

TOWN OF WESTLAKE

ORDINANCE NO. 982

AN ORDINANCE ZONING LOT 1R1-1, BLOCK 2, WESTLAKE/SOUTHLAKE PARK NUMBER ONE ADDITION, A 32.88 ACRE TRACT OF LAND, DEPICTED IN EXHIBIT “A” ATTACHED HERETO, FROM THE PD1-1 “PLANNED DEVELOPMENT DISTRICT NUMBER ONE, PLANNING AREA ONE” TO PD10 “PLANNED DEVELOPMENT DISTRICT NUMBER TEN”; AUTHORIZING RESIDENTIAL DEVELOPMENT; APPROVING A CONCEPT/DEVELOPMENT PLAN; APPROVING A SPECIFIC USE PERMIT (SUP) FOR PRIVATE STREETS; PROVIDING FOR THE AMENDMENT OF THE OFFICIAL ZONING MAP; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A SAVINGS CLAUSE; PROVIDING FOR A PENALTY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Chapter 102 of the Code of Ordinances of the Town of Westlake establishes zoning districts, permissible uses, development standards, and other zoning related regulations; and

WHEREAS, Section 62-31 of the Code of Ordinances of the Town of Westlake adopts a Comprehensive Plan for the Town of Westlake; and

WHEREAS, Section 102-33(3) of the Code of Ordinances of the Town of Westlake states that the purpose of a Planned Development District is to: Provide for a superior design of lots or buildings; Provide for increased recreation and/or open space opportunities for public use; Provide rural amenities or features that would be of special benefit to the property users or community; Protect or preserve natural amenities and environmental assets such as trees, creeks, ponds, floodplains, slopes or hills and viewsapes; Protect or preserve existing historical buildings, structures, features or places; and provide an appropriate balance between the intensity of development and the ability to provide adequate supporting public facilities and services; and

WHEREAS, on April 25, 2023, the Town of Westlake received a Zoning Change Request from Lovett on behalf of the property owner for the property depicted in **Exhibit “A”** requesting that the Town zone said property to PD10 “Planned Development District Number Ten” in accordance with Chapter 102 of the Code of Ordinances of the Town of Westlake, Texas; and

WHEREAS, following provision of proper legal notice, including written notice to owners within 200 feet of the subject property, published notice and posted notice in accordance with the Texas Open Meetings Act of public hearing, a public hearing was held on September 19, 2023 by the Planning and Zoning Commission (Commission) whereby the Commission recommended to the Town Council approval zoning change; and

WHEREAS, following provision of proper legal notice, including written notice to owners within 200 feet of the subject property, published notice and posted notice in accordance with the Texas Open Meetings Act of public hearing, a public hearing was held on October 9, 2023 by the Town Council; and

WHEREAS, the Council believes that the interests of the Town, the present and future residents and citizens of the Town, and developers of land within the Town, are best served by adopting this Ordinance, which the Council has determined to be consistent with the 2015 Comprehensive Plan and its Land Use Map, Thoroughfare Plan, and Open Space Plan, all as amended to date; 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 should be approved and adopted.

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

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

SECTION 2: That the property shown on attached **Exhibit “A”** is hereby rezoned from the PD1-1, Planned Development District Number One, Planning Area One”, zoning district to PD10, Planned Development District Number Ten” zoning district, including the approval of a concept/development plan and a Specific Use Permit (SUP) for private streets, subject to the conditions contained in **Exhibit “B”**.

SECTION 3: This Zoning District shall be subject to all regulations contained in the Code of Ordinances of the Town of Westlake, Texas, 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.

SECTION 6: 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 9th DAY OF OCTOBER 2023.

ATTEST:

Kim Greaves, Mayor

Dianna Buchanan, Town Secretary

APPROVED AS TO FORM:

L. Stanton Lowry, Town Attorney

EXHIBITS

- EXHIBIT A- Depiction of Subject Property
- EXHIBIT B- Planned Development District Number Ten (PD10) Development Standards
- EXHIBIT C- Concept/Development Plan
- EXHIBIT D- Development Description and Additional Exhibits

EXHIBIT “B”

Planned Development District Number 10 (PD10) Development Standards

Section 1 – General

- A. The purpose of PD10 is for a detached single-family residential development of not more than 55 residential lots with a gross maximum density of 1.67 dwelling units per acre.
- B. The development authorized by this ordinance shall be generally consistent with all provisions and graphics contained the Concept/Development Plan, attached as Exhibit “C”, the development description, attached as Exhibit “D”. In the event of a conflict between the terms of Exhibit “B” and Exhibits “C” and “D”, the terms of Exhibit “B” shall control.
- C. Platting
 - 1. The developer shall submit, and receive approval for, a preliminary site evaluation prior to any land disturbance activities;
 - 2. Prior to any land disturbance activities, the developer shall submit, and record upon approval, a vacate and replat that vacates Lot 1R1-1, Block 2 from the Westlake/Southlake Park Addition Number One;
 - 3. Prior to the final acceptance of public improvements, approval of private streets and release of residential building permits, the developer shall submit, and receive approval for, a final plat, which shall be platted as a single phase.
 - 4. The final plat noted above shall be recorded with the County Clerk prior to the release of any residential building permits.
 - 5. Prior to any land disturbance activities, the developer shall submit a development agreement for final approval by the Town Council per the requirements of the Code of Ordinances.
- D. Permitted Uses – The following are permitted principal and accessory uses:
 - 1. Single Family Detached Homes
 - 2. Open Space
 - 3. Private Streets
 - 4. Drainage facilities (including retention and detention ponds)
 - 5. Guard house
 - 6. Accessory Uses (as authorized in the Town’s zoning regulations)
- E. Homeowner’s Association – The development shall be governed by a Homeowner’s Association (HOA) that will be responsible for common area maintenance, amenities, private street maintenance, and enforcing the HOA Design Guidelines for the community. The Homeowner’s Association shall appoint an Architectural Review Committee that must have at least one (1) Texas Licensed

Architect with experience in applying Design Guidelines and advising an Architectural Review Committee on matters of design.

- F. All plans submitted for permit within this development shall be prepared by a Texas Licensed Architect and contain sufficient details required to explain the full exterior construction to a competent contractor.

Section 2 – Residential Design Standards

- A. Lot and Housing Specifics: The following are the minimum design criteria for each home in the development as categorized below and shown on Exhibit “C”:

1. Type A – Large Lot Homes – 27 units
 - a. Minimum Lot Size: 10,000 square feet
 - b. Minimum Lot Width: 80 feet
 - c. Minimum Unit Size: 3,000 square feet
 - d. Maximum Height: 2.5 Stories above finish floor at the front door, plus roof decks
 - e. Setback from Street: 20 feet - Side Setbacks: 5 feet - Rear Setback: 5 feet (unless otherwise restricted by development setbacks)
2. Type B – Large Lot SE Homes – 5 units
 - a. Minimum Lot Size: 10,000 square feet
 - b. Minimum Lot Width: 80 feet
 - c. Minimum Unit Size: 3,000 square feet
 - d. Maximum Height: 2.5 Stories above finish floor at the front door, plus roof decks
 - e. Setback from Street: 10 feet - Side Setbacks: 5 feet - Rear Setback: 5 feet (unless otherwise restricted by development setbacks)
3. Type C – Patio Homes – 12 units
 - a. Minimum Lot Size: 5,000 square feet
 - b. Minimum Lot Width: 45 feet
 - c. Minimum Unit Size: 3,000 square feet
 - d. Maximum Height: 3.5 Stories above finish floor at the front door, plus roof decks
 - e. Setback from Alley: 0 feet - *Side Setbacks: 1 foot - Rear Setback 3 feet
4. Type D – Townhomes – 11 units
 - a. Minimum Lot Size: 3,200 square feet
 - b. Minimum Lot Width: 33 feet

- c. Minimum Unit Size: 3,000 square feet
 - d. Maximum Height: 3.5 Stories above finish floor at the front door, plus roof decks
 - e. Setback from Alley: 0 feet - *Side Setbacks: 1 foot - Rear Setback: 3 feet (unless otherwise restricted by development setbacks)
- 5. For any above asterisks (*), Side setbacks may vary on certain lots as long as a minimum of 4' building separation is maintained.
- B. Special Setback Provisions:
 - 1. There shall be a minimum building setback of 125 feet from State Highway 114, and 50 feet from Sam School Road.
- C. Garages: All homes shall have a minimum of 2 enclosed parking spaces. Garage doors shall be made of sectional wood or be wood clad. Garage doors shall be recessed a minimum of (8) eight inches (nominal) from the plane of the adjacent wall. Front facing garage doors are allowed if located further back on the lot than the side-facing garage portion and are in a motor court setting.
- D. Permitted roof materials include:
 - 1. High quality clay or concrete tile
 - 2. Slate or synthetic stone
 - 3. Metal: Traditional standing seam
 - 4. Flat or low-pitched roofing not visible from the street may be of any code approved material.
- E. Exterior Walls: Exterior walls shall meet the requirements of the Town's Building Quality Manual. Exterior wall materials may include Brick, Stone, and/or 3-Coat Stucco.
- F. Design Guidelines: Prior to the approval of the final plat, the developer shall submit final design guidelines for approval by the Town Council that shall be recorded with the private deed covenants, conditions and restrictions. Said guidelines shall incorporate the recommendations contained in the Westlake Building Quality Manual referenced above. With the exception of any guideline provision addressing a particular architectural style, said design guidelines shall be enforced by Town staff in reviewing building permit applications for compliance with the provisions above. Guideline provisions to be enforced by staff include, but may not be limited to, general building articulation, massing, fenestration, roof slope, construction details and building materials.
- G. Development Entry – The development entry design and materials shall be constructed prior to the acceptance of public improvements and shall be generally consistent with Exhibit “D”.

Section 3 – Landscaping, Open Space, Water Features, Tree Preservation and Parkland Dedication

- A. Landscaping: Not later than the application for the final plan, the developer shall submit a master landscape plan for the development prepared by a State of Texas registered landscape architect. Said plan shall be reviewed for final approval by the Town Manager or their designee. The following landscaping requirements shall be met:
1. Landscape beds (including gravel mulch) shall be located along the foundation line of all structures, except where paving is adjacent to the structure, and must extend away from the foundation a minimum of five feet.
 2. A minimum of one (1), 3.5-inch caliper tree shall be planted per 30 linear feet of roadway, one (1) on each side of the street, from an approved hardwood tree list. Existing trees may be counted to satisfy this requirement.
 3. At the time of building permit issuance, each lot shall plant at least two (2) 3.5-inch caliper trees from an approved hardwood tree list. Existing trees may be counted to satisfy this requirement.
- B. Tree Preservation – All protected trees shall require mitigation upon damage or removal as required by the Code of Ordinances. Where possible, old growth trees and tree clusters should be preserved as identified in the master landscape plan. The following areas are hereby exempt from the requirements for tree mitigation:
1. Roadways and trails
 2. The residential building envelope
 3. The designated driveway area
 4. The side yard setback (except on the street facing side of corner lots)
 5. An area of no more than five feet into the rear yard setback
- C. Open Space
1. A minimum of 14.66 acres (44.66%) of the development shall be reserved as open space. All open space, including public and private, shall be substantially consistent with Exhibit “C” and “D” and other provisions contained herein.
 2. Open space landscape buffers shall be a minimum of 125 feet in width from SH 114 and 50 feet from Sam School Road.
 3. All existing protected trees shall remain in place in open space areas adjacent to SH 114, Sam School Road and within the floodplain. Not

including roof-tops, open space areas adjacent to roadways must contain sufficient landscaping to sufficiently screen the view of all homes in the development from said roadway. As shown on the required landscape plan noted above, landscaping should include a mix of deciduous and non-deciduous vegetation. The developer shall ensure said landscaping is in place prior to the release for building permits in the development and said landscaping shall be maintained by the HOA.

