brooks Remaley, Nizar	

Absent: Linda Riom, David Ricci

#### A. CALL TO ORDER

Chairman Coffey called the regular session to order at 5 00 p.m.

#### B. PLEDGE OF ALLEGIANCE

Chairman Coffey led the Pledge of Allegiance and Pledge to the Texas Flag.

#### C. CITIZEN COMMENTS:

No one addressed the Commission.

#### D. STAFF/DIRECTOR REPORT AND DEVELOPMENT UPDATE

Development & Planning Director Ron Ruthven reported there were no updates.

#### E. PUBLIC HEARING(S)

E.1. ORD-92 Conduct a public hearing and consider approval of Ordinance 92 and the other turning a soning drawn on Lot 114. I house 3, WestbackBouhback Park Addition turning room, drawn the PD-1 coreing district to the PD-0 development. The subject property consists approximately 32.88 acres and is located between Barn School Road and State Highway 114 just orthin of the Journary with the city of Bouhback, and Late Highway 114 just orthin of the Journary with the city of Bouhback and Barn School Road and State Highway 114 just orthin of the Journary with the city of Bouhback and Barn School Road and State Highway 114 just orthin of the Journary with the city of Bouhback and Barn School Road Barn School Road

This item was tabled at the August 15, 2023, P & Z Commission meeting.

Commissioner Didarali made a motion to remove this item from the table and discuss. Motion seconded by Vice-Chairman Wikinson. Motion passed unanimously

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