- D. Parkland Dedication – In lieu of any parkland dedication, the developer shall pay a parkland dedication fee as required by the Code of Ordinances. The fee amount and any other conditions related to this requirement shall be determined as part of the development and/or economic development agreement between the Town and the developer.

Section 4 – Fencing

- A. Fencing shall be consistent with details contained in the Exhibit “D”. However, where a conflict exists between Exhibit “D” and the Building Quality Manual or Code of Ordinances, The Building Quality Manual and Code of Ordinances shall control.

Section 5 – Streets, sidewalks/trails, parking, access and other improvements

- A. Streets – A Specific Use Permit (SUP) is hereby granted for all community streets within PD10, which shall be private and constructed to Town standards. All outdoor lighting shall comply with the Town’s outdoor lighting requirements.
- B. Sam School Road – Where San School road is currently unimproved adjacent to the subject property, the developer shall pay the Town their proportionate cost to improve the road to current standards which shall be paid into escrow for future improvements to Sam School Road. The terms of this requirement may be further amended and altered as part of the development agreement.
- C. Sidewalks and Trails – Internal sidewalks shall be built along internal streets as shown on Exhibit “C”. The developer shall construct a minimum eight (8) foot public trail along Kirkwood Branch between Sam School Road and the internal trail connection that will potentially link to a bridge connecting the development to the Solana development as depicted on Exhibit “C”.
- D. A minimum five (5) foot sidewalk shall be constructed along Sam School Road adjacent to the development prior to final acceptance.
- E. Parking – Guest parking shall be provided as shown on Exhibit “C”.
- F. Entry Gates and Access – Gates shall be decorative and the main entry from Sam School Road shall contain two paved access roads, one on each side of the guard

house as shown in Exhibit “D”. Minimum roadway width at the gate shall be 24 feet for each side.

- G. Pedestrian bridge over Marshall Branch Creek – A pedestrian bridge is hereby authorized to be constructed over Marshall Branch Creek linking the public trail and the private development trail to the Solana development as depicted in Exhibit “C” subject to floodway/floodplain requirements and engineering approvals. Further details on construction of the bridge, funding, access rights and feasibility may be contained in the development agreement.
- H. Entry marker on Sam School Road – An easement shall be shown on the final plat allowing for the future placement of an entry marker on the north bound side of Sam School Road adjacent to the subject property. The final location of the easement shall be included in the development agreement.

Section 6 – Utilities, Drainage and Grading

- A. Public Utilities – Water and sewer service shall be provided by the Town of Westlake to this development. The developer shall, at their cost, construct all necessary water and sewer system improvements per Town standards and shall secure any necessary easements.
- B. Duct Bank - A Duct Bank system shall be installed by the Developer throughout the subdivision as required by Town ordinances. The Duct Bank shall be located within a utility easement, the final details of which shall be determined by the Town Manager or designee. The home builder shall tie into the Duct Bank prior to the Final Inspection for the home.
- C. Stormwater – Stormwater facilities shall be installed by the developer and employ facilities that are recommended by the comprehensive plan. Final location and design of said facilities shall require the final approval of the Town Manager or designee.
- D. Lot Grading – Grading and disturbance of land by the developer should be limited to areas necessary to construct public improvements. The pre-grading of individual residential lots by the developer for the purpose of creating a residential pad is discouraged. Given the extreme slope of the property, allowances for pre-grading shall be detailed in the development agreement and design guidelines.

Exhibit C – Concept/Development Plan



Solana Hills



**Revision 3
September 8, 2023**

EXHIBIT B
Planned Development District (PD) Development Standards

Section 1 - General

- A. The purpose of this PD is for a detached single-family residential development of no more than 55 residential lots
- B. The development authorized by this ordinance shall be consistent with the Concept/Development Plan attached as Exhibit B-1. Minor deviations in lot dimensions and street locations are allowed provided that natural-area easements and setback guidelines are maintained, and the percentage of open space in the development is not reduced. Due to significant slope and grade conditions, adjustments to the Concept/Development plan may be necessary on a case-by-case basis.
- C. Platting
 - 1. The developer shall submit, and receive approval for, a preliminary site evaluation prior to any land disturbance activities
 - 2. Prior to the final acceptance of public improvements, approval of private streets and release of residential building permits, the developer shall submit, and receive approval for, a final plat, which shall be platted as a single phase.
 - 3. The final plat noted above shall be recorded with the County Clerk prior to the release of any residential building permits.
 - 4. Prior to the approval of the preliminary site evaluation, the developer shall submit a development agreement for final approval by the Town Council per the requirements of the Code of Ordinances.
- D. Permitted Uses - The following are permitted principal and accessory uses:
 - 1. Single Family Detached Homes
 - 2. Open Space (including active, passive and conservation areas)
 - 3. Private Streets
 - 4. Drainage Facilities
 - 5. HOA maintained amenities
 - 6. Guard houses
- E. Homeowner's Association - The development shall be governed by a Homeowner's Association (HOA) that will be responsible for common area maintenance, natural area maintenance, and enforcing the HOA Design Guidelines for the community.
 - 1. HOA Design Guidelines will be developed and reviewed by a "Development Architect" who shall be responsible for ensuring homes adhere to the aesthetic and form-based rules set forth in the HOA Design Guidelines
 - 2. All home designs shall be reviewed and approved by the Development Architect prior to construction.

EXHIBIT "D" - Development Description and Additional Exhibits

Section 2 - Lot Dimensions and Building Design Standards

- A. Lot Size and Width: Lot size and width shall meet the following conditions:
 - 1. Large Lots (A) - Min. Lot Size = 10,000 square feet, Min. Lot Width = 80 feet
 - 2. Large Lots SE (B) - Min. Lot Size = 10,000 square feet, Min. Lot Width = 80 feet
 - 3. Patio Home Lots (C) - Min. Lot Size = 5,000 square feet, Min. Lot Width = 45 feet
 - 4. Townhome Lots (D) - Min. Lot Size = 3,200 square feet, Min. Lot Width = 33 feet

- B. Lot Coverage/ Building Footprint: Footprint is defined as all areas that are contained within the ground floor air-conditioned space, garages, and covered patios of the main residence (and excludes open porches, patios, porte-cocheres, or other unenclosed areas and accessory buildings). The maximum building footprint for a home shall meet the following conditions:
 - 1. Large Lots (A) - the lesser of 65% of the entire lot area or 8,000 square feet
 - 2. Large Lots SE (B) - the lesser of 65% of the entire lot area or 8,000 square feet
 - 3. Patio Home Lots (C) - the lesser of 65% of the entire lot area or 3,000 square feet
 - 4. Townhome Lots (D) - the lesser of 65% of the entire lot area or 2,000 square feet

- C. Minimum House Size: All residences shall contain a minimum of 3,000 square feet of air-conditioned living space.

- D. Building Height: No structure within the development shall be taller than three and one-half stories. Building height is measured starting from the finish floor at the front door, and does not include below-ground or partially below-ground levels. Building heights shall conform to the following conditions, or as determined to be appropriate by the Development Architect:
 - 1. The maximum height for two-and-a-half story structures shall be 40 feet above finish floor at the front door measured to the mid-point of the highest sloping roof
 - 2. The maximum height for three-and-a-half story structures shall be 55 feet above finish floor at the front door

- E. Garages: Large Lots shall have a minimum of three (3) enclosed parking spaces. All other homes shall have a minimum of two (2) enclosed parking spaces. Garage doors shall be made of sectional wood, or be wood clad, or be glass and steel. Garage doors shall be recessed a minimum of six inches from the plane of the adjacent wall. Front facing garage doors are allowed if located further back on the lot than the side-facing garage portion.

- F. Roofs: Roofing materials where visible are limited to clay/concrete tile, slate, or metal.

- G. Exterior Walls: Exterior walls shall have horizontal and vertical articulation or architectural delineation on all elevations as further detailed in the development design guidelines

- H. Design Guidelines: Prior to the approval of the preliminary site evaluation, the developer shall submit final design guidelines for approval by the Town Council that shall be recorded with the private deed covenants, conditions and restrictions. Said guidelines shall incorporate the recommendations contained in the Building Quality Manual; Chapter 62, Article III of the Code of Ordinances. With the exception of any guideline provision addressing a particular architectural style, said design guidelines shall be enforced by Town staff in reviewing building permit applications for compliance with the provisions above. Enforcement by staff may include general building articulation, massing, fenestration, roof slope, and building materials.

EXHIBIT "D" - Development Description and Additional Exhibits

Section 3 - Landscaping, Open Space, Tree Preservation, and Natural Areas

A. Landscaping:

1. Landscape beds (including gravel mulch) shall be located along the foundation line of all structures, except where paving is adjacent to the structure, and must extend away from the foundation a minimum of five feet.
2. A minimum of one (1), 3.5 inch caliper tree shall be planted per 30 linear feet of roadway, one (1) on each side of the street, from an approved hardwood tree list. Existing trees may be counted to satisfy this requirement.
3. At the time of building permit issuance, each lot shall plant at least two (2) 3.5 inch caliper trees from an approved hardwood tree list. Existing trees may be counted to satisfy this requirement.

B. Tree Preservation: All protected trees shall require mitigation upon damage or removal except as amended below. Mitigation may be addressed through a monetary fine as set forth in the Code of Ordinances.

1. The following areas are hereby exempt from the requirements for tree mitigation:
 - a. Roadways and trails
 - b. The residential building envelope
 - c. The designated driveway area
 - d. The side yard setback (except on the street facing side of corner lots)
 - e. An area of no more than five feet into the rear yard setback
2. Natural Areas: All vegetation, including trees, understory, and ground cover within the designated Natural Areas as depicted on Exhibit B-4 shall remain in an undisturbed state at all times. As determined by the Town Manager or their designee, adequate protection mechanisms including but not limited to temporary fencing and/or temporary buffer areas shall be utilized to protect all designated Natural Areas during construction activities. Areas exempted from this requirement include approved trail corridors and public utility mains. Further terms concerning the maintenance of designated Natural Areas may be provided in the development agreement.
3. Tree Survey Requirement: Prior to approval for construction, excavation and grading of any portion of the subject property, a tree survey that meets the requirements of Chapter 98 of the Code of Ordinances shall be submitted and reviewed for compliance by the Town Manager or designee. In order to protect existing understory, in areas where construction activities may be performed at a later date, submission of a tree survey may be deferred until a building permit application is received.

C. Open Space and Natural Areas

1. All Open Space and Natural Area easements, setbacks, or buffer areas, including public and private, shall be consistent with Exhibit B-4
2. All Open Space and Natural Areas shall be maintained by the HOA

Section 4 - Fencing

- A. Any fencing along Sam School Road and the entry gate area shall be low masonry, or decorative metal pickets with optional masonry base, columns, and/or panels where screening is necessary, and be maintained by the HOA.
- B. Individual lot line fences adjacent to open space or natural areas shall be limited to a masonry base and decorative metal pickets to ensure semi-transparent views to natural areas. Privacy fences are permitted on side and rear lot lines.

EXHIBIT "D" - Development Description and Additional Exhibits

Section 5 - Streets, Trails, Parking and Access

- A. Streets - All streets and alleys within the development shall be private and constructed to Town standards. Streets and alleys shall be no less than 30' in width. Street lighting shall be located at all corners and intersections. Lights shall be low pedestal type fixtures that comply with Town standards and Comprehensive Plan recommendations as well as follow the Town's low intensity lighting standards
- B. Trails - Internal trails and pedestrian paths shall tie into the Solana Trail network at Sam School Road. Final construction details including final trail location and dimensions may be further defined in the development agreement.
- C. Parking - To minimize on-street parking and improve emergency access, a minimum of one (1) visitor parking space shall be provided for every two (2) homes, excluding Type A and Type B homes, and shall be located adjacent to Alleys, not directly off of the main Street loop. Parking space dimensions shall comply with the parking standards contained in the Code of Ordinances and shall be landscaped per the requirements set therein. Said parking locations shall be consistent with Exhibit B-3 and shall be located within a public parking easement to be shown on the final plat and shall be maintained by the HOA
- D. Access - The entrance from Sam School Road shall consist of a Dual Entrance, providing two points of vehicular access into the development, per Exhibit B-3 and B-7. Each entry drive shall have a minimum width of 24 feet. The final design and construction shall be approved and inspected by the Town Engineer.

Section 6 - Utilities, Drainage and Grading

- A. Public Utilities - Water and sewer shall be provided by the Town of Westlake. The developer shall construct all water and sewer system improvements per Town standards.
- B. Duct Bank - A Duct Bank system shall be installed by the Developer throughout the community as required by Town ordinances. The Duct Bank shall be located within a utility easement, the final details of which shall be determined by the Town Manager or designee. The home builder shall tie into the Duct Bank prior to the Final Inspection of the home.
- C. Stormwater - Stormwater facilities shall be installed by the developer and employ a combination of bio-swales, and traditional drainage methods to connect to existing public storm water management systems. Final location and design of said facilities shall require the final approval of the Town Manager or designee.
- D. Lot Grading - Estate Home Lots and Large Home Lots shall not be pre-graded by the developer and shall be graded at the time of building permit issuance by the homebuilder. Prior to grading and permit issuance, the homebuilder for each home site shall submit a tree protection and mitigation plan and an engineered grading plan that demonstrates compliance with the view shed recommendation in the Comprehensive Plan.

EXHIBIT "D" - Development Description and Additional Exhibits

Summary of Exhibits:

B-1 Site Location and Survey

B-2 Development Plan Conceptual Renderings

B-3 Concept/Development Plan

B-4 Open Space / Natural Area Plan

B-5 Critical View And Building Height Analysis

B-6 Development Narrative

B-7 Entry Access Concept

B-8 Concept Grading Plan

B-9 Concept Sewer Plan

B-10 Concept Stormwater Plan

B-11 Drainage and Floodway Plan

B-12 Preliminary Tree Sampling

B-13 Traffic Impact Analysis (TIA)

EXHIBIT "D" - Development Description and Additional Exhibits

EXHIBIT B-1 Site Location and Survey

Legal Description of Property:

Lot 1R1-1, Block 2, Minor Plat of Lots 1R1-1, 3 & 4, Block 2 of Westlake/Southlake Park Addition No. 1, according to the Map recorded in Instrument No. D216001903, Plat Records, Tarrant County, Texas.



GENERAL NOTES TO CONTRACTOR 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. 2. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES. 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES. 4. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING EROSION CONTROL MEASURES. 5. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING TREES AND LANDSCAPE. 6. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING FENCES AND BARRIERS. 7. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING SIGNAGE. 8. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND STRUCTURES. 9. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING EROSION CONTROL MEASURES. 10. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING TREES AND LANDSCAPE. 11. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING FENCES AND BARRIERS. 12. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING SIGNAGE.	GENERAL NOTES TO CONTRACTOR 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. 2. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES. 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES. 4. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING EROSION CONTROL MEASURES. 5. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING TREES AND LANDSCAPE. 6. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING FENCES AND BARRIERS. 7. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING SIGNAGE. 8. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND STRUCTURES. 9. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING EROSION CONTROL MEASURES. 10. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING TREES AND LANDSCAPE. 11. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING FENCES AND BARRIERS. 12. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING SIGNAGE.	PROPERTY MAP NOT TO SCALE A small map showing the location of the property within the larger context of the surrounding area.	RECORD DESCRIPTION A PARCEL OF LAND IN THE CHARLES M. THROOP SURVEY, ABSTRACT NO. 1010, THE WILSON MEDLIN SURVEY, ABSTRACT NO. 1958, THE T.W. MANN SURVEY, ABSTRACT NO. 1107, THE UP MARTIN SURVEY, ABSTRACT NO. 1014, AND WESTLAKE/SOUTHLAKE PARK ADDITION NO. 1, PLAT INSTRUMENT NO. D216001903, COUNTY OF TARRANT, STATE OF TEXAS.
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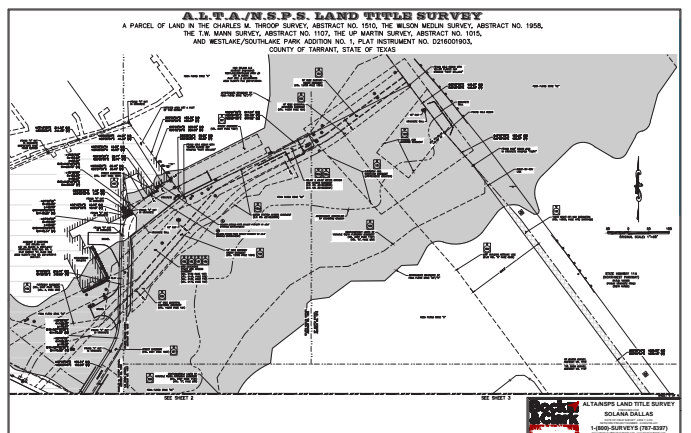
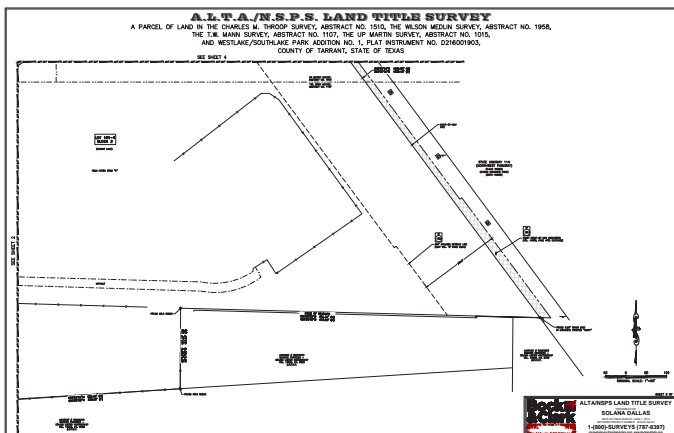
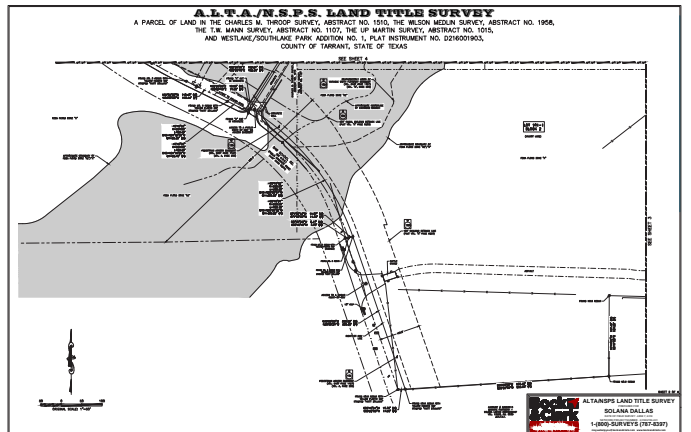


EXHIBIT "D" - Development Description and Additional Exhibits

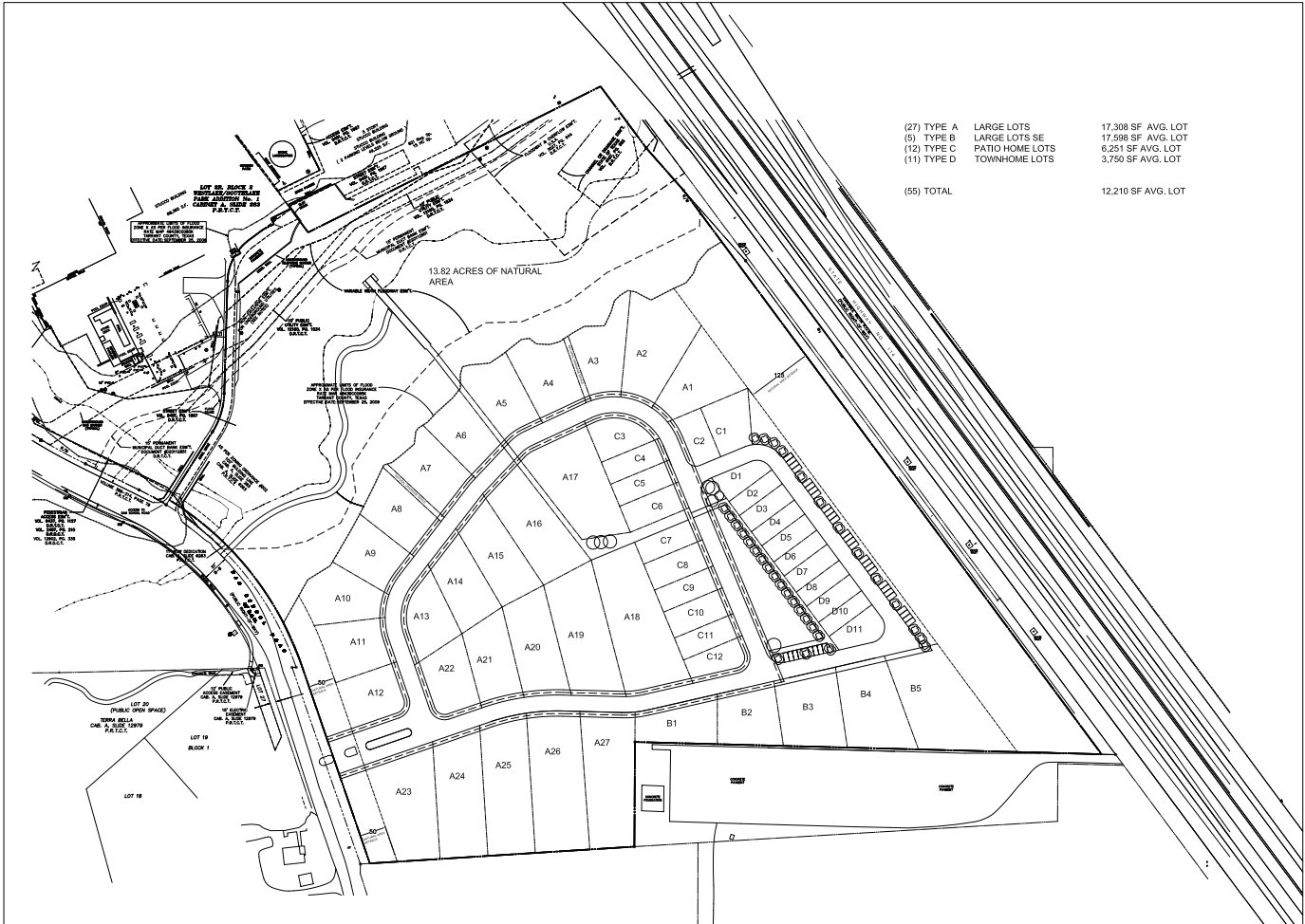
**EXHIBIT B-2
Development Plan Conceptual Renderings**



NOTE: IMAGES ARE FOR CONCEPT PURPOSES ONLY. FINAL RESULTS MAY VARY

EXHIBIT "D" - Development Description and Additional Exhibits

EXHIBIT B-3 Concept/Development Plan



CONCEPT DEVELOPMENT PLAN

NOTE: IMAGES ARE FOR CONCEPT PURPOSES ONLY. FINAL RESULTS MAY VARY

*location of flood line is approximate, ancillary structures like patios, porches, etc may extend into the flood plane

Ordinance 982

EXHIBIT "D" - Development Description and Additional Exhibits

**EXHIBIT B-3
Concept/Development Plan**



CONCEPT DEVELOPMENT PLAN

NOTE: IMAGES ARE FOR CONCEPT PURPOSES ONLY. FINAL RESULTS MAY VARY

EXHIBIT "D" - Development Description and Additional Exhibits

**EXHIBIT B-3
Concept/Development Plan**



CONCEPTUAL BUILDING FOOTPRINT PLAN

NOTE: IMAGES ARE FOR CONCEPT PURPOSES ONLY. FINAL RESULTS MAY VARY

EXHIBIT "D" - Development Description and Additional Exhibits

EXHIBIT B-4 Open Space / Natural Area Plan

A landscape buffer is provided on the North, East, and West borders of the site. Additional natural and open areas are designated in the interior of the development. Zone types are depicted below:

- A - Public access natural areas, owned and managed by the HOA
- B - Public access community amenity areas



- A 13.82 AC. Public access natural areas
Owned and managed by HOA
- B 0.84 AC. Public access community amenity areas
Owned and managed by HOA

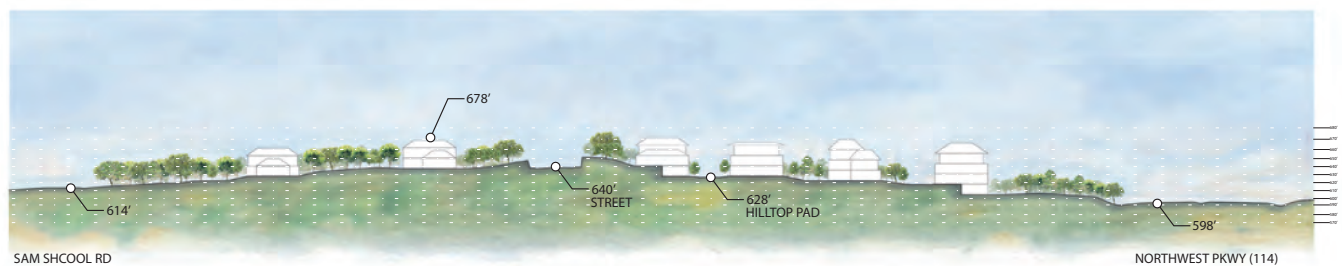
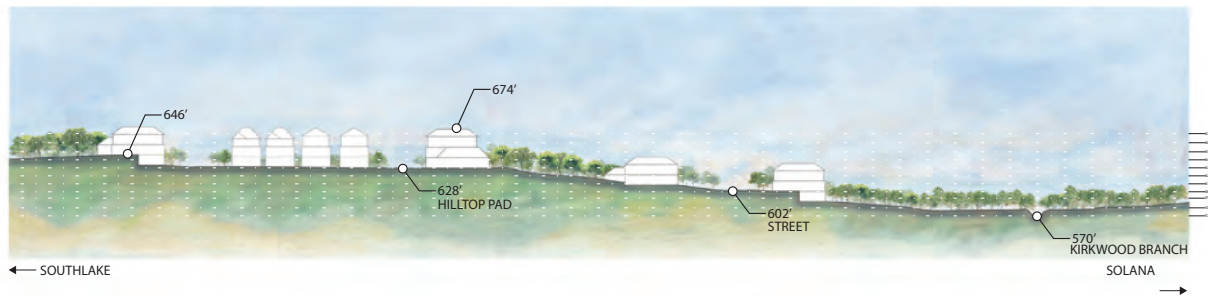
*measurements are approximate and based on data /drawings available at the time of submission. final plat subject to change

NOTE: IMAGES ARE FOR CONCEPT PURPOSES ONLY. FINAL RESULTS MAY VARY

EXHIBIT "D" - Development Description and Additional Exhibits

EXHIBIT B-5 Critical View And Building Height Analysis

Significant view corridors from Sam School Rd. and Northwest Pkwy (114) currently showcase Westlake's natural landscape. These natural views will be preserved through an HOA-controlled natural area easement. Homes located at higher elevations will generally be screened by existing tree cover, as illustrated by the sections below.



NOTE: IMAGES ARE FOR CONCEPT PURPOSES ONLY. FINAL RESULTS MAY VARY

EXHIBIT "D" - Development Description and Additional Exhibits

EXHIBIT B-5 (cont.) Critical View And Building Height Analysis

Natural views will be preserved through HOA-controlled natural area easements. The easements include a 50' setback along Sam School Rd. , 125' setback along Northwest Pkwy, and a natural area defined by the limits of the Kirkwood Branch flood zone. These natural landscape buffers allow homes to be screened from view from Sam School Rd. and Northwest Pkwy, and likewise allow residents to have views of nature from their homes. Additional trees will be planted on the existing bare patch of hill facing 114.



NOTE: IMAGES ARE FOR CONCEPT PURPOSES ONLY. FINAL RESULTS MAY VARY

EXHIBIT "D" - Development Description and Additional Exhibits

EXHIBIT B-5 (cont.) Critical View And Building Height Analysis

A portion of slope leading up to the former gas pad site, visible from SH 114, is currently barren of trees. New trees will be planted in this area in order to beautify the site, restore the natural character of the landscape, improve sound buffering, and to properly shield view corridors into the site. This area will be owned and maintained by the HOA.



EXISTING TREE COVERAGE



PROPOSED TREE COVERAGE RESTORATION

NOTE: IMAGES ARE FOR CONCEPT PURPOSES ONLY. FINAL RESULTS MAY VARY

EXHIBIT "D" - Development Description and Additional Exhibits

EXHIBIT B-6 Development Narrative

Development Overview

Lovett is proposing a zoning change to accommodate a new Planned Development of single-family homes on 32.880 acres, accommodating lots for approximately 55 single family homes. Due to the site's proximity to The Plaza at Solana, commercial or business use was not deemed a priority for this location. The proposed zoning change would be for residential zoning only, which will benefit the existing commercial businesses at The Plaza. Due to significant slope and grade conditions, adjustments to the Concept/Development plan may be necessary on a case-by-case basis.

Located directly south of the Plaza at Solana, the new Planned Development will maintain the values and priorities of the Town of Westlake through:

- High quality architecture and urban planning
- Design and planning principals of New Urbanism
- Connection to nature and active recreation
- Consistent attention to detail through Development Architect review
- Creating a "sense of place" with distinctive design
- Understanding the Comprehensive Plan and Building Quality Manual

Proposed uses within the development include:

- Single-Family Detached Homes
- Private Streets
- Vehicular Access Control
- HOA-Operated Amenities Including Manned Guardhouse and Common Greenspace
- Publicly Accessible Natural Areas
- Drainage Infrastructure
- Pedestrian Trail Network

General Information

Legal Description:	Lot 1R1-1, Block 2, Minor Plat of Lots 1R1-1, 3 & 4, Block 2 of Westlake/Southlake Park Addition No. 1, according to the Map recorded in Instrument No. D216001903, Plat Records, Tarrant County, Texas.
Developer:	Lovett
Community:	Access-controlled community of up to 55 luxury homes, walkable to the Solana Urban Center and Larry North Fitness
Product Type:	Luxury Custom Homes, Patio Homes, and Townhomes with 2.5 and 3.5 story massing including rooftop patios and 2 or 3-car garages
Home Pricing:	Estimated starting at \$1.2 million

EXHIBIT "D" - Development Description and Additional Exhibits

EXHIBIT B-6 (cont.) Development Narrative

Residential Standards

-All homes are subject to review by the **Development Architect** to maintain the highest level of quality and design consistency throughout the development.

-Lots are categorized into distinct types, with corresponding home standards

-Guidelines are set forth for each type to determine size, setbacks, relation to streets, massing, height, and architectural character

A. The following are the design criteria for each housing type:

Type A – Large Lot Homes

- a. Minimum Lot Size: 10,000 square feet
- b. Minimum Lot Width: 80 feet
- c. Minimum Unit Size: 3,000 square feet
- d. Maximum Height: 2.5 Stories above finish floor at the front door, plus roof decks
- e. Setback from Street: 20 feet - Side Setbacks: 5 feet - Rear Setback: 5 feet
(unless otherwise restricted by development setbacks)

Type B – Large Lot SE Homes

- a. Minimum Lot Size: 10,000 square feet
- b. Minimum Lot Width: 80 feet
- c. Minimum Unit Size: 3,000 square feet
- d. Maximum Height: 2.5 Stories above finish floor at the front door, plus roof decks
- e. Setback from Street: 10 feet - Side Setbacks: 5 feet - Rear Setback: 5 feet
(unless otherwise restricted by development setbacks)

Type C – Patio Homes

- a. Minimum Lot Size: 5,000 square feet
- b. Minimum Lot Width: 45 feet
- c. Minimum Unit Size: 3,000 square feet
- d. Maximum Height: 3.5 Stories above finish floor at the front door, plus roof decks
- e. Setback from Alley: 0 feet - *Side Setbacks: 1 foot - Rear Setback 3 feet

Type D – Townhomes

- a. Minimum Lot Size: 3,200 square feet
- b. Minimum Lot Width: 33 feet
- c. Minimum Unit Size: 3,000 square feet
- d. Maximum Height: 3.5 Stories above finish floor at the front door, plus roof decks
- e. Setback from Alley: 0 feet - *Side Setbacks: 1 foot - Rear Setback: 3 feet
(unless otherwise restricted by development setbacks)

*side setbacks may vary on certain lots as long as a minimum of 4' building separation is maintained

EXHIBIT "D" - Development Description and Additional Exhibits

EXHIBIT B-6 (cont.) Development Narrative

Residential Standards (continued)

- B. Garages: All homes shall have a minimum of 2 enclosed parking spaces. Garage doors shall be made of sectional wood or be wood clad. Garage doors shall be recessed a minimum of (8) eight inches (nominal) from the plane of the adjacent wall. Front facing garage doors are allowed if located further back on the lot than the side-facing garage portion and are in a motor court setting.
- C. Roofs: Permitted roof materials include:
1. High quality clay or concrete tile
 2. Slate or synthetic stone
 3. Metal: Traditional standing seam
 4. Flat or low-pitched roofing not visible from the street may be of any code approved material.
- D. Exterior Walls: Exterior walls shall meet the requirements of the Town's Building Quality Manual. Exterior wall materials may include Brick, Stone, and/or 3-Coat Stucco.
- E. Design Review: All home designs shall be subject to review by the Developer's "**Development Architect**" to ensure compliance with the Town's Building Quality Manual and the Developer's proposed design intent.

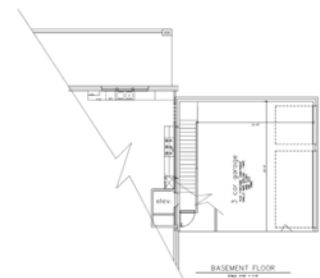
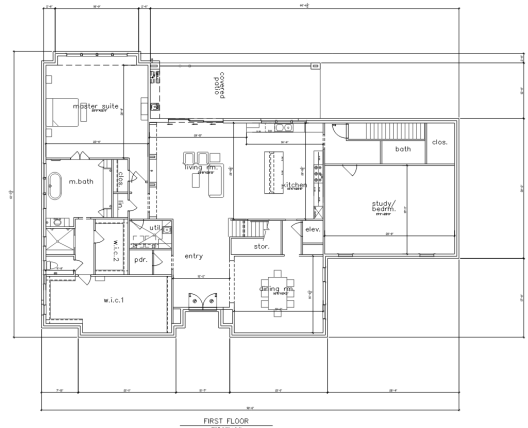
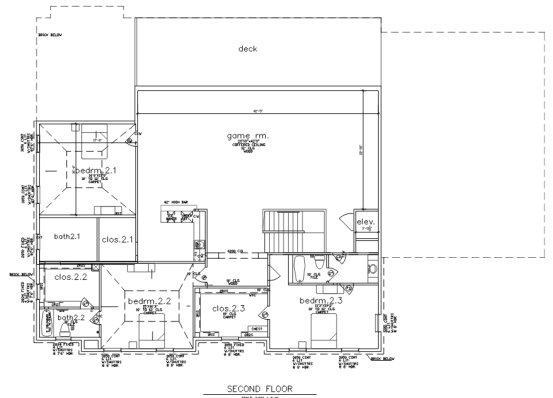
EXHIBIT "D" - Development Description and Additional Exhibits

EXHIBIT B-6 (cont.) Development Narrative

Type A - Large Lot Homes

Type B - Large Lot SE Homes

These homes have the largest allowable footprints. The images shown on this page are meant to represent examples of appropriate architectural expression and massing. Height is limited to two-and-a-half stories above existing street grade, not including below-grade or partially below-grade levels. Mass pre-grading will be avoided except in cases of extreme slope conditions.



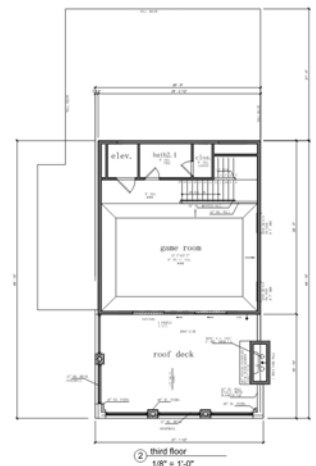
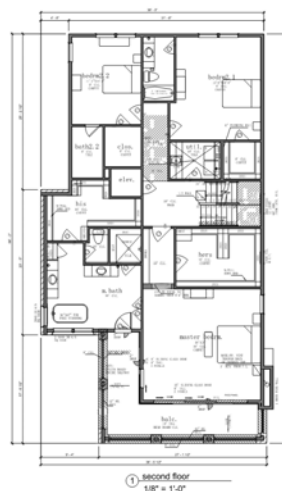
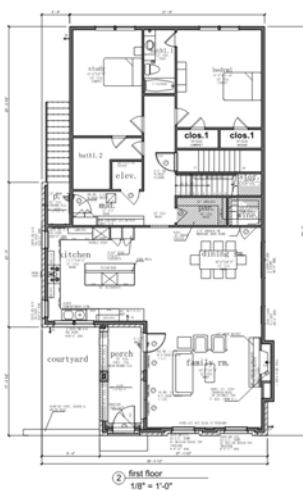
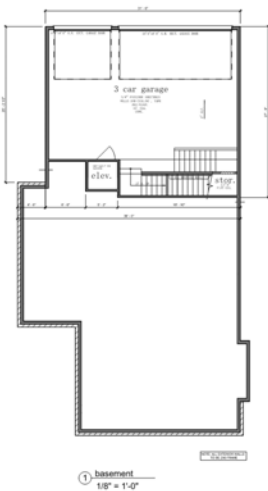
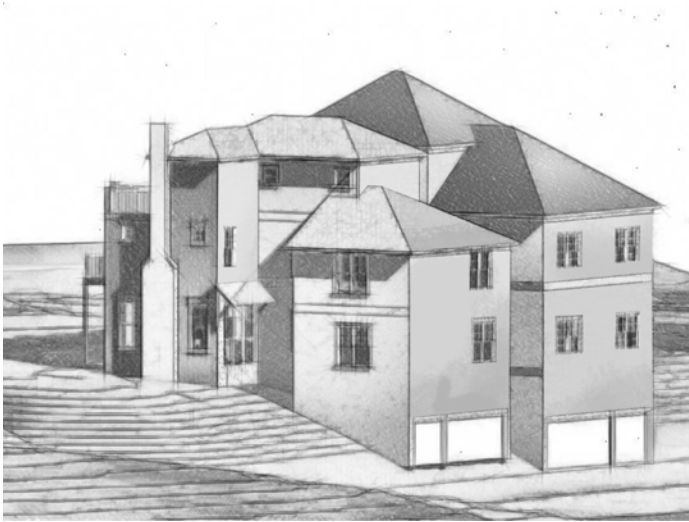
NOTE: IMAGES ARE FOR CONCEPT PURPOSES ONLY. FINAL RESULTS MAY VARY

EXHIBIT "D" - Development Description and Additional Exhibits

EXHIBIT B-6 (cont.) Development Narrative

Type C - Patio Homes

Patio Homes occupy mid-sized lots and are clustered around the flat-pad portion of the site. Height is limited to three-and-a-half stories above existing street grade, not including below-grade or partially below-grade levels. Mass pre-grading may be necessary due to the slope across some Type C lots.



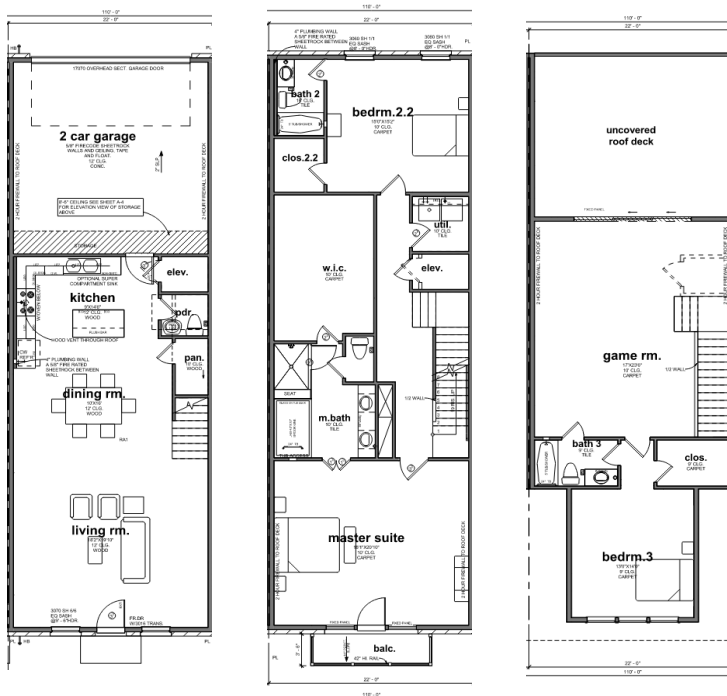
NOTE: IMAGES ARE FOR CONCEPT PURPOSES ONLY. FINAL RESULTS MAY VARY

EXHIBIT "D" - Development Description and Additional Exhibits

EXHIBIT B-6 (cont.) Development Narrative

Type D - Townhomes

Townhomes are sited on the smallest lots and are clustered around the flat-pad portion of the site. Height is limited to three-and-a-half stories above existing street grade, not including below-grade or partially below-grade levels. Garages/driveways must connect to an Alley, not the main Street loop. Mass pre-grading may be necessary due to the slope across some Type D lots.



NOTE: IMAGES ARE FOR CONCEPT PURPOSES ONLY. FINAL RESULTS MAY VARY

**EXHIBIT B-6 (cont.)
Development Narrative**

Residential Access Alleys

Driveways and garages for all Townhomes are accessed from a shared drive "alley" loop to prevent congestion and visual impact on the primary street. Alley paving shall be stamped/patterned concrete or similar hardscape treatment. All alleys are curbless, 30' wide, with 30' interior radii at intersections, and feature an inverted street section to create a courtyard-like experience.



VIEW 1



EXHIBIT "D" - Development Description and Additional Exhibits

EXHIBIT B-6 (cont.) Development Narrative

Landscape and Open Space

General Landscape Design Intent

The site is located in the Eastern Cross Timbers Ecoregion. In keeping with the BQM and Comprehensive Plan, the landscape design will strive to restore the natural mosaic of the region by prioritizing native planting and naturalistic grouping of plants.

"Westlake is characterized by its complex and varied landscape. Therefore, the design of any building in Westlake should make every effort to accommodate the character, profile, and natural mosaic of the indigenous landscape."

-Building Quality Manual p. 6

"Any...PD Development Plan... should make effort to restore natural features, natural systems, natural pattern, and/or natural mosaic."

-Building Quality Manual p. 14

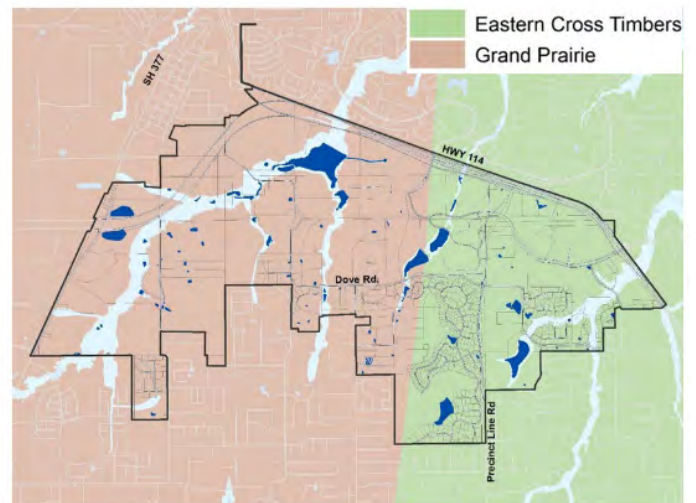


Figure 62: The Ecoregions of Westlake

**EXHIBIT B-6 (cont.)
Development Narrative**

Landscape and Open Space

Community Green Space

In addition to the roughly 13 acres of HOA-managed perimeter natural areas shown on the Open Space Plan, approximately 0.84 acres of HOA-managed community green space is located in the interior of the development. Amenity programming will be developed along with the landscape masterplan, and may include elements such as picnic areas, shade pavilions, seating, walkways, landscaping, etc. Visitor parking is provided.



EXHIBIT "D" - Development Description and Additional Exhibits

EXHIBIT B-6 (cont.) Development Narrative

Landscape Design Intent

In keeping with the Comprehensive Plan and Building Quality Manual, all landscape designs and plant selections will strive to reflect a naturalistic attitude that complements the existing character of Westlake's natural areas.



Plant Palette

Native and regionally-appropriate plantings are encouraged. Major landscape interventions may be subject to review by the Development Architect.

CANOPY TREES	CHINKAPIN OAK	ORNAMENTAL TREES	VITEX	SHRUBS, GRASSES, AND GROUNDCOVER	LOROPETALUM	PURPLE HEART	FIG IVY
	SLASH PINE		POSSUMHAW		PODOCARPUS	WEEPING LOVEGRASS	LINDHEIMER'S MUHLY
	BALD CYPRESS		NELLIE R. STEVEN HOLLY		BUFFALO GRASS	DWARF INDIAN HAWTHORN	PITTOSPORUM
	BUR OAK		MEXICAN PLUM		ZOYSIA GRASS	THORNLESS PRICKLY PEAR	MONDO GRASS
	CEDAR ELM		RIVER BIRCH		VIBURNUM	BERKLEY SEDGE	ASIAN JASMINE
LIVE OAK	MEXICAN BUCKEYE	LIRIOPE	VERBENA	PURPLE WINTERCREEPER			

NOTE: IMAGES ARE FOR CONCEPT PURPOSES ONLY. FINAL RESULTS MAY VARY

**EXHIBIT B-6 (cont.)
Development Narrative**

Landscape and Open Space

A. Landscaping: A master landscape plan shall include the following:

1. Substantial compliance with the Development Plan
2. The landscape plan shall reflect the developer's efforts to comply with the "landscape integrity" objectives of the Town's Comprehensive Plan and employ predominantly plant materials which are consistent with restoration of the natural mosaic.
3. Details of planting locations, types, quantities and schedules
4. A detailed tree survey as required by the Code of Ordinances
5. Outline of maintenance responsibilities of the developer vs. homeowner vs. HOA, or other jurisdictions that may apply
6. Details for guest parking
7. Locations and specifications for the internal trail system

B. Tree Preservation – All protected trees shall require mitigation upon damage or removal as required by the Code of Ordinances. Mitigation may be addressed through a monetary fine as set forth in the Code of Ordinances. Mitigation may be provided through tree plantings as shown on the landscape plan during development and/or home building phases. Where possible, old growth trees should be preserved as identified in the master landscape plan.

C. Open Space - A minimum of 30% of the development shall be reserved as open space. Open space includes: Publicly Accessible Natural Areas including public walking trails, flood control areas, Kirkwood Branch, and any potential pedestrian connection to The Plaza at Solana.

D. Trails – An internal trail/sidewalk system shall be constructed and shall connect to the public trail system. The public trail system shall comply with all Town requirements and shall be generally located as shown in the concept/development plan and shall be constructed by the developer as part of the required public improvements.

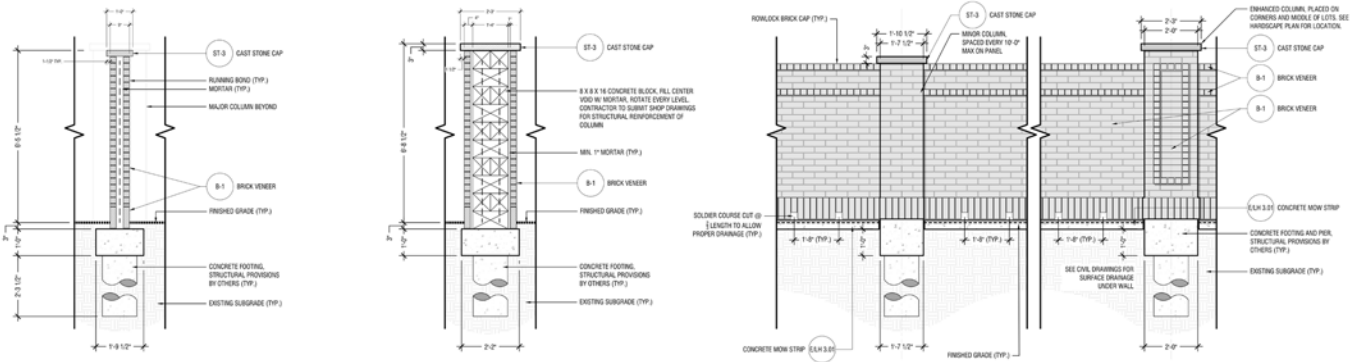
E. Grading Limitations – Significant site grading shall be allowed only as necessary to construct streets, infrastructure, and development amenities. Due to the unique topographic conditions of the site, certain grading solutions like retaining walls and lot pads will be evaluated on a case by case basis, subject to review by the developer and Development Architect.

EXHIBIT "D" - Development Description and Additional Exhibits

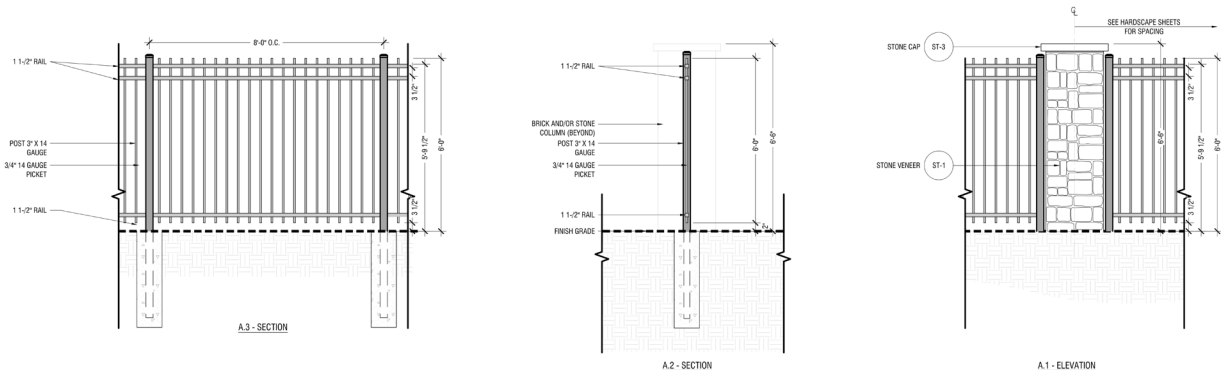
EXHIBIT B-6 (cont.) Development Narrative

Fencing

Fencing shall be constructed primarily of masonry and/or metal pickets. To preserve natural vistas, fencing between lots and along natural areas shall be designed in a way to provide a general sense of openness and visibility. Exceptions may be made for privacy or utility concerns. Fencing facing Sam School Road, as part of the community entrance, may be constructed of masonry and used to screen views where necessary due to privacy, security, or utility concerns. See illustrations below for fencing design precedents. These images are for general design intent, do not represent final construction drawings, and are subject to change.



DOUBLE WYTHE BRICK WALL



ORNAMENTAL IRON FENCE WITH MASONRY ACCENTS

**EXHIBIT B-6 (cont.)
Development Narrative**

Drainage

Drainage techniques such as bioswales and natural channels are preferred in lieu of rigid concrete channels.

- Minimize structured means of water management*
 - Maintain natural land shapes and forms in the creation of detention / retention facilities and created drainage ways*
 - Restore and extend the natural fabric*
 - Respect natural systems that flourish within natural systems"*
- Building Quality Manual p. 18

"Any...PD Development Plan... should make effort to restore natural features, natural systems, natural pattern, and/or natural mosaic."

-Building Quality Manual p. 14

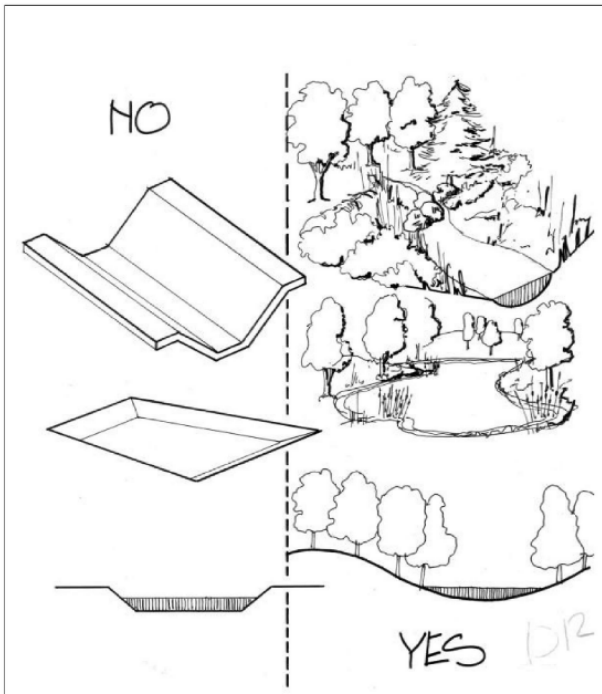


EXHIBIT "D" - Development Description and Additional Exhibits

EXHIBIT B-6 (cont.) Development Narrative

Kirkwood Branch Natural Area

The natural waterway and flood zone will be a defining feature of the development, as well as providing a potential connection to The Plaza at Solana to the north. An approximately 6 acre area encompassing the floodway will be designated as a Natural Area to be maintained by the development HOA.

Natural Preserve / Landmark Landforms: Areas of relatively undisturbed landscape (sometimes a restored landscape) for the purpose of maintaining the presence and health of natural systems (such as water flow), tree and other vegetative communities, and ecotone diversity. Meant more to be viewed than used, limited public use promotes environmental understanding and contemplative connection with the native landscape of Westlake without over burdening the natural mosaic with active use. These areas should include landmark landforms distinctive of Westlake and termini of the vistas that residents enjoy.

-Comprehensive Plan p. 189



Potential Connection to The Plaza at Solana



NOTE: IMAGES ARE FOR CONCEPT PURPOSES ONLY. FINAL RESULTS MAY VARY

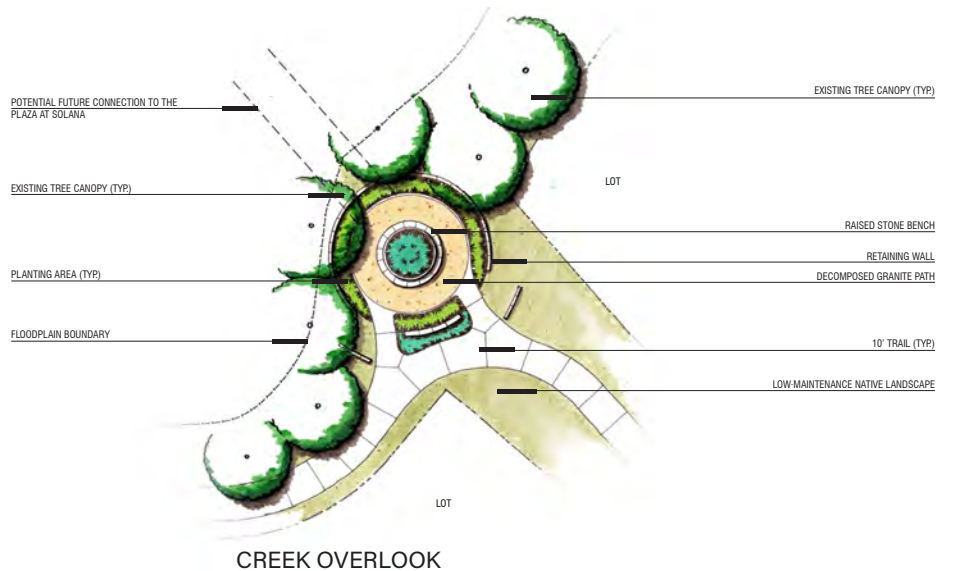
EXHIBIT "D" - Development Description and Additional Exhibits

EXHIBIT B-6 (cont.) Development Narrative

Trail Network

Connections will be made between the development's internal pedestrian network and the existing Town of Westlake trail system. Proposed connection points are along Sam School Rd. and will be finalized in subsequent design review with the Town.

A publicly accessible creek overlook is proposed along the trail at a location that may also serve as a potential future connection to The Plaza at Solana, depending on agreements with relevant parties and jurisdictions.



THIS GRAPHIC IS CONCEPTUAL. THE INFORMATION SHOWN IS BASED ON THE BEST INFORMATION AVAILABLE AND IS SUBJECT TO CHANGE WITHOUT NOTICE.



NOTE: IMAGES ARE FOR CONCEPT PURPOSES ONLY. FINAL RESULTS MAY VARY



EXHIBIT "D" - Development Description and Additional Exhibits

**EXHIBIT B-7
Entry Access Concept**



THIS GRAPHIC IS CONCEPTUAL. THE INFORMATION SHOWN IS BASED ON THE BEST INFORMATION AVAILABLE AND IS SUBJECT TO CHANGE WITHOUT NOTICE.



NOTE: IMAGES ARE FOR CONCEPT PURPOSES ONLY. FINAL RESULTS MAY VARY

EXHIBIT "D" - Development Description and Additional Exhibits

EXHIBIT B-8 Concept Grading Plan

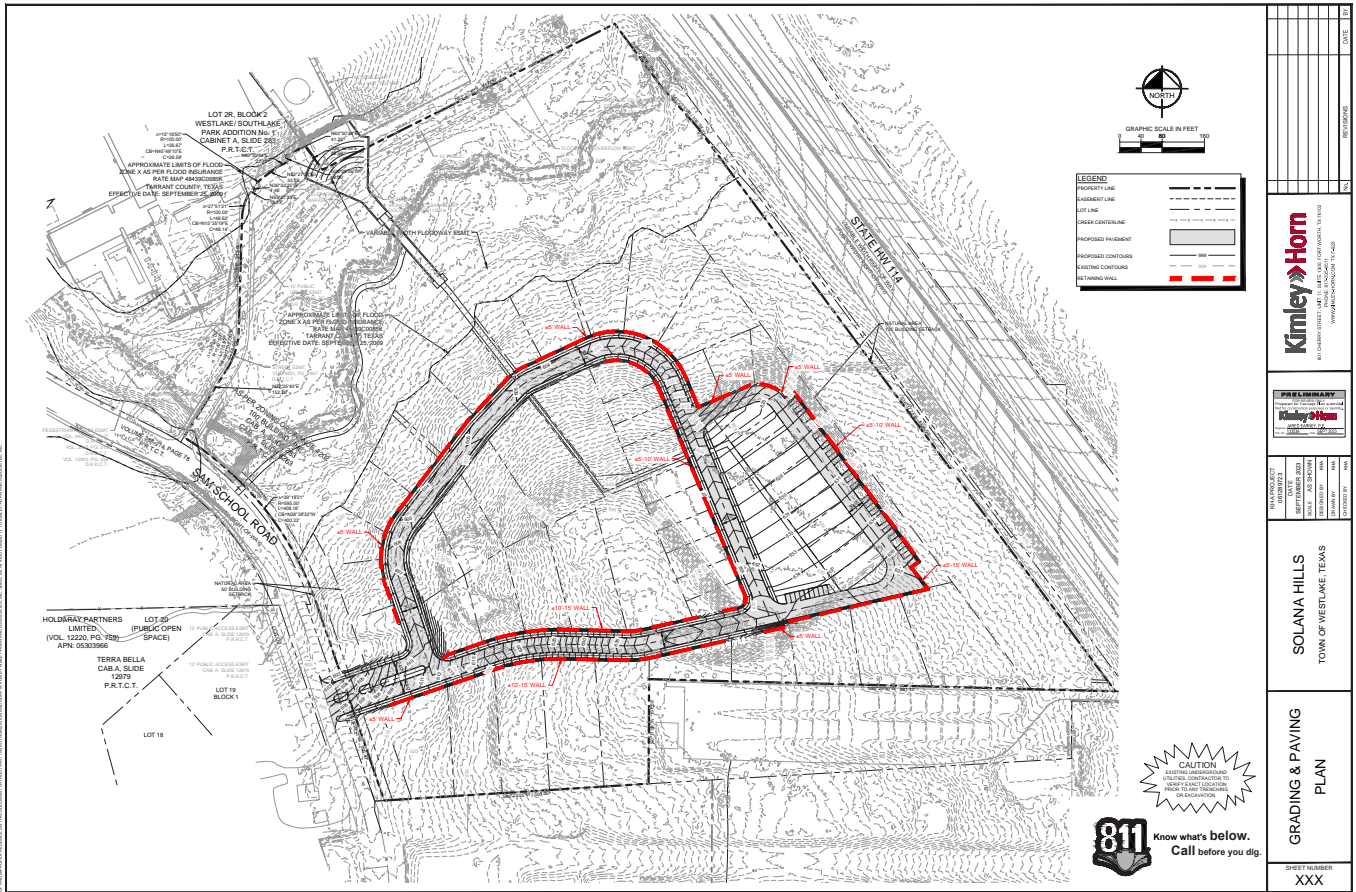


EXHIBIT "D" - Development Description and Additional Exhibits

EXHIBIT B-11 Drainage and Floodway Plan

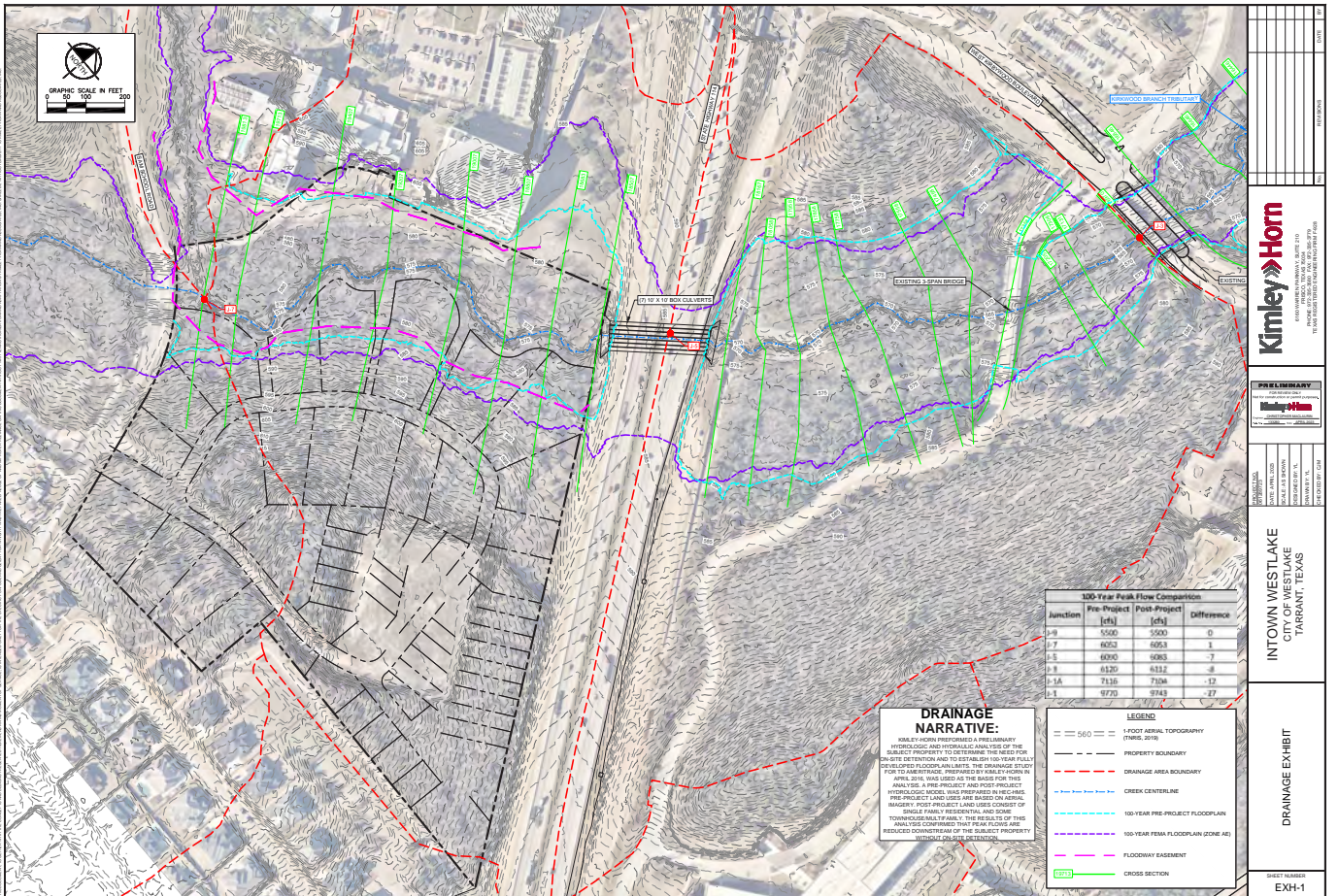
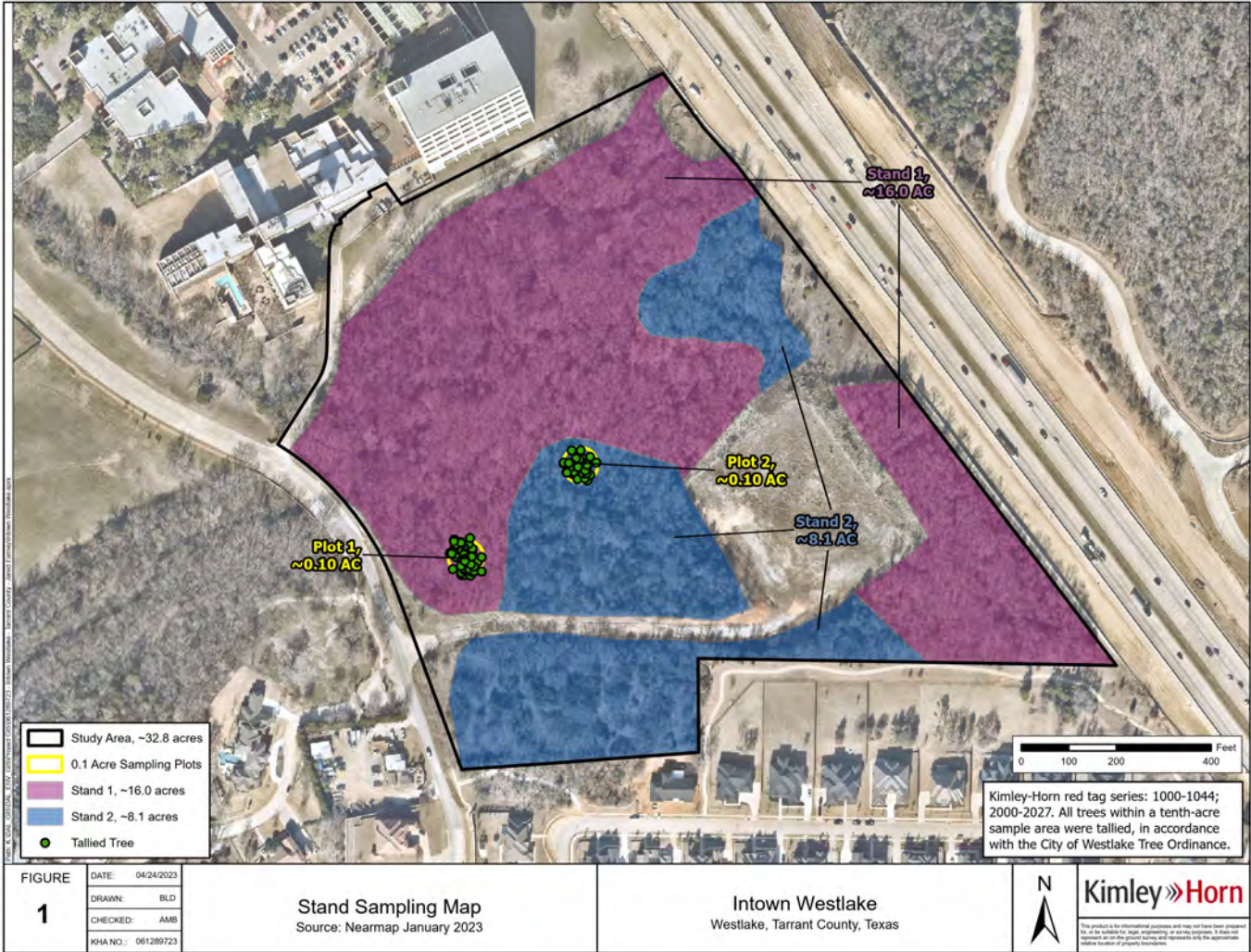


EXHIBIT "D" - Development Description and Additional Exhibits

EXHIBIT B-12 Preliminary Tree Sampling



Intown Westlake Tree Sampling - Plot 1
Westlake, Tarrant County, Texas

TAG#	DBH	COMMON NAME	SCIENTIFIC NAME	CONDITION	MULTIPLE-STEMMED
1000	9.3	post oak	Quercus stellata	Healthy	Single
1001	9.8	post oak	Quercus stellata	Healthy	Single
1002	6.0	post oak	Quercus stellata	Healthy	Single
1003	6.8	post oak	Quercus stellata	Healthy	Single
1004	9.0	cedar elm	Ulmus crassifolia	Healthy	Single
1005	9.3	post oak	Quercus stellata	Healthy	Single
1006	13.7	post oak	Quercus stellata	Healthy	Single
1007	13.1	post oak	Quercus stellata	Healthy	Forked
1008	6.6	cedar elm	Ulmus crassifolia	Healthy	Forked
1009	6.8	post oak	Quercus stellata	Healthy	Single
1010	7.8	post oak	Quercus stellata	Healthy	Single
1011	6.9	post oak	Quercus stellata	Healthy	Single
1012	6.5	post oak	Quercus stellata	Healthy	Single
1013	9.2	post oak	Quercus stellata	Healthy	Single
1014	6.5	post oak	Quercus stellata	Healthy	Single
1015	4.7	post oak	Quercus stellata	Healthy	Single
1016	3.4	post oak	Quercus stellata	Healthy	Single
1017	4.8	cedar elm	Ulmus crassifolia	Healthy	Single
1018	2.8	eastern redcedar	Juniperus virginiana	Healthy	Single
1019	2.7	eastern redcedar	Juniperus virginiana	Healthy	Single
1020	5.2	post oak	Quercus stellata	Healthy	Single
1021	3.9	eastern redcedar	Juniperus virginiana	Healthy	Single
1022	2.3	post oak	Quercus stellata	Healthy	Single
1023	1.2	white ash	Fraxinus americana	Healthy	Single
1024	10.4	post oak	Quercus stellata	Healthy	Single
1025	4.8	post oak	Quercus stellata	Healthy	Single
1026	6.0	cedar elm	Ulmus crassifolia	Healthy	Single
1027	6.0	post oak	Quercus stellata	Healthy	Single
1028	4.7	cedar elm	Ulmus crassifolia	Healthy	Single
1029	7.6	post oak	Quercus stellata	Healthy	Single
1030	4.4	post oak	Quercus stellata	Healthy	Single
1031	5.7	post oak	Quercus stellata	Healthy	Single
1032	5.9	post oak	Quercus stellata	Healthy	Single
1033	14.4	cedar elm	Ulmus crassifolia	Declining	Single
1034	13.4	cedar elm	Ulmus crassifolia	Declining	Single
1035	11.7	cedar elm	Ulmus crassifolia	Healthy	Forked
1036	13.5	post oak	Quercus stellata	Healthy	Single
1037	13.3	cedar elm	Ulmus crassifolia	Healthy	Single
1038	19.4	post oak	Quercus stellata	Healthy	Single
1039	10.0	post oak	Quercus stellata	Healthy	Single
1040	7.3	post oak	Quercus stellata	Healthy	Single
1041	3.2	eastern redcedar	Juniperus virginiana	Healthy	Single
1042	3.0	post oak	Quercus stellata	Healthy	Single
1043	6.1	post oak	Quercus stellata	Healthy	Single
1044	10.4	post oak	Quercus stellata	Healthy	Single

All trees within a tenth-acre sample area were measured and tallied in accordance with the City of Westlake Tree Ordinance. Green highlighted cells represent protected trees based on diameter.

Intown Westlake Tree Sampling - Plot 2
Westlake, Tarrant County, Texas

TAG#	DBH	COMMON NAME	SCIENTIFIC NAME	CONDITION	MULTIPLE-STEMMED
2000	10.4	post oak	Quercus stellata	Healthy	Single
2001	4.7	eastern redcedar	Juniperus virginiana	Healthy	Single
2002	11.9	blackback oak	Quercus marilandica	Healthy	Single
2003	4.1	cedar elm	Ulmus crassifolia	Healthy	Single
2004	15.3	post oak	Quercus stellata	Healthy	Single
2005	12.0	post oak	Quercus stellata	Healthy	Single
2006	4.8	post oak	Quercus stellata	Healthy	Single
2007	5.8	blackback oak	Quercus marilandica	Healthy	Single
2008	5.3	post oak	Quercus stellata	Healthy	Single
2009	7.2	post oak	Quercus stellata	Healthy	Single
2010	3.3	post oak	Quercus stellata	Healthy	Single
2011	7.8	post oak	Quercus stellata	Healthy	Single
2012	5.6	eastern redcedar	Juniperus virginiana	Healthy	Single
2013	7.7	post oak	Quercus stellata	Healthy	Single
2014	12.3	post oak	Quercus stellata	Healthy	Single
2015	7.8	post oak	Quercus stellata	Healthy	Single
2016	5.4	eastern redcedar	Juniperus virginiana	Healthy	Single
2017	10.4	blackback oak	Quercus marilandica	Healthy	Single
2018	4.1	blackback oak	Quercus marilandica	Healthy	Single
2019	8.9	post oak	Quercus stellata	Healthy	Single
2020	7.1	post oak	Quercus stellata	Healthy	Single
2021	7.8	blackback oak	Quercus marilandica	Healthy	Single
2022	7.1	eastern redcedar	Juniperus virginiana	Healthy	Single
2023	5.6	eastern redcedar	Juniperus virginiana	Healthy	Single
2024	7.6	eastern redcedar	Juniperus virginiana	Healthy	Single
2025	3.3	post oak	Quercus stellata	Healthy	Single
2026	5.8	post oak	Quercus stellata	Healthy	Single
2027	12.3	post oak	Quercus stellata	Healthy	Single
2028	9.7	post oak	Quercus stellata	Healthy	Single

All trees within a tenth-acre sample area were measured and tallied in accordance with the City of Westlake Tree Ordinance. Green highlighted cells represent protected trees based on diameter.

Table 1. Summary data table for Intown Westlake Sampling Area 1.0. Trees are listed by condition of stem and root and listed by TAG#.

Condition	Number of Trees	Total DBH (inches)	Total Crown Area (sq ft)	Total Volume (cu ft)	Total Biomass (tons)	Total Carbon (tons)	Total Nitrogen (tons)	Total Phosphorus (tons)	Total Potassium (tons)
Healthy	104	1040.0	10400.0	10400.0	10400.0	10400.0	10400.0	10400.0	10400.0
Declining	2	20.0	200.0	200.0	200.0	200.0	200.0	200.0	200.0
Forked	1	10.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Table 2. Summary data table for Intown Westlake Sampling Area 1.0. Trees are listed by condition of stem and root and listed by TAG#.

Condition	Number of Trees	Total DBH (inches)	Total Crown Area (sq ft)	Total Volume (cu ft)	Total Biomass (tons)	Total Carbon (tons)	Total Nitrogen (tons)	Total Phosphorus (tons)	Total Potassium (tons)
Healthy	104	1040.0	10400.0	10400.0	10400.0	10400.0	10400.0	10400.0	10400.0
Declining	2	20.0	200.0	200.0	200.0	200.0	200.0	200.0	200.0
Forked	1	10.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

EXHIBIT B-13
Traffic Impact Analysis



MEMORANDUM

To: Frank M.K. Liu
Lovett Residential – Owner

From: Douglas M Arnold, P.E.
Kimley-Horn and Associates, Inc.
TBPE Firm Number F-928

Date: June 7, 2023

Re: Traffic Impact Analysis – Solana Hills
Town of Westlake, Texas



PURPOSE

This memorandum serves as a traffic study for the proposed Solana Hills single-family home development located on the east side of Sam School Road, south of Solana Boulevard, in the Town of Westlake, Texas. The purpose of this analysis is to determine the safety, mobility, and operational impacts that the proposed development access connections will have on the adjacent roadway network.

The following traffic assessment will include the following: existing and proposed roadway characteristics, existing and proposed development characteristics, access connection spacing, need for auxiliary lanes, sight distance, and intersection delay and level of service.

EXISTING TRANSPORTATION SYSTEM

The proposed development is anticipated to provide one access connection to Sam School Road. The study area will include the intersection of Solana Boulevard & Sam School Road and the proposed site driveway.

Solana Boulevard (35 mph posted speed limit) is a six-lane divided roadway, classified as a Town Arterial in the Thoroughfare Plan. Solana Boulevard provides direct access to the Davis Boulevard (with access to TX-114) to the west, and the City of Southlake and TX-114 to the east.

Sam School Road (30 mph posted speed limit) is a four-lane undivided roadway that transitions to a two-lane undivided roadway near the site, classified as a Local Street in the Thoroughfare Plan. Sam School Road runs along the west side of the site and intersects with Solana Boulevard northeast of the site. Sam School Road connects the site to Dove Road (with access to TX-114) to the south.

The intersection of Solana Boulevard & Sam School Road is stop-controlled along Sam School Road, setup as two intersections. **Exhibit 1** (see **Attachment B**) shows the existing lane assignment and traffic control.